MANCHESTER CITY COUNCIL

PLANNING
GROWTH & DEVELOPMENT
DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO.	141148/FO/2024
DATE REGISTERED VALID:	4 December 2024
PROPOSAL:	Change of use of the existing lower ground floor level into 1 no. 2-bed apartment with external alterations to include new windows and lightwells
ADDRESS:	40 Demesne Road, Manchester, M16 8HJ
WARD(S):	Whalley Range Ward
APPLICANT:	Mr Ali Zolghadriha, BOS3 Manchester Limited
AGENT (IF ANY):	Mr Barry Tang, Tang and Associates Ltd - Chartered Architects
CASE OFFICER:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
RECOMMENDATION:	Refuse
DATE OF RECOMMENDATION:	**19 March 2025**

APPLICATION DETAILS

Type of application:	Full Application Consent	
Development type:	Minor Other	
Date of site visit:	18 December 2024	
Standard consultations:	Printed: 11 December 2024	Expired: 4 January 2025
Neighbour notifications:	Printed: 11 December 2024	Expired: 4 January 2025
Site notice:	Posted: 18 December 2024	Expired: 11 January 2025
Press advert:	Published: 17 December 2024	Expired: 7 January 2025
Departure from Development Plan:	No	
Environmental Statement:	Not required	
Listed building:	Not applicable	
Conservation area:	Whalley Range Conservation Area 1992	
Tree Preservation Order:	Not applicable	

DESCRIPTION OF SITE/BUILDING

The proposal is related to a three-storey semidetached converted dwellinghouse on Demesne Road. The property is currently divided into 9no apartments and features some hardstanding to the side for limited off street parking however it appears this is used for bin storage. The property features small front and rear gardens. The current basement is used for storage.



Figure 1. Street scene

DESCRIPTION OF AREA

The property is in a mostly residential part of the Whalley Range ward of Manchester. The property sits within the Whalley Range Conservation Area and within Flood Zone 2. Alexandra Park is located to the northeast.

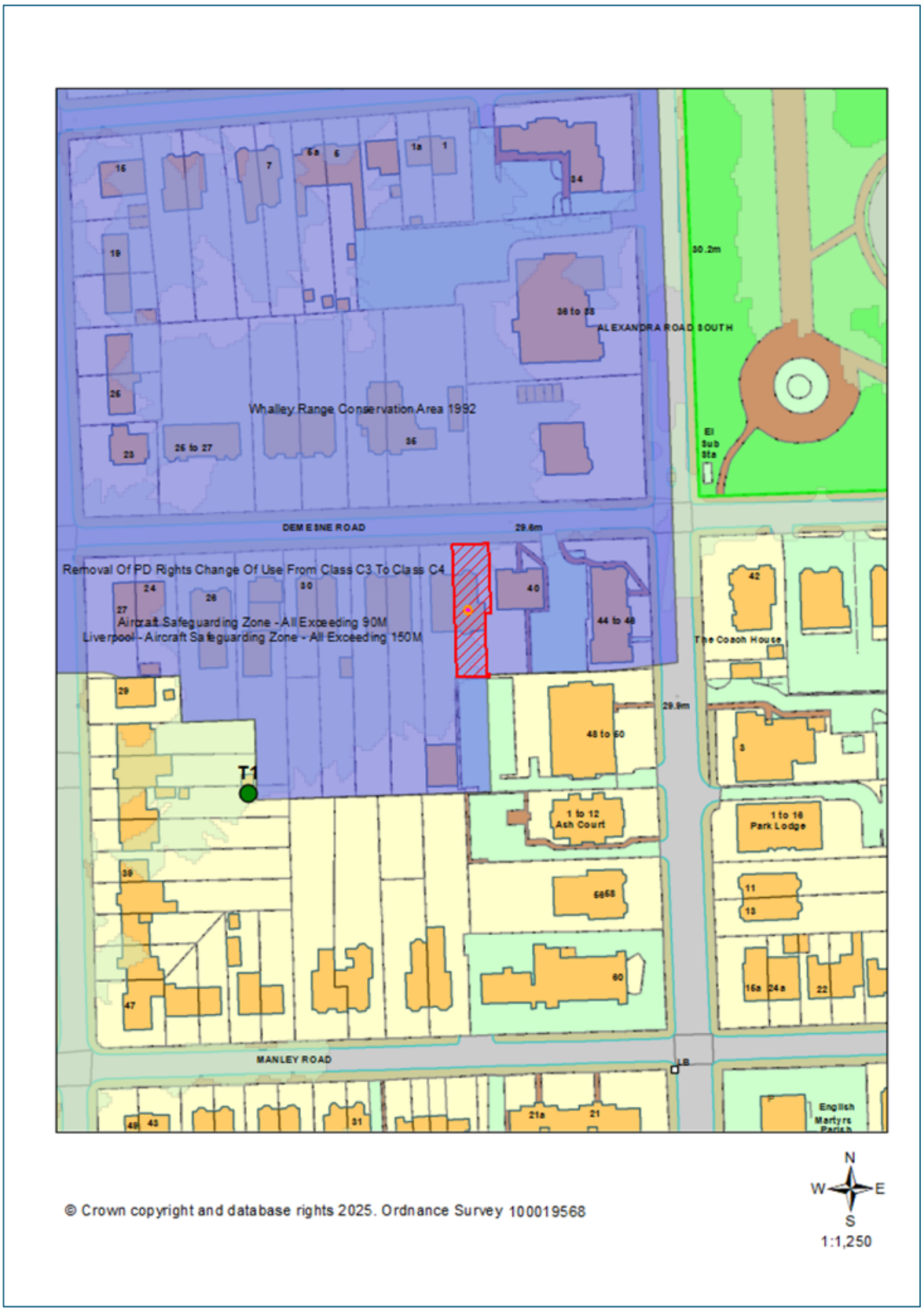


Figure 2. Location plan

DESCRIPTION OF DEVELOPMENT

The applicant is proposing the change of use of the existing lower ground floor level into 1 no. 2-bed apartment with external alterations to include new windows and lightwells.

Main access to the property is through a proposed front lightwell.

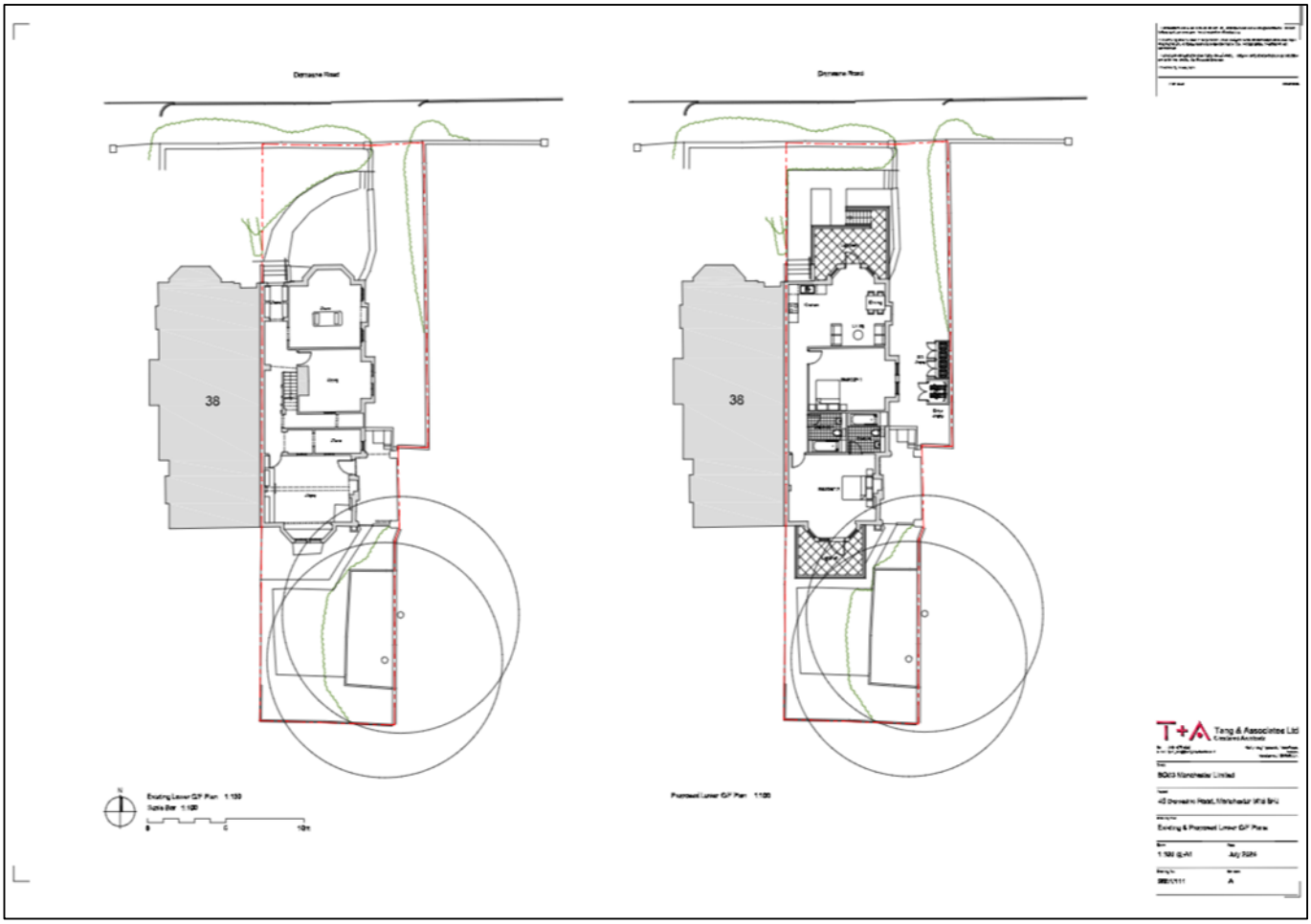


Figure 3. Proposed site plan

PLANNING HISTORY

There is no planning history at the address with no record of the existing flat conversion.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

CONSULTATIONS

MANCHESTER CITY COUNCIL HIGHWAYS SERVICES

Manchester City Council Highways Service were consulted on this application and had no objection to the proposed development recommending the inclusion of a secured cycle store.

MANCHESTER CITY COUNCIL ENVIRONMENTAL HEALTH

Manchester City Council Environmental Health were consulted on this application and had no objections or comments to make.

MANCHESTER CITY COUNCIL FLOOD RISK MANAGEMENT

Manchester City Council Flood Risk Management were consulted on this application. As the proposed development is classed as 'Highly vulnerable' change of use to a basement dwelling within Flood Zone 2, as per the Flood Risk Standing Advice, the consult was passed to the Environment Agency for assessment.

ENVIRONMENT AGENCY

As the proposed development is classed as 'Highly vulnerable' change of use to a basement dwelling within Flood Zone 2, as per the Flood Risk Standing Advice, the Environment Agency was consulted. The Environment Agency reviewed the submitted Flood Risk Assessment and objected to the proposal and recommended planning permission is refused. (See Flood Risk and drainage section of the report for details)

GREATER MANCHESTER POLICE

Greater Manchester Police were consulted on this application and recommended several security measures to be implemented if the scheme was approved.

NOTIFICATIONS

LOCAL RESIDENTS

1no comment was received in objection to the proposal with concerns regarding

- Current issue with refuse and bin management creating amenity issues and impacts of additional residences on existing issue.

RESIDENTS ASSOCIATIONS AND GROUPS

No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase.

Officers had concerns regarding

- The intensification of use and the residential amenity impacts associated
- The large front lightwell use as a main access and the residential amenity impacts
- The impact of both issues on the character of the conservation area

Officers and the applicant negotiated a scheme which addressed the initial concerns.

UPDATED PROPOSED DEVELOPMENT.

The updated scheme alters:

- Lightwells – reduced in size
- Internal Access –retained the internal staircase leading to the lower G/F and achieved internal access
- Existing Density – the applicant has confirmed there are only 6 x 1-bedroom apartments within the existing building at 40 demesne Road not the 9no as stated in the Design and Access Statement submitted. The applicant has provided floor plans for the building
- Waste Management –created designated bin stores for existing and proposed bins to keep the bins outs of sight and on collection day designated a zone close to the property boundary for collection.

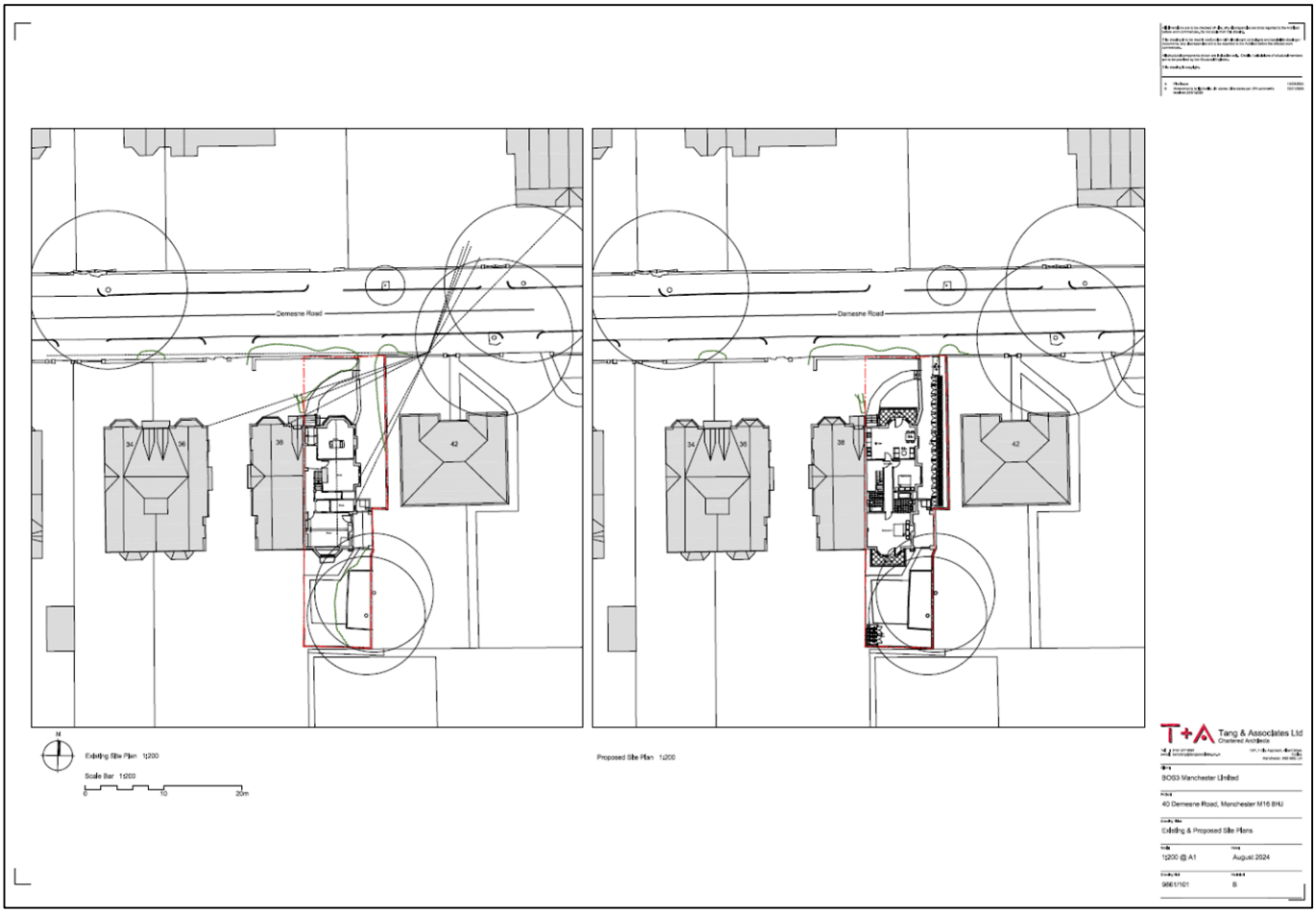


Figure 4. Updated proposed site plan

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED PROPOSED DEVELOPMENT

Not required as changes do not significantly increase massing.

RELEVANT POLICIES & PRINCIPLE OF DEVELOPMENT

RELEVANT POLICIES

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 3 - Housing
    - H 1 – Overall Housing Provision (Partially replaced by PfE Policy JP-H 1)
    - H 6 – South Manchester
  - Objective 5 – Transport
    - T 2 - Accessible areas of opportunity and need
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas

        - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
        - EN 14 – Flood Risk (partially replaced by PfE Policy JP-S 4)
        - EN 19 – Waste
- Extant Unitary Development Plan (UDP) –
    - Citywide Development Control Policies
        - DC5 - Flat conversions
        - DC7 - New housing development
        - DC18 - Conservation Areas
        - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
    - Strategy
        - JP-Strat9: Southern Areas
    - Sustainable and Resilient Places
        - JP-S1: Sustainable Development
        - JP-S4: Flood Risk and the Water Environment
        - JP-S6: Resource Efficiency
    - Places for Homes
        - JP-H1: Scale, Distribution and Phasing of New Housing Development
        - JP-H2: Affordability of New Housing
        - JP-H3: Type, Size and Design of New Housing
        - JP-H4: Density of New Housing
    - Places for People
        - JP-P1 Sustainable Places
        - JP-P2: Heritage
    - Connected Places
        - JP-C8: Transport Requirements of New Development
- The National Planning Policy Framework (The NPPF) –
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 5 – Delivering a sufficient supply of homes
    - Section 12 – Achieving well-designed places
    - Section 14 - Meeting the challenge of climate change, flooding and coastal change
    - Section 15 - Conserving and enhancing the natural environment
    - Section 16 - Conserving and enhancing the historic environment

PRINCIPLE OF DEVELOPMENT

High quality basement residential conversions are generally accepted where the standards of accommodation are satisfactory for the people who would be living in the flats, and that there is no unacceptable impact on occupiers of neighbouring property, or on the character of the area. In this case the principle of a basement conversion is acceptable however due to Flood risk concerns the specific development proposal is unacceptable.

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The proposed basement flat would sit within the existing footprint of the building with the only elevational changes consisting of a front and rear lightwell. The lightwells are of a minimal size and only for emergency exit and to add light to the new dwelling, they are appropriately sited and of a size and scale in keeping with the existing property.

Access would be through the main entrance door of the property ensuring a single main access to flat within the building minimising security issues associated with basement flats.

The design and access statement submitted notes the existing property to contain 9no flats however in negotiations the applicant has confirmed that the existing building only contains 6no 1bed apartments. The addition of 1no 2bed

apartment would not create over intensification of the building and would be of an appropriated density for the size of the original property and like existing conversions in the locale.

The residential dwelling would be a 2no 2 bed single storey flat is approx. 100m2 which is above the 70m2 Nationally Described Space Standards for a single storey 2bed 4-person dwelling.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

The addition of 1no 2bed dwelling at the property (increasing total flats to 7no) would not be out of character for the area.

A concern within Conservation areas is the over intensification of use, especially with these large historic houses converted into flats. It is recognised that there will be an increase in residents at the property however in this instance the proposed dwelling would not intensify the use to a point harmful to the character of the conservation area.

Demesne Road features large open frontages and where lightwells are present they are of a minimal design and size. The front lightwell has been designed to provide light and emergency access to the flat whilst having minimal impact to the character of the existing building, street scene and wider conservation area.

EFFECTS ON AMENITY

PRIVACY

The proposal would have a minimal impact on local privacy. There may be some overlooking into the lightwells however given that there are windows on the existing elevation there would be no more encroachment on privacy beyond what would be expected of a window on a principal elevation facing a highway.

LIGHT

New lightwells are proposed to add light to the property to ensure a good amount of natural light to the property. The new elevational changes would not affect light to other properties within the building given they are below ground level.

NOISE

The addition of a 1no 2 bed dwelling at the address, whilst raising the number of residents in the property would not have a harmful effect on residential amenity. The use of the main access helps mitigate any increase in comings and goings and potential noise concerns by consolidating all comings and goings through a single entrance/exit in the building.

ROAD SAFETY AND TRAFFIC GENERATION

Given that the proposed development is resultant in one additional apartment, the number of vehicular trips associated with site is expected to be minimal. It is therefore accepted that the adjacent highway network can facilitate such additional demands.

COMMUNITY SAFETY AND CRIME PREVENTION.

Greater Manchester Police were consulted on the proposal and advised that several security features should be in place, and these have been attached as an informative.

ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE.

The proposal adds a 100sqm 1no 2bed flat to the property above the National Space Standard. The basement flat is within the footprint of the existing building and the new lightwells minimise impact to external amenity space with space to the front, side and rear maintained.

REFUSE STORAGE AND COLLECTION.

The applicant provided a waste proforma detailing the expected waste arisings and a secure bin store. The plans denote bin storage for all dwellings at the property and a denoted collection area to ensure waste management at the property. The proposed bin stores will have a net positive impact on the existing building and street scene by aiding waste management at the property which was identified by a local resident and the officer on their site visit.

VEHICULAR ACCESS AND CAR PARKING

It is understood that there is no vehicle parking available at the site in its current form. Additionally, there is no on-site car parking associated with the development and as such, all vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street. It is noted that the existing development does not provide any on-street parking.

The site is well accessed by sustainable transport modes including regular bus services and Metrolink services which are available within walking distance of the site. Combined with the proposed bike store this mitigates any rise in the demand on off street parking. The applicant should encourage residents to utilise sustainable modes of transportation.

EFFECTS RELATING TO BIODIVERSITY, LANDSCAPE, ARCHAEOLOGICAL OR BUILT HERITAGE

The proposal is within the Whalley Range Conservation Area.

Whalley Range conservation area is situated approximately two miles south of Manchester city centre. Much of the area, which is predominantly residential, is contained within 63 acres of flat land purchased for building in 1832 by a prominent banker, Samuel Brooks, for a sum of £9,600. The conservation area was designated in October 1991, with boundaries drawn to include some later housing, extending to Alexandra Road to the east and Upper Chorlton Road to the west.

Development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities with owners of property in the area are encouraged to retain the original character and detail of their houses or premises.

The scale of the development minimises any harm to the conservation area and heritage assets and the development is in keeping with existing area.

The proposal is in keeping with the architectural style of the existing property and sits comfortably within the street scene. It is of note that many properties in the area feature converted basements and lightwells that integrate into the existing building.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The proposal would minimally affect green infrastructure and would balance new development with existing green space.

FLOOD RISK AND DRAINAGE.

As the proposed development is classed as ‘Highly vulnerable’ change of use to a basement dwelling within Flood Zone 2, as per the Flood Risk Standing Advice, the Environment Agency was consulted.

The application does not demonstrate that occupants can remain safe for the lifetime of the development when allowances for climate change are taken into consideration. There is insufficient flood risk mitigation up to the design flood level and no suitable arrangements for safe access and egress. Particularly, a 'Highly Vulnerable' development of this kind would not be considered sufficiently resilient without measures such as full tanking being included in the detailed design.

In the absence of an acceptable Flood Risk Assessment (FRA) the Environment Agency object to this application and recommend that planning permission is refused.

OTHER LEGISLATIVE REQUIREMENTS

EQUALITY ACT 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of

opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

HUMAN RIGHTS ACT 1998 CONSIDERATIONS

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

CONCLUSION

The proposal to convert the lower ground floor of 40 Demesne Road into a 2-bedroom apartment has been carefully reviewed. While the design and layout of the proposed development are appropriate and in keeping with the character of the conservation area, the application fails to adequately address flood risk concerns. The Environment Agency has objected to the proposal due to insufficient flood risk mitigation measures, which means the development cannot ensure the safety of its occupants over its lifetime. Consequently, the application does not comply with relevant policies regarding flood risk and is recommended for refusal.

RECOMMENDATION: APPROVE

ARTICLE 35 DECLARATION

The officer and applicant have worked collaboratively to negotiate a viable scheme however due to Flood risk concerns from the Environment Agency the specific development proposal is unacceptable, and an acceptable scheme is unable to be negotiated within the remaining time. The applicant's agent was made aware of this prior to decision.

REASONS FOR REFUSAL

1. FLOOD RISK

The application does not demonstrate that occupants can remain safe for the lifetime of the development when allowances for climate change are taken into consideration. There is insufficient flood risk mitigation up to the design flood level and no suitable arrangements for safe access and egress. Particularly, a 'Highly Vulnerable' development of this kind would not be considered sufficiently resilient without measures such as full tanking being included in the detailed design. In this instance the developer's flood risk assessment fails to demonstrate that the development is 'safe 'and is therefore counter to DM 1, EN1, EN14 of the Manchester Core Strategy, JP-S1 and JP-S4 of the Places for Everyone Joint Development Plan, Section 14 of the NPPF.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

Environmental Health

MCC Flood Risk Management

Greater Manchester Police

Environment Agency

Whalley Range Conservation Area Group

Whalley Range Forum

Flat 10, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 2, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 2, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE

Flat 1, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE

Flat 1, 44 Alexandra Road South, Manchester, M16 8JA

Flat 2, 44 Alexandra Road South, Manchester, M16 8JA

Flat 6, 46 Alexandra Road South, Manchester, M16 8JA

Flat 19, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 20, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 5, 34 Demesne Road, Manchester, M16 8HJ

Flat 7, 30 Demesne Road, Manchester, M16 8HJ

Flat 5, 30 Demesne Road, Manchester, M16 8HJ

Flat 5, 36 Demesne Road, Manchester, M16 8HJ

Flat 5, 40 Alexandra Road South, Manchester, M16 8JA

Flat 2, 40A Demesne Road, Manchester, M16 8HJ

Flat 4, 40A Demesne Road, Manchester, M16 8HJ

Flat 7, 38 Demesne Road, Manchester, M16 8HJ

Flat 7, 36 Demesne Road, Manchester, M16 8HJ

Flat 17, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 10, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 21, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 5, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 8, 40 Alexandra Road South, Manchester, M16 8JA

Flat 20, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 3, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 13, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 7, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 4, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 11, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE

Flat 3, 44 Alexandra Road South, Manchester, M16 8JA

Flat 5, 44 Alexandra Road South, Manchester, M16 8JA

Flat 3, 46 Alexandra Road South, Manchester, M16 8JA

Flat 3, 32 Demesne Road, Manchester, M16 8HJ

Flat 6, 34 Demesne Road, Manchester, M16 8HJ

Flat 4, 34 Demesne Road, Manchester, M16 8HJ

Flat 1A, 33 Demesne Road, Manchester, M16 8HJ

Flat 2, 38 Demesne Road, Manchester, M16 8HJ

Flat 13, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 8, 35 Demesne Road, Manchester, M16 8HJ

Flat 4, 40 Alexandra Road South, Manchester, M16 8JA

Flat 16, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 32, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 29, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 7, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE

Flat 22, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 6, 44 Alexandra Road South, Manchester, M16 8JA

Flat 1, 46 Alexandra Road South, Manchester, M16 8JA

Flat 5, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 1, 30 Demesne Road, Manchester, M16 8HJ

Flat 1, 32 Demesne Road, Manchester, M16 8HJ

Flat 6, 30 Demesne Road, Manchester, M16 8HJ

Flat 2, 40 Alexandra Road South, Manchester, M16 8JA

Flat 8, 38 Demesne Road, Manchester, M16 8HJ

Flat 2, 36 Demesne Road, Manchester, M16 8HJ

Flat 7, 40 Demesne Road, Manchester, M16 8HJ

Flat 6, 40 Demesne Road, Manchester, M16 8HJ

Flat 24, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 22, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 6, 40 Alexandra Road South, Manchester, M16 8JA

Flat 28, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 8, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 1, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 14, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 3, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE

Crosby Homes North West Ltd, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 9, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 16, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 15, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 9, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE

Flat 8, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE

Flat 2, 31 Demesne Road, Manchester, M16 8HJ

Flat 5, 40A Demesne Road, Manchester, M16 8HJ

Flat 3, 38 Demesne Road, Manchester, M16 8HJ

Flat 4, 38 Demesne Road, Manchester, M16 8HJ

Flat 7, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 4, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE

Flat 21, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 11, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 8, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 6, 32 Demesne Road, Manchester, M16 8HJ

Flat 4, 30 Demesne Road, Manchester, M16 8HJ

Flat 3, 34 Demesne Road, Manchester, M16 8HJ

Flat 2A, 33 Demesne Road, Manchester, M16 8HJ

Flat 3, 40A Demesne Road, Manchester, M16 8HJ

Flat 1, 38 Demesne Road, Manchester, M16 8HJ

Flat 6, 36 Demesne Road, Manchester, M16 8HJ

Flat 8, 40 Demesne Road, Manchester, M16 8HJ

Flat 4, 40 Demesne Road, Manchester, M16 8HJ

Flat 15, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 31, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 27, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 2, 35 Demesne Road, Manchester, M16 8HJ

Flat 3, 40 Alexandra Road South, Manchester, M16 8JA

Flat 25, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 3, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 12, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE

Flat 6, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 18, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 4, 44 Alexandra Road South, Manchester, M16 8JA

Flat 5, 46 Alexandra Road South, Manchester, M16 8JA

Flat 3, 30 Demesne Road, Manchester, M16 8HJ

Flat 2, 34 Demesne Road, Manchester, M16 8HJ

Flat 4, 31 Demesne Road, Manchester, M16 8HJ

Flat 5, 38 Demesne Road, Manchester, M16 8HJ

Flat 18, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 19, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 2, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 7, 35 Demesne Road, Manchester, M16 8HJ

Flat 26, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 24, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 12, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 2, 46 Alexandra Road South, Manchester, M16 8JA

Flat 4, 46 Alexandra Road South, Manchester, M16 8JA

Flat 4, 32 Demesne Road, Manchester, M16 8HJ

Flat 2, 32 Demesne Road, Manchester, M16 8HJ

Flat 1, 31 Demesne Road, Manchester, M16 8HJ

Flat 6, 40A Demesne Road, Manchester, M16 8HJ

Flat 2, 40 Demesne Road, Manchester, M16 8HJ

Flat 1, 36 Demesne Road, Manchester, M16 8HJ

Flat 6, 38 Demesne Road, Manchester, M16 8HJ

Flat 30, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 12, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 23, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 6, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 9, 40 Alexandra Road South, Manchester, M16 8JA

Flat 10, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE

Flat 23, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 14, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 17, 48 - 50 Alexandra Road South, Manchester, M16 8JA

Flat 5, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE

Flat 6, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE

Basement Flat, 34 Demesne Road, Manchester, M16 8HJ

Flat 5, 32 Demesne Road, Manchester, M16 8HJ

Flat 1, 34 Demesne Road, Manchester, M16 8HJ

Flat 2, 30 Demesne Road, Manchester, M16 8HJ

Flat 5, 31 Demesne Road, Manchester, M16 8HJ

Flat 3, 31 Demesne Road, Manchester, M16 8HJ

29 Demesne Road, Manchester, M16 8HJ

Flat 1, 40A Demesne Road, Manchester, M16 8HJ

Flat 3, 36 Demesne Road, Manchester, M16 8HJ

Flat 4, 36 Demesne Road, Manchester, M16 8HJ

Flat 1, 40 Demesne Road, Manchester, M16 8HJ

Flat 9, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 1, 40 Alexandra Road South, Manchester, M16 8JA

Flat 7, 40 Alexandra Road South, Manchester, M16 8JA

Flat 4, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

Flat 11, Alexandra Apartments, 36 - 38 Alexandra Road South, Manchester, M16 8LW

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Conservation Area - Whalley Range Conservation Area 1992

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA