

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142189/LO/2025

Date registered valid: 18 February 2025

Proposal: Listed Building Consent for removal of asbestos (and contaminated paint) by abrasive blasting and installation of emergency lighting.

Address: Victoria Baths, Hathersage Road, Manchester, M13 0FE

Ward(s): Ardwick Ward

Applicant: Mr Tony Jones Manchester City Council

Agent (if any): Mr Andrew Harris Buttress

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 April 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 26 February 2025 Expired: 19 March 2025

Neighbour notifications

Printed: 26 February 2025 Expired: 19 March 2025

Site notice

Posted: 18 March 2025 Expired: 8 April 2025

Press advert

Published: 4 March 2025 Expired: 25 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: No

Tree Preservation Order: No

This application relates to Grade II* listed building Victoria Baths which is widely recognised as one of Britain's finest historic municipal public baths, having won BBC's Restoration programme in 2003. The building is fairly intact and very ornate with stained glass, decorative tiling, mosaic floors and striking pool halls. It is Grade II* listed, has been partially restored and operates currently as a heritage visitor attraction and ad hoc other uses such as rooms for hire and as a location set for TV/film. The premises are operated by the Victoria Baths Trust, but the premises remain in the ownership of Manchester City Council.

The baths front Hathersage Road, with an area of lawn and basement lightwells between the front block and Hathersage Road. The back of pavement to Bax Road forms the boundaries to the west and north defined by the west wall of the building and a high brick wall enclosing the service yard north of the pool halls, which abuts the north wall of the plant room in the north-east corner of the site.

The site benefits from the following recent Listed Building Consents:

136840/LO/2023 - Listed Building Consent for installation of new fire alarm system - Approved 15 February 2024

141591/JO/2024 - Application to vary condition 2 (approved plans) attached to Listed Building Consent 136840/LO/2023 to allow for amendments to the fire alarm detection system- Approved 17 January 2025

Additional works are now proposed, in the basement area, which has utilitarian finishes designed for functionality and thereby contrast with the ornate decoration and detailing of the upper floor spaces. The walls are part painted or exposed brickwork and ceilings are plastered or exposed filler joists. The pool basins are made of concrete.

The proposed works are as follows:

- Removing asbestos insulation residues from the pipework and floor
- Removing all (potentially contaminated) paint, from the walls and floors, by way of wet abrasive blasting
- Carry out a full environmental clean throughout the basement area
- Installation of new emergency light fittings, including replacement fittings in existing locations
- Installation/upgrading of electrical switch controls

The intention of these works are primarily to remove asbestos contamination, to prevent risks to public health, with the associated removal of associated redundant plant, pipework and electrical works, to better reveal the space and make it useable.

The proposal has been advertised on site and in the press.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Heritage and Urban Design - Make the following comments:

The works proposed are primarily concentrated in the plant spaces to the eastern bay of the basement area of the listed building. This part of the building was deemed to be of low significance in the in the 2004 Conservation Plan where sensitive modifications would be admissible. The Asbestos Report identified asbestos in the lagging for pipes which would have also splashed onto the adjacent surfaces.

With respect to the proposed abrasive blasting technique this has been chosen as opposed to encapsulation on the basis that the latter would be more harmful to the breathability of the historic fabric. The abrasive technique would result in a safer environment that will ensure the future use of the spaces. The technique of propelling aggregates to painted surfaces has proven successful in other historic buildings and will benefit the breathability of walls although there will be some impact to historic paint. All paint removed will be recorded where safe to do so. The supporting Heritage Statement concludes that removing the asbestos will be beneficial to the building as a whole as it enables future use of the basement areas and thereby sustaining the continued use of the heritage asset.

The proposed replacement emergency lighting would relate to existing locations primarily and match existing fittings. The submission does not include details on whether new trunking is required and this should be clarified. Subject to this information the impact is considered negligible.

The proposals would amount to less than substantial harm to significance which would be at the lower end of the range. The harm would be offset by making the building safe and facilitating the use of the basement spaces. The proposals are thereby supported subject to the following details and would conserve the heritage asset in accordance with national and local policies:
Full details of cable trunking and fixings for basement lighting to be submitted and approved by the LPA in writing.

A condition is proposed, relating to the submission of this information, and this has been agreed by the applicant.

Strategic Area and Citywide Support Manager - Recommends that an informative is attached, to any permission, relating to construction hours. Other activities related to the proposals with regards to asbestos removal would be subject to HSE involvement.

Historic England – Offered no comments on the proposals.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates

better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

Section 16 'Conserving and enhancing the historic environment' states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN3 relates to heritage and states that, throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those in the City Centre.

New development must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled monuments, listed buildings registered parks and gardens, conservation area and archaeological remains.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is presently unallocated within the Manchester Unitary Development Plan.

Saved policy DC19.1 states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for 9 of the 10 boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

Relevant policies of PfE in this instance are:

JP-S1: Sustainable development

JP-P2: Heritage - This states that the LPA will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Impact of works - The impact the works would be less than substantial harm to the significance of the designated heritage asset and would not detract from the historical significance of the building.

Where fabric/features, of historical or architectural significance, are identified, these will be retained/reinstated, and protected from blasting, and details of the cable trunking and fixings are required to be submitted for approval prior to work commencing on site

The scale of these works is considered to be relatively minor and it is considered that the proposal would result in less than substantial harm upon the fabric of the listed building, with minimal impact on the existing structures and public areas, and that it would have a very small impact upon the building as a whole, whilst contributing to the continued use of the premises.

The benefit of the works is that they removal of asbestos/contaminated paint, from the basement area, would remove materials that limit the usage of this part of the designated heritage asset and thereby would allow future use of the space aiding the ongoing use of this Heritage Asset. The identified less than substantial harm is considered to be outweighed by the public benefit that would be derived from the works as set out above.

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 policies 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.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with this application for Listed Building Consent. In particular a site meeting was held to discuss the proposal with the applicant.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Site location plan

Drawings numbered VBC-MCC-B01-B1-DR-E-0010 and VBC-MCC-B01-B1-DR-E-0011

Heritage Impact Assessment and DAS, dated January 2025

Weldlag Limited 'Plan of Work' document dated 9 January 2025

Dextra 'Amenity Plus-Square' product specification document

Asbestos Refurbishment Survey Report dated 24 August 2023

Lucion Asbestos Remediation Works Specification document v3, dated 17 December 2024

Fire Precaution Works document dated 8 August 2023

Section 1 - Electrical Particular Specification document dated June 2023

Emergency Lighting Photo Sheet

All stamped as received by the City Council, as Local Planning Authority, on 18 February 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, DM1 and EN3 of the Manchester Core Strategy, policy DC19.1 of the Unitary Development Plan for the City of Manchester, policy JP-P2 of the Places for Everyone Plan and guidance contained within Section 16 of the National Planning Policy Framework

3) Prior to the commencement of any works hereby approved full details of cable trunking and fixings for the basement lighting shall be submitted to and approved in writing by the Local Planning Authority. The internal works shall then be constructed in accordance with these approved details.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Section 16 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework, Policies SP1 (Spatial Principles), DM1 (Development Management) and EN3 (Heritage) of the Adopted Core Strategy for the City of Manchester and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Heritage & Urban Design
Historic England (North West)

Flat 39 Victoria Point 2, Victoria Point, 44 Hathersage Road, Manchester, M13 0FR
Flat 73 Victoria Point 3, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 120 Victoria Point 4, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 95 Victoria Point 4, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 87 Victoria Point 3, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 84 Victoria Point 3, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 70 Victoria Point 3, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 71 Victoria Point 3, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 75 Victoria Point 3, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 37 Victoria Point 2, Victoria Point, 44 Hathersage Road, Manchester, M13 0FR
Flat 36 Victoria Point 2, Victoria Point, 44 Hathersage Road, Manchester, M13 0FR
Flat 51 Victoria Point 2, Victoria Point, 44 Hathersage Road, Manchester, M13 0FR
Flat 10 Victoria Point 1, Victoria Point, 44 Hathersage Road, Manchester, M13 0FR
Flat 16 Victoria Point 1, Victoria Point, 44 Hathersage Road, Manchester, M13 0FR
Flat 13 Victoria Point 1, Victoria Point, 44 Hathersage Road, Manchester, M13 0FR
Flat 9, 36 - 42 Hathersage Road, Manchester, M13 0FE
Flat 7, 36 - 42 Hathersage Road, Manchester, M13 0FE
27 Hathersage Road, Manchester, M13 0EJ
29 Hathersage Road, Manchester, M13 0EJ
Flat 64 Victoria Point 3, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 34 Victoria Point 2, Victoria Point, 44 Hathersage Road, Manchester, M13 0FR
Flat 56 Victoria Point 2, Victoria Point, 44 Hathersage Road, Manchester, M13 0FR
Flat 49 Victoria Point 2, Victoria Point, 44 Hathersage Road, Manchester, M13 0FR
Flat 5 Victoria Point 1, Victoria Point, 44 Hathersage Road, Manchester, M13 0FR
Flat 6 Victoria Point 1, Victoria Point, 44 Hathersage Road, Manchester, M13 0FR
Flat 28 Victoria Point 1, Victoria Point, 44 Hathersage Road, Manchester, M13 0FR
Flat 11, 36 - 42 Hathersage Road, Manchester, M13 0FE
Flat 5, 36 - 42 Hathersage Road, Manchester, M13 0FE
Flat 247 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 213 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 248 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 258 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 238 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 219 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 134 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 144 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 157 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 236 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 209 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 96 Victoria Point 4, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 97 Victoria Point 4, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 100 Victoria Point 4, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 269 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
35 Hathersage Road, Manchester, M13 0EJ
41 Hathersage Road, Manchester, M13 0EJ
49 Hathersage Road, Manchester, M13 0EJ
Flat 254 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 259 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG

[illegible]

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Flat 231 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 214 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 170 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 175 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 136 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 241 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 164 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 207 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 117 Victoria Point 4, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 101 Victoria Point 4, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 78 Victoria Point 3, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 115 Victoria Point 4, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 174 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 271 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 268 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 266 Victoria Point 6, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 223 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 183 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 181 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 179 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 224 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 232 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 197 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 153 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 151 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 133 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 200 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 168 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 205 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 217 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 229 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 135 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 171 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 188 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 130 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FT
Flat 204 Victoria Point 5, Victoria Point, 44 Hathersage Road, Manchester, M13 0FG
Flat 105 Victoria Point 4, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS
Flat 92 Victoria Point 4, Victoria Point, 44 Hathersage Road, Manchester, M13 0FS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA