

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141006/FO/2024
Date registered valid: 1 November 2024
Proposal: Erection of a two storey dwellinghouse (Use Class C3)
Address: 70 Mauldeth Road, Manchester, M20 4WF
Ward(s): Withington Ward

Applicant: Mr Habib Akbar
Agent (if any): Mr Ahmed Choudhry, NADA Architects
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 23 January 2025

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 18 December 2024

Standard consultations:

Printed: 4 November 2024 Expired: 25 November 2024

Neighbour notifications

Printed: 4 November 2024 Expired: 25 November 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 70 Mauldeth Road within the south Manchester ward of Withington. The site that is the subject of this application was originally one half of a pair of semi-detached dwellinghouses. The works undertaken on the back of an expired consent meant that much demolition work was carried out and as such the proposed work could no longer be classed as an extension with the property having to be substantially rebuilt. The proposal site is located close to the junction of Mauldeth Road and Shireoak Road, has garden area to the front and rear and space in curtilage for an off road parking space.

Description of area

The surrounding area is residential in nature.

Description of development

The application seeks consent for the erection of a two storey dwellinghouse (Use Class C3). It is understood the site has previously been subject to planning consent for extensions under planning ref: 139004/FH/2024 and 133970/FH/2022. The current submission seeks to gain permission for the same amount of built form as 133970/FH/2022, although there is some variance to window patterns between the submissions, in addition to the substantial re-build of the host property.

Planning History

139004/FH/2024- Erection of a part single/part two storey rear extension and hip to gable and rear roof dormer extension to form additional living accommodation.

Withdrawn 18 March 2024.

*This application was withdrawn, as the property as seen on the site visit was largely demolished. As such, the description of the works as extensions were considered inaccurate. The agent was advised to withdraw the application and re-submit for the erection of the dwellinghouse including the extension works described within 139004/FH/2024.

133970/FH/2022- Erection of a part single/part two storey rear extension and single storey front porch to form additional living accommodation.

Approved 26 September 2022.

Consultations & Notification Responses

Local residents were informed- One representation has been received. The main points of concern are that the owner does not live at the premises and has had no consideration for the works that have previously been carried out. The works have left the adjoining internal walls exposed following the large amounts of the property that occupied the site having been demolished.

Highways- No objections, a condition relating to a construction management plan is recommended to be attached to any consent granted. Highways welcomed the cycle parking to be provided on the site and requested an EV charging point be provided. Highways accepted the refuse storage area noted within the site plan.

Environmental Health- No objections subject to the attachment of conditions relating to contaminated land, waste, electric vehicle charging and construction/demolition hours to be attached to any consent granted.

Flood Risk management- No objections subject to the attachment of a condition relating to surface water drainage and an informative relating to the proximity of the site to Ley Brook and the regard to appropriate precautions taken during excavation works.

United Utilities- Although not consulted, United Utilities made contact during the course of the application. No objections subject to the attachment of a condition relating to drainage.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually

supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an economic objective, b) a social, and c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 5. Delivering a sufficient supply of homes

Chapter 11. Making effective use of land

Chapter 12. Achieving well-designed places

Chapter 14. Meeting the challenge of climate change, flooding and coastal change

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:

JP- S1- Sustainable development

JP- S2 – Carbon and energy

JP- S5 – Flood risk and the water environment

JP- S6- Clean Air

JP-Strat9- Southern Areas

JP-H1- Scale, Distribution and Phasing of New Housing Development

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2011, updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management);

Policy SP1 (Spatial Principles);

Policy EN1 (Design Principles and Strategic Character Areas);

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development);

Policy EN 8 (Adaptation to Climate Change);

Policy EN9 (Green Infrastructure);

Policy EN14 (Flood Risk);

Policy EN15 (Biodiversity and Geological Conservation);

Policy EN 16 (Air Quality);

Policy EN17 (Water Quality);

Policy EN18 (Contaminated Land and Ground Stability);

Policy EN19 (Waste);

Policy T1 (Sustainable Transport);

Policy H1 (Overall Housing Provision)

Policy H6 (South Manchester).

Manchester Residential Quality Guidance 2016

Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14 December 2016.

The ambitions of the City are articulated in many places, but none more succinctly than in the 'Manchester Strategy' (2016).

The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management.

The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures. It adopts the nationally described space standards and this has been applied to an assessment of the size and quality of the proposed houses.

ISSUES

Principle of Development

The application seeks permission of the erection of a two storey dwellinghouse (Use Class C3). This application has been submitted, as much of the existing property has been demolished, and so this application applies to re-build the partially demolished dwellinghouse, in addition to the extensions to the rear and front of the property. It is to be noted that the site has previously benefited from consent for very similar extensions under planning ref: 133970/FH/2022, approved 26 September 2022. As such, the principle of re-building the existing residential property is welcomed. The proposed dwellinghouses would make best use of the site to provide a dwellinghouse fit for living. The site is also appropriately situated within a sustainable location close to local amenities and existing housing stock. It is therefore considered acceptable and in principle accords with policies H1 and H6 of the Manchester Core Strategy. This is subject to further consideration of the impacts upon residential and visual amenity and the character of the area.

Visual/ Residential Amenity

The proposed dwelling is designed to have principal windows overlooking the front and rear gardens, as per the existing house design. A bathroom window is positioned within the front elevation of the dwellinghouse at first floor level. A condition would be placed on any approval granted to obscure glaze this window. Although the demolition may not have impacted this window, the condition will be placed on the approval granted for the avoidance of doubt.

The proposal would involve the extension at ground floor level with a projection of 7.5 metres and at first floor level a projection of 2.4 metres. Given the expansive rear amenity space and

placement of the windows, it is not considered to give rise to significant overlooking implications to adversely impact the adjoining and non-adjoining neighbour.

The proposed design features windows along the side elevation facing in the direction of the non-adjoining neighbour, resulting in 5 windows at ground floor level and one at first floor level. As existing, the property appears to benefit from a number of windows along the side elevation. It is to be noted several windows have been previously approved at this position under 133970/FH/2022. Given that the extension goes no closer towards the neighbouring property, and there is an established boundary between them it is not considered that there would be any issue with regards to loss of privacy or overlooking. A condition would be attached to any approval granted to restrict the further insertion of windows and doors beyond those approved within this consent.

The proposal also involves further built form to the rear. The proposal is to the rear of the property, and projects no closer to the next pair of semis at 72 and 74 Mauldeth Road. There is a large single storey extension that sits right up against the boundary on the adjoining property at number 68 Mauldeth Road. The proposed ground floor would project slightly beyond the existing adjoining extension, however the first-floor extension has a reduced projection of 2.4m. It also has a hipped roof to reduce the massing. The bedroom window on the rear of number 68 is set in off the common boundary, and therefore the proposed extension at number 70 should not result in overshadowing or loss of privacy. There are no windows proposed along that common boundary, with the windows being in the rear overlooking the applicants own garden.

The single storey front porch whilst projecting beyond the front bay window remains of an acceptable scale and is subservient to the host property.

Given the residential character of the neighbourhood and the fact it is made up predominantly of two to two and a half storey semi-detached and detached dwellings, it is not considered that erecting a dwelling on this site would have an unduly detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site.

Overall, it is not considered that the proposal would have an unduly detrimental impact upon the levels of residential nor visual amenity currently enjoyed by the neighbouring properties, pursuant to policy DC1 of the UDP and Core Strategy Policies DM1 and SP1.

Design, Siting, Scale, and Massing

The proposal of the re-build of the existing dwelling with the extension to the rear is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extensions are satisfactory and have been sited and designed to ensure that it is subservient to the original dwelling house. It is to be noted that a similar footprint of extensions has been approved under 139004/FH/2024 and 133970/FH/2022.

The proposal is not excessively large or bulky and are therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials. However, given much of the existing property has been demolished, a condition would be attached to any approval granted requesting sight of all external materials for review by the LPA. Further, during the site visit there appeared to be a partially constructed rear extension

which had a poor colour match with the bricks used in the host property. The design is considered acceptable and assimilates the proposals into the existing property and the area within which it is located.

On balance it is considered that the design and appearance of the proposed development accords with saved policy DC1, Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Space Standards

The proposal seeks consent for two storey dwellinghouse (Use Class C3). No internal spaces standards were provided for review as part of the submission. However, given the application seeks to re-build the footprint of the existing property and then extends the size of the footprint, the proposal would result in the increase of the property. The proposal would create a three bedroom property with several living areas and two bathrooms at first floor level. As such, the proposal is considered to create a decent level of internal and external amenity space with the spacious rear garden, pursuant with Policy DC1 of the UDP, and Core Strategies SP1 and DM1.

Contaminated Land

Colleagues in Environmental Health were consulted on the application and requested a contaminated land condition be attached to any approval granted. This is to ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

Refuse

The proposal would serve a single family dwellinghouse and the site plan shows the location of a bin storage area which would be sited behind gates. Highway Services accepted the refuse storage area noted within the site plan. Environmental Health requested the inclusion of a refuse condition be attached to any approval granted given the substantial build required to undertake the extensions. A condition to this effect would be attached to any approval granted. Therefore, with the inclusion of such condition requesting further information, the proposal would be considered pursuant to policy DM1 and SP1 of the Core Strategy.

Cycle Storage

Colleagues in Highway Services requested cycle parking be provided for the dwellinghouse and a condition to this effect would be attached to any approval granted. With the inclusion of such condition, the proposal is considered pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

Car Parking and EV Charging

The proposed site plan shows car parking would be available for residents within the off street driveway and would be the same as the existing circumstances. This is considered acceptable. Highways requested EV charging provision be made available at the site and a condition to this

effect would be attached to any approval granted, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

Air Quality and Construction Management

During the construction phase of the development there is the potential for air quality impacts. However, assuming dust control measures are implemented as part of the proposed works, the significance of potential air quality impacts from dust generated by earthworks and construction is predicted to be negligible. It is considered that the attachment of a Construction Management Condition would be onerous given the works would relate to the re-build of a residential dwellinghouse and this conditioned would be omitted from any approval granted.

Flood and Drainage

The LLFA raised no objection to the proposal, subject to the attachment of a condition relating to surface water drainage and an informative relating to the proximity of the site to Ley Brook and the regard to appropriate precautions taken during the construction works. This ensures the proposal would be pursuant to policy EN14 and EN17 of the Core Strategy.

Landscaping and Boundary Treatment

Site photos and Google Maps reveal boundary treatment has been demolished to the front of the property. No detail has been provided in relation to landscaping and boundary treatment at the site and as such, a condition to this effect to understand such elements of work would be conditioned to any approval granted, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner and appropriate conditions have been placed on the approval granted.

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 91 of the Town and Country Planning Act 1990.

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

-Drawing- Proposed- GA Elevations, numbered (02) 001 PL0, stamped as received by City Council on 12 September 2024.

-Drawing- Existing & Proposed- Floor Plans, numbered (03)001 PL0, stamped as received by City Council on 12 September 2024.

-Drawing- Existing & Proposed- Street Scene Elevations, numbered (04)001 PL0, stamped as received by City Council on 12 September 2024.

-Design & Access Statement, stamped as received by City Council on 12 September 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning

(Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouse hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity, pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

6) Before first occupation, the first floor bathroom window as shown on the approved 'Drawing- Existing & Proposed- Floor Plans, numbered (03)001 PL0', stamped as received by City Council on 12 September 2024, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

7) No development shall commence until a hard and soft landscaping treatment scheme (including boundary treatment) has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

8a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 and SP1 of the Core Strategy.

9) Before the occupation of the development hereby approved, details of the siting and appearance of arrangements for the storage of cycles shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall be fully implemented before occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage of cycles, pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

10a) Before commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b. Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c. In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

11) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

12) Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- Evidence of drainage hierarchy adherence.
- Finalised surface water drainage layout including all components, levels and connectivity.
- Evidence of connection approval in principle.
- Maintenance and management plan.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

13a) Prior to commencement of the development, a scheme for electric vehicle charging shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

Informatives

1) MCC records highlight that the underground Ley Brook is located within close proximity to the site (approximately 8 m to the North of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:

<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>.

2) 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

3) The applicant is required to discuss and agree any requirements for licensing, hoarding/scaffolding, and skips with MCC's Highways Licensing Team via Email to:

highwaylicenses@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

Flat 9, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 6, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 42, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 4, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 38, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 35, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 33, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 30, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 29, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 26, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 24, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 21, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 19, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 17, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 14, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 11, Mayes Court, Sheringham Road, Manchester, M14 6UT
Mayes Court, Sheringham Road, Manchester, M14 6UT
68 Mauldeth Road, Manchester, M20 4WF
2 Shireoak Road, Manchester, M20 4NY
72 Mauldeth Road, Manchester, M20 4WF
Flat 37, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 36, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 34, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 32, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 31, Mayes Court, Sheringham Road, Manchester, M14 6UT

Flat 3, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 28, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 27, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 25, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 23, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 22, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 20, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 2, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 18, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 16, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 15, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 12, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 10, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 1, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 8, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 7, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 5, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 41, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 40, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 39, Mayes Court, Sheringham Road, Manchester, M14 6UT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA