

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141179/FO/2024
Date registered valid: 17 October 2024
Proposal: Re-cladding and facade remediation works
Address: Kincardine Court, Kincardine Road, Manchester, M13 9JA
Ward(s): Ardwick Ward

Applicant: Unite Students
Agent (if any): Mr. Matthew Roe, ROK Planning
Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 10th December 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

Printed: 31 October 2024 Expired: 21 November 2024

Neighbour notifications

Printed: 29 October 2024 Expired: 19 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

The application site relates to Kincardine Court within the Ardwick ward. Kincardine Court is a part 3, part 4, part 5, part 6 storey building in use as purpose-built student accommodation. The building comprises brickwork, with areas of grey microrib cladding

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Kincardine Court is located within a mixed use area, with Gartside Gardens park to the north, residential dwellings to the east and south, vacant car showrooms to the west and a large food store /restaurant further to the south west.

The Brunswick Neighbourhood likes immediately adjacent to the development site and is a PFI project with the City Council and S4B. The purpose of the PFI is to transform the area through refurbishing existing homes and delivery of new homes. The application site is also located adjacent to the Oxford Road Corridor which is home to the University campuses.

Description of development

The application site relates to the recladding of existing building and facade remediation works.

The proposed works at Kincardine Court focus on replacing sections of the building's existing cladding to improve safety standards, particularly through the removal of metal composite material (MCM) cladding.

Planning History

124472/FO/2019- Erection of a part 4, part 5, part 6 storey extension to existing student accommodation building to form 25 additional student flats (comprising 100 bedrooms) (Use Class Sui Generis) to form 86 student flats in total (329 bedrooms) following removal,

modification and reconfiguration of existing car parking, landscaping and boundary treatment together with the erection of a single storey water tank.

Kincardine Court, Kincardine Road.

Approved 06.12.2019.

130919/NMC/2021 - Non material amendment to planning permission 124472/FO/2019 to make alterations to the internal layout including reduction in bed room numbers from 100 to 92.

Kincardine Court, Kincardine Road.

Approved 23.07.2021.

134968/NMC/2022- Non material amendment to planning permission 124472/FO/2019 to make elevational alterations

Kincardine Court, Kincardine Road.

Approved 26.09.2022.

Consultations & Notification Responses

Local residents and local businesses – No comments received.

Highway Services - The proposed alterations to the building are all within the red-line boundary of the site, and as such, will not impinge upon the adopted highway. It is understood that the proposals will not have an impact on the approved pedestrian access, circulation or the external highway network, this is acceptable to Highways. Highways have no objections to the proposals in principle; however, detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway. It would be useful for a site layout plan to be provided, referencing the location for contractor parking, waste storage areas, and loading/unloading areas.

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:

highwaylicences@manchester.gov.uk The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Following receipt of Kincardine Court Site set up document received 2nd December 2024
Highways Services have advised :

The developer has confirmed there will be no impact on the highway during constitution. All associated vehicles and equipment will be parked/stored within the red line boundary of the site. This is acceptable to Highways.

If anything changes the applicant should contact the following Highway Network Teams:

For any requirements for licensing, hoarding / scaffolding, and skips contact MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

For any requirements for temporary traffic and pedestrian management contact MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Environmental Health – recommend that a condition requiring the submission of a scheme for acoustically insulating the proposed residential accommodation against noise from nearby roads be submitted to and approved prior to commencement of development, with a verification requirement.

Health & Safety Executive (Fire Safety) – As the building is 6 storeys and a maximum of 15m to the upper floor surface, they would not class this as a relevant building for Planning Gateway One, as this does not meet the height requirements.

GM Fire and Rescue Service – No comments received.

POLICY

Places for Everyone

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'. The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone. The first Council meetings to approve the plan will be Salford and Wigan (28 February). The plan was considered at the Full Council meeting in Manchester on 20 March 2024, and was subsequently approved on 21st March 2024.

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Paragraph 1.52 highlights that the Places for Everyone plan supports Greater Manchester's drive to be carbon neutral by 2038. To meet this carbon commitment, the following policy is relevant: i.JP- S1- Sustainable development.

Policy JP-P2: Heritage - recommends that particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm, including (amongst others), historic transport routes including the canal network.

Relevant Local Policies

The Development Plan consists of:

- The Manchester Core Strategy (2012); and
- Saved policies of the Unitary Development Plan for the City of Manchester (1995)

The Core Strategy was adopted in July 2012 and is the key document in the Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) and sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved and 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 as directed by the National Planning Policy Framework (NPPF). Section 38(6) of the 2004 Act requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

The relevant policies within the Core Strategy are as follows:

- Policy DM1 (Development Management);
- Policy SP1 (Spatial Principles);
- Policy EN1 (Design Principles and Strategic Character Areas);
- Policy EN3 (Heritage);
- Policy EN8 Adaption to Climate Change

Unitary Development Plan

Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policy are of relevance in the consideration of this application:

Saved UDP Policy DC26.1 advises that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.4 states that where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following:

- a. engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers;
- b. layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or non-critical rooms within a building; and
- c. administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all of these factors will be considered appropriate for inclusion in conditions on any planning permission.

Policy DC26.5 states the Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015)

The Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) was originally adopted on 11 April 2007. The document reflects and provides guidance on the importance of creating attractive, well-designed, well-maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.

In addition, technical guidance for developers was published in December 2015. It is composed of two documents, GD03 Environmental Protection and GD05 Planning and Noise.

These documents reflect and provide guidance on the importance of creating attractive, well-designed, well-maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.

Manchester Climate Change Framework: 2020-2025 and Manchester Zero Carbon Framework (2020):

In November 2018, Manchester City Council made a series of commitments, informed by the Manchester Climate Change Agency's (MCCA) work with the world-renowned Tyndall Centre for Climate Research based at University of Manchester. The key commitments are well documented and work towards the city becoming zero carbon by 2038, significantly accelerated from the original target of 2050.

A draft Manchester Zero Carbon Framework has been developed which sets out the City's overarching approach to meeting its science-based climate change targets over the period

2020-38 and draft action plans for the period 2020-22 are being developed by the Council and other strategic organisations and sectors.

On 10 July 2019, a motion asking Manchester City Council to formally declare a climate emergency was unanimously agreed. In March 2020 the Executive adopted the Manchester Climate Change Framework 2020-2025. The five-year framework sets out measures that MCC will take in order to reduce carbon emissions from its buildings, energy use and transport.

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in July 2021 and subsequently revised September and December 2023 and sets out the government's objectives for achieving sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development which ensures that sustainable development is pursued in a positive way. Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless: - The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Section 8 'Promoting Healthy and Safe Communities' states that planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings (paragraph 96) which promote social interaction, be safe and accessible and enable and support healthy lifestyles.

Section 12 'Achieving Well Designed Places' sets out at paragraph 135 that planning policies and decisions should aim to 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 visually attractive as a result of good architecture and appropriate landscaping;
- c) Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation;
- d) Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- e) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and
- f) Create places that are safe, inclusive and accessible and which promote health and well-being.

The NPPF is clear that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, significant weight should be given to :

- (a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or
- (b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.(paragraph 139).

Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used) (paragraph 140).

Issues

Principle of Development

The application seeks planning permission for the replacement of the metal cladding elements on the facades of Kincardine Court. This is considered acceptable in principle given the proposed works would lead to improving the safety and thermal efficiencies of the building. The replacement of the metal cladding to Kincardine Court would be using material of a similar appearance. The principle of development is considered to be acceptable subject to consideration of the impacts on residential and visual amenity and fire safety as a result of the proposals.

Visual/ Residential Amenity

The recladding of Kincardine Court would involve the removal of metal composite material (MCM) cladding and replacing it with grey horizontally laid micro rib cladding– Kingspan K-Roc Microrib 150mm Alaska Grey RAL 7000 which has a European Classification A2 -S1 DO.

The material has been selected to match the existing façade in both colour and finish to preserve the visual integrity of the building. With the exception of the cladding to be replaced, the facing brickwork, window frames, door vents, and rainwater pipes, would be retained across all elevations to minimise the impact of the upgrades on the overall look of the building.

On the basis that the proposed metal cladding material would be very similar in appearance to the existing metal cladding in situ on Kincardine Court, the visual appearance is considered to be acceptable. A materials condition conditioning the material specifications chosen would be attached to any approval granted.

Heritage

Kincardine Court lies to the south east of the Former Welsh Baptist Chapel (Grade II* listed building on Upper Brook Street. It is considered that due to the distance of the listed building from Kincardine Court (72.6m), and on the basis of the similarity of the replacement material being proposed, that the proposed works would have less than substantial harm to the setting and visual appearance of the listed building.

Fire Safety

No comments from Greater Manchester Fire and Rescue Service were received during the course of the application. However, as the building is 6 storeys with a maximum of 15m to the upper floor surface, the HSE have confirmed they would not class this as a relevant building for Planning Gateway One as this does not meet the height requirements. A Fire Statement accompanies the application and the planning agent has confirmed that the proposed metal cladding material has an A2 -S1 DO European classification. Whilst the preference would be for the cladding material to be used to have an A1 European Classification, it is understood that a European Classification ref: A2-S1 DO product would comply with Building Regulations

Construction Management Plan

A Construction Management Plan for the works has not been requested from consultees. However, the planning agent has responded to the matters raised by Highway officers in the form of a 'site set up document'. It is therefore proposed to attach a condition to any approval to require the proposed works to be undertaken in accordance with the submitted 'site set up document'.

Noise

Environmental Health requested a residential sound insulation condition be attached to any approval granted. However, the application is accompanied by a Technical Review Report in regards to Noise, which concludes that the proposed new cladding would not degrade the acoustic performance of the building. The report evaluates the potential noise impact of the proposed cladding works and confirms that the replacement would not diminish the building's acoustic performance. The slight increase in wall thickness, combined with denser materials, is expected to contribute to improvements to sound insulation, thereby ensuring that the development would not give rise to increased levels of noise to bedrooms.

The new cladding would consist of Eurobond A-rated mineral wool insulated sandwich panels, which are designed to enhance the building's performance while maintaining its current appearance.

On this basis it is not proposed to attach a condition to require the submission of a scheme to acoustically insulate the building, but that a condition to require the implementation of the measures within the Technical Review Report be attached to any approval granted, with a requirements for a verification report when the works have been implemented.

Conclusion

Given the above, the proposed development is considered acceptable pursuant to UDP Policy DC26, Manchester Core Strategy Policies DM1, SP1, EN1 and EN8 and chapter 8 and 12 within the NPPF.

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. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions have been attached to the approval granted.

Condition(s) to be attached to decision for approval

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:

- Block Plan and Site Location plan ref.: 6234-P90;
- Proposed Elevations Sheet 1 of 3 plan ref: 6234-P104;
- Proposed Elevations Sheet 2 of 3 plan ref: 6234-P105;
- Proposed Elevations Sheet 3 of 3 plan ref: 6234-P106;
- Proposed Wall Details plan ref.: 6234-Sk2
- Fire Statement prepared by Design Fire Consultants dated 8th May 2024 ref: FS001.0
- Design and Access Statement dated 12th June 2024 prepared by Axiom Architects;
- Technical Review Report ref: 92623/PNG dated 24th September 2024 prepared by Noise Solutions Ltd

Received 8th October 2024

Kincardine Court Site set up document received 2nd December 2024

Email from Planning agent dated 5th December 2024 confirming the use of Kingspan K-Roc Microrib 150mm Alaska Grey RAL 7000 (European Classification A2 -S1 DO)

Email from planning agent dated 9th December 2024

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The replacement metal cladding material to be used throughout the development in the locations referenced on the plans specified in condition no.2 shall be Kingspan K-Roc Microrib 150mm Alaska Grey RAL 7000 (European Classification A2 -S1 DO).

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 Manchester Core Strategy (2012).

4) The development hereby approved shall be implemented in accordance with Kincardine Court Site set up document received 2nd December 2024.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

5) a) The measures within the Technical Review Report ref: 92623/PNG dated 24th September 2024 prepared by Noise Solutions Ltd received 8th October 2024 shall be implemented.

b) Within 3 months of completion of the works hereby approved, a verification report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the work undertaken in respect of the building conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012), and saved UDP policy DC26.

Informatives

1) For any requirements for licensing, hoarding / scaffolding, and skips contact MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

For any requirements for temporary traffic and pedestrian management contact MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

2) Construction/demolition works shall be confined to the following hours:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

3) You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
GM Fire Rescue Service
Health & Safety Executive (Fire Safety)

Flat 2 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 12 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 22, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 6, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 4 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 5 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 15 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 20 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 16 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 28, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 10, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 27, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 18, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 12, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 24, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 14, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 7, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 21, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 14, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 4, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 23, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 6, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 7, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 7, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 13, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 5, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 3, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 5 Flat 25, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 4 Flat 4, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Flat 28 Block D, Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 2 Flat 19, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 1 Flat 5, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 5 Flat 23, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 2 Flat 16, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Flat 19 Block D, Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 2 Flat 2, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 18 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 6 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 8 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 18, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 10, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 2, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
5 Haymans Walk, Manchester, M13 9TF
Room 3 Flat 8, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 17, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 23 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 3 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA

[illegible]

Room 1 Flat 11, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
7 Haymans Walk, Manchester, M13 9TF
9 Haymans Walk, Manchester, M13 9TF
Flat 11 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 10 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 5 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 6 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 3 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 1 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
2 Rudcroft Close, Manchester, M13 9XT
4 Rudcroft Close, Manchester, M13 9XT
Flat 19, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 3, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 23, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
SIP, Car Park, 53 - 57 Upper Brook Street, Manchester, M13 9TD
Flat 11 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 10 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 9 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 21 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 19 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 5 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 14 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 4 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 19 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 2 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 16 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 17 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 18 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 1, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 2, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 19, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 3, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 13 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 15, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 7, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 16, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 15, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 15, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 12, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 12, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 14, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 11, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 11, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 11, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 14, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 13, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 14, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 9, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 8, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 8, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 9, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 8, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 10, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 4, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA

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Room 2 Flat 12, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 9, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 3 Flat 4, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 26, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 26, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 23, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 22, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 7, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 30, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Flat 9 Block D, Kincardine Court, Kincardine Road, Manchester, M13 9QD
Flat 10 Block D, Kincardine Court, Kincardine Road, Manchester, M13 9QD
Flat 14 Block D, Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 5 Flat 18, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 4 Flat 18, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 2 Flat 18, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 2 Flat 11, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 1 Flat 11, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 1 Flat 25, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 5 Flat 4, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 3 Flat 4, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Flat 21 Block D, Kincardine Court, Kincardine Road, Manchester, M13 9QD
Flat 20 Block D, Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 3 Flat 1, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 1 Flat 1, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Flat 26 Block D, Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 4 Flat 1, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 20, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 28, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 18, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 2, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 2, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 2, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 11, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 11, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
3 Haymans Walk, Manchester, M13 9TF
Flat 13 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 31, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Room 1 Flat 7, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
45 Upper Brook Street, Manchester, M13 9WS
Flat 13 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
13 Haymans Walk, Manchester, M13 9TF
Flat 7, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 9, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 25, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 24, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 2, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Room 3 Flat 9, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 7, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 19, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 25, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 4, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 14, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 4, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 15 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA

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Flat 8 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 10 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 9 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 30, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 15, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 21, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 18, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 16, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 9 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 1, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 3 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 1 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 17 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 27 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 14 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 2 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 28 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 11 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 12 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
27 Balsam Close, Manchester, M13 9UL
25 Balsam Close, Manchester, M13 9UL
16 Balsam Close, Manchester, M13 9UL
18 Balsam Close, Manchester, M13 9UL
20 Balsam Close, Manchester, M13 9UL
14 Balsam Close, Manchester, M13 9UL
Flat 17, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 12, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 14, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 13, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 1, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 11, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
5 Hardshaw Close, Manchester, M13 9XZ
3 Hardshaw Close, Manchester, M13 9XZ
7 Hardshaw Close, Manchester, M13 9XZ
1 Hardshaw Close, Manchester, M13 9XZ
8 Hardshaw Close, Manchester, M13 9TN
6 Hardshaw Close, Manchester, M13 9TN
2 Hardshaw Close, Manchester, M13 9TN
Room 2 Flat 30, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 2 Flat 25, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Flat 15 Block D, Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 2 Flat 11, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 10, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 1, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 2, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 2, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 20, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 27, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 28, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Room 3 Flat 1, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 24, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 7, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 6, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 8 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA

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Room 3 Flat 5, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 20, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 23, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 2 Flat 12, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 9, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 3 Flat 9, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 12, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 1 Flat 9, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Flat 8 Block D, Kincardine Court, Kincardine Road, Manchester, M13 9QD
Flat 25 Block D, Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 4 Flat 16, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 3 Flat 23, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 4 Flat 5, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Flat 13 Block D, Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 6 Flat 18, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 3 Flat 19, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 3 Flat 18, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 4 Flat 1, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 1 Flat 18, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
Flat 11 Block D, Kincardine Court, Kincardine Road, Manchester, M13 9QD
Room 3 Flat 13, Block B Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 1, Block C Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 1 Flat 17, Block A Kincardine Court, Kincardine Road, Manchester, M13 9JA
Room 4 Flat 19, Block D Kincardine Court, Kincardine Road, Manchester, M13 9QD
11 Haymans Walk, Manchester, M13 9TF

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA