

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140358/FO/2024

Date registered valid: 10 July 2024

Proposal: Erection of a 4 storey building to form 24no. apartments following the demolition of the existing building

Address: Leapfrog Nursery, 26A Wilbraham Road, Manchester, M14 6JU

Ward(s): Fallowfield Ward

Applicant: Mr. Naveed Ashraf, Creative Property People Ltd

Agent (if any): Mr Barry Tang, Tang and Associates Ltd - Chartered Architects

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 9th December 2024

Application details

Type of application: Full Application Consent

Development type: Major Dwellings

Date of site visit: 9th August 2024

Standard consultations:

Printed: 30 July 2024 Expired: 20 August 2024

Neighbour notifications

Printed: 30 July 2024 Expired: 20 August 2024

Site notice

Posted: 9 August 2024 Expired: 31 August 2024

Press advert

Published: 6 August 2024 Expired: 20 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Application site

The site currently comprises a single storey building previously used as a nursery which the applicant indicates has been vacant for some time. The existing building sits within the curtilage of an adjacent three storey buff-brick detached building which retains some historic features such as bay windows with more recent additions to the rear, the building is currently in use as a language school.

To the rear of the application building is external space associated with its previous use and to the front is hard surfacing in use as a car parking area and fenced off external play space. Significant trees bound the site to its frontage with Wilbraham Road and to its western boundary separating it from the adjacent residential properties redeveloped in the 2000s to from apartment buildings arranged around the retained facades of the adjacent buildings to the west on Hart Road.

The area is predominantly residential in nature with numerous blocks of apartments found on the northern side of Wilbraham Road representing a range of periods of development along this major radial route. More domestic two storey residential properties can be found to the south. Platt Fields park lies directly beyond the rear boundary of the site and can be accessed via Hart Road to the west of the site. Fallowfield district centre lies approximately 500m to the east along Wilbraham Road which provides a range of services including restaurants and convenience food retailers.

Application proposals

The application submitted relates to the sites redevelopment to form a four storey apartment block to provide 24 apartments following the demolition of the existing building. The proposed building would provide 12 two bedroom apartments and 12 one bedroom apartments. The existing car parking area would be retained for use by occupiers and the site would also incorporate a bin store, a separate pedestrian access from Hart Road together with cycle parking spaces for each apartment. Landscaping would be retained to the rear of the property with the majority of trees retained albeit a significant tree on the western boundary would be removed and replanted elsewhere to facilitate the development.

The proposed building would be arranged forward of the adjacent language school building and apartment building on Hart Road to the west and extend north towards the park. A gap of 3m would be retained between the proposed four storey building and the adjacent Language school building and at its closest would be 5.5m away from the gable wall of the adjacent residential property at 1-7 Hart Road.

Consultations & Notification Responses

Nearby residents were notified of the proposals, a site notice was posted and an advertisement was placed in the Manchester Evening News, two responses were received raising the following comments:

- Parking issues arising in the local area and the proposals does not include adequate spaces that will exacerbate this issue
- There are private rights of access (relating to access, signage and utilities) that must not be infringed by the proposal
- There will be a need to mitigate construction impacts on adjacent properties and neighbours to not impact on day to day operations and activities.

MCC Highway Services - Raise no highway safety or capacity objections to the proposals. It is requested that conditions be applied to any approval relating to: the submission and approval of a travel plan, a construction Management Plan (CMP), Car Park Management Plan, EV parking, S278 works, Cycle parking, and Waste Management Plan

MCC Flood Risk Management Team - Recommend conditions relating to the submission and approval of a surface water scheme prior to the commencement of development and a condition for the verification of the installed approved scheme and maintenance and management of it.

MCC Environmental Health - Recommend the following conditions:

- Construction Management Plan
- External Lighting Scheme
- Acoustic Insulation of residential accommodation from noise from Wilbraham Road and Hart Road
- External Plant and Equipment Scheme designed to achieve noise levels below background
- Waste Management (We will need details of the Internal storage areas. The General waste bin provision proposed is not adequate based on the information given in the MCC Waste guidance
http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy
- EV charging points - the proposed is under the recommended 20% of spaces
- Full contaminated land condition - A Phase II assessment is proposed. The Appendices and maps appear to be missing from the Preliminary Risk Assessment, these will need to be submitted to discharge part of the standard condition

Greater Manchester Police (Design For Security) - 1) Access to the sides and rear of the apartment buildings should be secured and access restricted to residents. 2) The building should be built to Secured by Design standards.

Greater Manchester Ecology Unit - The most important ecological assets on the site are the trees at the site boundaries, it is understood that it would be possible to retain the majority of these trees. GMEU accept the results of the bat survey that the development will not have any impacts on bats. The Biodiversity Net Assessment has calculated that the plans will result in a net gain of some 21% in Habitat Units & 1,300 in Hedgerow Units. Given that the proposed habitat creation and enhancement works to the trees, neutral grassland and hedgerows are considered significant because they relate to medium distinctiveness habitats, these habitats will require a Habitat Monitoring and Management Plan (HMMP), detailing management prescriptions for the 30 year period. This HMMP should be secured by Condition.

United Utilities - In the absence of a detailed drainage plan for the development they recommend a pre-commencement condition for the submission and approval of a surface water drainage scheme.

Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the Core Strategy (adopted 2012), the Places for Everyone Joint Development Plan (adopted March 2024) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Local Development Framework - The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 - 2027 together with the recently adopted Places For Everyone (PfE) Joint Development Plan.

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

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle)

Policy DM1 (Development Management)

Policy H1 (Overall Housing Provision)

Policy H6 (South Manchester Housing)

Policy H8 (Affordable Housing)

Policy EN1 (Design Principles and Strategic Character Areas)

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

Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies).

Policy EN 8 (Adaptation to Climate Change)

Policy EN9 (Green Infrastructure)
Policy EN14 (Flood Risk)
Policy EN 15 (Biodiversity and Geological Conservation)
Policy EN 16 (Air Quality)
Policy EN 17 (Water Quality)
Policy EN 18 (Contaminated Land and Ground Stability)
Policy EN19 (Waste)
Policy T1 (Sustainable Transport)
Policy T2 (Accessible Areas of Opportunity and Need)

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine 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. Securing higher densities in the most accessible locations is identified as helping to maximise the ability of people to travel by walking, cycling and public transport and reduce the reliance on the car. Relevant policies of PfE in this instance are:

JP-S1: Sustainable development
JP-S2: Carbon and Energy
JP-S5: Flood Risk and the Water Environment
JP-S6: Clean Air
JP-Strat14: A sustainable and integrated transport network
JP-C8: Transport Requirements of New Development
JP-H1: Scale, Distribution and Phasing of New Housing
JP-H3: Type, Size and Design of New Housing
JP-H4: Density of New Housing
JP-P1: Sustainable Places
JP-G8: A Net Enhancement of Biodiversity and Geodiversity

Saved Unitary Development Plan Policies - Policy DC26.1, DC26.2 and DC26.5 relating to noise

The National Planning Policy Framework (December 2023) - sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role. The NPPF outlines a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted.

Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed. The following specific policies are considered to be particularly relevant to the proposed development:

Section 5 (Delivering a sufficient supply of homes)
Section 6 - (Building a strong and competitive economy)
Section 11 (Making Effective Use of Land)
Section 12 (Achieving Well-Designed Places)
Section 14 (Meeting the challenge of climate change, flooding and coastal change)
Section 15 (Conserving and enhancing the natural environment)

Other Material Considerations

Legislative requirements

Section 149 of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

Section 17 of the Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Issues

Principle -The principle of the redevelopment of the site for residential purposes is considered to be acceptable in general terms. The provision of residential dwellings in a sustainable existing urban area is supported by national and local policy. However, consideration must be given to the impacts of the proposal on residential and visual amenity, highway and pedestrian safety, affordable housing provision, density of development in this location, trees and landscaping. These are considered in more detail below.

Residential Amenity – There are adjacent residential properties to the immediate west of the site in the form of apartment buildings. The closest at 195 Hart Road provides accommodation over four floors. There are windows in the eastern elevation of the apartment building and these (based on the approved plans for that development) serve kitchens and bedrooms. The application proposals have been designed to provide windows that are set in and directed away from this elevation but there would be a series of windows on each floor of the proposed building serving living accommodation and bedroom spaces between 7 and 9 metres from the gable wall of the adjacent property at Hart Road. Given these distances and the design and orientation of the window openings on the proposed building it is not considered that this would give rise to unacceptable impacts on the privacy or overlooking of occupiers of the adjacent properties.

The adjacent property at number 26 Wilbraham Road is currently in use as an educational establishment (language school). There is a fire escape ladder and a series of windows looking towards the application site. The side gable of the proposed building has some side facing windows looking eastwards, again these have been designed to angle away from the adjacent building and whilst there may be some intervisibility between the internal rooms of the buildings this is not considered significant to future occupiers of the proposed building or those using rooms at 26 Wilbraham Road.

Visual Amenity - On the site is an existing single storey nursery building which is set forward of the building line, and given its small scale and mass is not visually obvious as it is largely screened by the frontage vegetation. Two and three storey Victorian villas occupy the adjacent plots to the application site, these have pitched roofs, gables, bays and dormers. Their elevations are broken up with brick ornamentation, and skyline interest which contribute positively to the street scene.

The proposed new apartment building would be larger in scale by over one storey and would be set substantially forward from 26 Wilbraham Road and also from the front building line of

properties in Hart Road. The proposed building at 4 storeys would extend across the site with its edges close to the side boundaries and over 18m forward from the front of 26 Wilbraham Road. Consequently, there would be a substantial amount of built form forward of the established building line along Hart Road and Wilbraham Road with a higher parapet and eaves line than the adjacent villas building. It would present a very bulky and boxy form of development that would be visible through the trees along the boundary of the site especially in winter months.

The massing would be very visually obtrusive when viewed from along Hart Road, and while this would be moderated by the boundary vegetation it would unacceptably eye catching through the gaps and a stark visual contrast with the surrounding built form. This is considered to be harmful and detract from the character of the area. As such the proposals are considered to have an unacceptable impact on the visual amenity and character of the area and would have a harmful impact on the streetscene.

Design - The proposed building design presents a monotonous window pattern, no variation or skyline interest and would thereby be at odds with the established character of the area where pitched roofs are prevalent. The adjacent villas with their pitched gabled frontages, bays and architectural features contribute to a lively characterful street scene. The proposed development by contrast has a commercial overtly urban character with monotonous window arrangement and nothing to break up the boxy and extensive footprint. As an infill building it would present an incongruous unattractive design in the streetscape completely at odds with the prevailing character. As such it would be contrary to paragraph 135 of the NPPF which requires new development to add the overall quality of the area and be sympathetic to local character. Policy EN1 of the Core strategy also requires development to enhance and reinforce local identity and would fail to do so.

The long blank side elevations would also provide very little visual interest and would appear overbearing when viewed from number 26 Wilbraham Road and Hart Road properties. The proposed flat roof form starkly contrasts with the skyline interest of the villas which have gables and dormers in the roof and would further emphasise the proposed mass of the new building. It is not agreed that the proposals would form a modern interpretation of the vernacular of existing extrusions and oriels observed at 193 Hart Rd reinvented into angled openings and recesses that would enhance the context. The repetitive approach to the elevation further emphasises the massing and scale and resonates more with commercial designs as opposed to the domestic suburban character of the area. The design of the proposal is thereby considered to be out of character with the area and fails to contribute to sense of place.

Density of development – The application site is not located within a district centre and is not identified within the Council's latest published strategic housing land availability assessment. Core Strategy policy H6 seeks to direct high density developments to existing district centres in South Manchester, outside of district centres priorities are identified for family housing, housing that meets the need of elderly people. In addition, PpE policy JP-H4 identifies minimum densities in various locations, for this location (Areas within GMAL 6 and above) it is indicated that the minimum density would be 50 dwellings per hectare. The application proposals are not within a district centre, although are within a sustainable location but would have a density well in excess of those minimum levels anticipated for sites such as the application one. Given the proposals are not provision for the elderly, family housing and would not be affordable housing provision it is not considered that the proposed density of development is compliant with the adopted housing policies for this area.

Sustainability – The proposals would be of modern construction to current building standards incorporating a fabric first approach to meet and exceed adopted local policies as set out within the submitted Environmental Standards Statement, the proposals would deliver a sustainable development that would assist in reducing CO2 emissions.

Trees- The site is not within a conservation area and none of the trees on site are subject to tree preservation orders. The Council's arborist has noted that the majority of works on higher profile trees are either in decline or the proposed solutions for construction are no dig methods to avoid adverse impacts on root protection zones. It is noted that one of the most important trees identified as a category A Lime Tree of high visual amenity value is identified for relocation in the site. There are concerns given the size of this tree, of its relocation and whether this can be successfully achieved to ensure its long-term survival. Had the proposals been acceptable in other regards then further information would have been requested relating to the potential for the relocation of this tree.

Landscaping – The proposed landscaping scheme would be required to deliver Biodiversity Net Gain enhancements on the site, the submitted information indicated that BNG would be in the order of 21% on site and as such as well as the national standard BNG condition, further conditions would have been required relating to the submission and approval of a detailed landscaping scheme to ensure the BNG details divulged were achieved on site together with the need for a section 106 legal agreement for a 30 year Habitat Monitoring and Management Plan of the approved details.

Highways and Car Parking – Following further clarifications and responses from the applicant to a number of comments raised in respect of pedestrian and vehicle access to the site, the proposals are not considered to give rise to unacceptable impacts on highway capacity of high or pedestrian safety issues. Had the proposals been acceptable it would have been necessary to attach conditions to any approval for improvements to the pedestrian environment around the site; provision of cycle storage for 24 bicycles, and provision of a full travel plan with a monitoring and management element.

Affordable Housing - The application was accompanied by a Financial Viability Assessment which has been independently verified. This confirms that the proposals would not be viable if a contribution were to be made towards affordable housing. Notwithstanding this assessment and the conclusions of it the applicant has indicated the wish to seek to make a financial contribution towards off site provision of affordable housing. Whilst it is not clear given the conclusions of the FVA on what basis a financial contribution could be reasonably sought by the Council such a contribution is not considered to overcome the harm and impacts identified.

Conclusion – The proposals would deliver benefits there would come in the form of: modern residential units to be constructed to current building standards and energy efficiency standards; construction of the building would deliver a range of economic benefits related to this phase although these have not been set out within the submission; provision of residential units in the city where there is a requirement to deliver residential development in various forms. However, in this instance the provision of a form of high density of development as set out within the application proposals is not considered to meet the requirements of adopted local planning policy and would give rise to a form and siting of development that is considered to give rise to harm to the character and visual amenity of the area/

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: Refuse

Article 35 Declaration

The application has been determined in accordance with Article 35 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. Whilst some matters were able to be discussed and resolved during the consideration of the proposals there remain outstanding matters that are not capable of being resolved and these are reflected in this decision notice.

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

1) The development by virtue of its siting, massing and design would appear as an incongruous form of development and detract from the character and visual amenity of the area contrary to Paragraph 135 of the NPPF, Places for Everyone Policy JP-P1 and Policies DM1 and EN1 of the Manchester Core Strategy.

2) The application site is not located within a South Manchester District Centre and the proposals are for a form of high-density residential development that does not meet the needs of the area. The proposals are therefore not considered to accord with policy H6 of the Manchester Core Strategy and policy JP-H4 of the Places for Everyone Joint Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit
Rusholme, Fallowfield & Moss Side Civic Society

67 Wilbraham Road, Manchester, M14 7DN
5 Carrington Road, Manchester, M14 6ED
9 Carrington Road, Manchester, M14 6ED
Flat I, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat 18, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 20, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 19, 24E Wilbraham Road, Manchester, M14 6JP
24C Wilbraham Road, Manchester, M14 6JP
24D Wilbraham Road, Manchester, M14 6JP
Hutchison 3G Man12076, Telecommunications Mast Opposite 55, Wilbraham Road, Manchester, M14 6JX
41 Wilbraham Road, Manchester, M14 7DH
Flat 3, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 16, 24E Wilbraham Road, Manchester, M14 6JP
Flat 1, 24B Wilbraham Road, Manchester, M14 6JP
Flat 19, Parkside, 193 Hart Road, Manchester, M14 7BA
Ground Floor And First Floor, 28 - 30 Wilbraham Road, Manchester, M14 7DW
Flat 25, Parkside, 193 Hart Road, Manchester, M14 7BA
63 Wilbraham Road, Manchester, M14 7DN
69 Wilbraham Road, Manchester, M14 7DN
Flat D, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat 14, 24D Wilbraham Road, Manchester, M14 6JP
Flat 12, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
24E Wilbraham Road, Manchester, M14 6JP
Flat 22, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 11, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
53 Wilbraham Road, Manchester, M14 7DN
Flat 1, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 8, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 17, 24E Wilbraham Road, Manchester, M14 6JP
Flat 5, 24B Wilbraham Road, Manchester, M14 6JP
Flat 3, 24B Wilbraham Road, Manchester, M14 6JP
Flat 1, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 24, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 35, Parkside, 193 Hart Road, Manchester, M14 7BA
2 Carrington Road, Manchester, M14 6ED
Flat B, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat 15, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 2, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
191 Hart Road, Manchester, M14 7BA
28 - 30 Wilbraham Road, Manchester, M14 7DW
First Floor And Second Floor, 28 - 30 Wilbraham Road, Manchester, M14 7DW
Flat 27, Parkside, 193 Hart Road, Manchester, M14 7BA

Flat 31, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 37, Parkside, 193 Hart Road, Manchester, M14 7BA
65 Wilbraham Road, Manchester, M14 7DN
1 Carrington Road, Manchester, M14 6ED
Flat J, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat 9, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 19, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 13, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
49 Wilbraham Road, Manchester, M14 7DH
Flat 6, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 12, 24C Wilbraham Road, Manchester, M14 6JP
Flat 7, 24C Wilbraham Road, Manchester, M14 6JP
Flat 4, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 3, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 2, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 5, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 21, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 12, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 30, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 38, Parkside, 193 Hart Road, Manchester, M14 7BA
59 Wilbraham Road, Manchester, M14 7DN
6 Carrington Road, Manchester, M14 6ED
Flat 17, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
7 Carrington Road, Manchester, M14 6ED
Flat C, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat F, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat 13, 24D Wilbraham Road, Manchester, M14 6JP
Ef, 26 Wilbraham Road, Manchester, M14 6JX
Flat 7, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 5, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 21, 24E Wilbraham Road, Manchester, M14 6JP
Flat 21, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 7, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 16, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 8, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 18, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 32, Parkside, 193 Hart Road, Manchester, M14 7BA
4 Carrington Road, Manchester, M14 6ED
3 Carrington Road, Manchester, M14 6ED
Flat E, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat 6, 24B Wilbraham Road, Manchester, M14 6JP
55 Wilbraham Road, Manchester, M14 7DN
47 Wilbraham Road, Manchester, M14 7DH
45 Wilbraham Road, Manchester, M14 7DH
43 Wilbraham Road, Manchester, M14 7DH
Flat 10, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 2, 24B Wilbraham Road, Manchester, M14 6JP
24B Wilbraham Road, Manchester, M14 6JP
Flat 9, 24C Wilbraham Road, Manchester, M14 6JP
Flat 10, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 11, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 15, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 9, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 17, Parkside, 193 Hart Road, Manchester, M14 7BA

Flat 23, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 33, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 26, Parkside, 193 Hart Road, Manchester, M14 7BA
2 Whitebrook Road, Manchester, M14 6FD
Flat A, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat K, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat 18, 24E Wilbraham Road, Manchester, M14 6JP
57 Wilbraham Road, Manchester, M14 7DN
Flat 20, 24E Wilbraham Road, Manchester, M14 6JP
Flat 14, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 16, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 4, 24B Wilbraham Road, Manchester, M14 6JP
Flat 22, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 13, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 14, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 20, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 28, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 29, Parkside, 193 Hart Road, Manchester, M14 7BA
61 Wilbraham Road, Manchester, M14 7DN
11 Carrington Road, Manchester, M14 6ED
Flat H, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat G, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU
Flat 4, Rodmill Court, 24A Wilbraham Road, Manchester, M14 6JU
Flat 11, 24C Wilbraham Road, Manchester, M14 6JP
Flat 15, 24D Wilbraham Road, Manchester, M14 6JP
Flat 8, 24C Wilbraham Road, Manchester, M14 6JP
Flat 10, 24C Wilbraham Road, Manchester, M14 6JP
Flat 6, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 36, Parkside, 193 Hart Road, Manchester, M14 7BA
Flat 34, Parkside, 193 Hart Road, Manchester, M14 7BA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA