

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140033/FO/2024

Date registered valid: 26 July 2024

Proposal: Erection of single-storey front, side and rear extensions; and change of use of first and second floors to create 2 no.1 bed self-contained apartments and 3 no. 2 bedroom apartments (Class C3) together with the installation of bike and bin stores and associated elevational alterations

Address: 579 - 581 Barlow Moor Road, Manchester, M21 8AE

Ward(s): Chorlton Park Ward

Applicant: Milan Group Mcr

Agent (if any): Mialex Ltd

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 September 2024

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 30 August 2024

Standard consultations:

Printed: 1 August 2024 Expired: 22 August 2024

Neighbour notifications

Printed: 1 August 2024 Expired: 22 August 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 site relates to Nos 579-581 Barlow Moor Road, a vacant, 4 storey building (including basement), formerly occupied by a bank.

The building which is situated at the corner of Barlow Moor Road and Silverwood Avenue is of traditional construction, comprising buff coloured masonry and a pitched tiled roof with gable features on the front roof slope. A roller shuttered shop front is positioned to the ground floor corner of the building.

To the rear is a small, private gated car park, accessed from Silverwood Avenue.



View of application property form Barlow Moor Road



View of rear of application property

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site lies adjacent to the busy main arterial route of Barlow Moor Road, a short distance from the junction with Wilbraham Road.

The site lies within Chorlton district centre – a large, busy neighbourhood centre containing a wide variety of small-scale retail, food and drink and other commercial uses.

The side roads off Barlow Moor Road, including the cul-de-sac of Silverwood Avenue to which the application property relates, are predominantly residential in character.

Description of development

Planning permission is sought for external alterations and extensions to the existing building, including a ground floor rear extension and the installation of aluminium awnings to provide external seating areas to the front and side of the building in connection with a new restaurant use at ground floor) and the change of use of upper floors to create 5 residential apartments.

It is proposed that a restaurant be created to the ground floor, though the change of use from former use of the building as a bank does not require permission, as both operations fall within the same use class – Class E.

In summary, the development comprises the following elements:

- Erection of single storey, flat roof rear extension with a width of 6.2 metres and rear projection of 3 metres to accommodate part of a new kitchen;

- Installation of aluminium awnings to provide external seating areas for new restaurant use at ground floor level to the front and sides of the host building;

- Re-positioning of existing gates to rear car park and creation of external cycle and refuse stores;
- Integration of new gable dormer roof extension within front roof slope facing Barlow Moor Road;
- Installation of a new rooflight within the front roof slope;
- Installation of two new extraction flues on rear elevation of the proposed single storey rear extension;
- Insertion of new window within rear elevation, and
- The removal of existing chimneys from main roof.

The proposed scheme relates to a revised proposal. Initially 7 x 1-bedroom apartments were proposed to the upper floors. Due to the Council's concerns regarding a lack of diversity for proposed accommodation, potential promotion of transient occupancy, internal floor areas and intensity of use, the proposal has been amended to 5 apartments, involving 3 x 2 bedroom and 2 x 1 bedroom apartments.

Consultations & Notification Responses

Local Residents/Occupiers – 2 representations have been received from neighbouring occupiers. Concerns are raised about the lack of off-street parking for the proposal, the number of 1-bedroom apartments and whether the proposal meets with the Council's internal space standards.

Chorlton Civic Society – No objection in principle, although the front and side conservatory is not considered acceptable in terms of its prominence and proposed use of materials. It is believed the canopy should be constructed of cast iron, originally typical of the area.

Electricity Northwest – Advice is provided to the applicant regarding the proximity of the application site to assets and infrastructure belonging to Electricity Northwest.

Highway Services - In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such there are no highways concerns.

The site is located within Chorlton district centre, with access to high frequency bus services along Barlow Moor Road and Wilbraham Road. Chorlton Metrolink stop is also a short walk from the site. Therefore, the accessible location of the site and the car parking restrictions surrounding the site would deter car parking.

The proposed development would result in the removal of a small number of car parking spaces at the rear of the site. Given the accessible location of the site and the car parking restrictions surrounding the site, the level of car parking provision is acceptable.

The existing access would remain in place to allow access to the service yard. The Planning Statement confirms that the gates will be repositioned. Confirmation is requested on whether the existing dropped kerb access will be repositioned to the north. If the access is repositioned and a new dropped kerb access required then a S278 agreement will be required.

Secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one space per unit.

A conservatory area is proposed along Barlow Moor Road and Silverwood Avenue elevation. It is understood that this conservatory area is located on the unadopted forecourt between the edge of the property and the adopted highway. It is therefore understood that there will be no impact on the adopted highway.

The proposal includes the installation of awnings to provide external seating areas for the proposed restaurant use at ground floor level. If there is any projection over the adopted highway, a Projection over License would be required.

A refuse storage area is noted within the site. This is considered to be appropriate to ensure no obstruction to the adjacent highway.

Environmental Health – No objection. Conditions are advised in relation to hours of use, servicing hours, waste management, acoustic insulation, external equipment, construction management and fume/odour control.

Planning History

054057/FO/SOUTH2/98

Change of use of 579A & 581 to Class A2 (Financial & Professional Services) with installation of new shopfront to 579-581. *Approved 7 May 1998.*

053903/FO/SOUTH2/98

Installation of auto teller machine. *Approved 30 March 1998.*

046134/FO/SOUTH2/94

Installation of new shopfronts to Barlow Moor Road and Silverwood Avenue elevations. *Approved 26 September 1994.*

F17463

Construction of a 1.800-metre-high chain link fence to car park at rear of Building Society Office. *Approved 17 May 1982.*

F16721

Alterations at ground floor level, including new shopfront for Building Society Office at No. 579 with a car park at the rear. *Approved 22 December 1981.*

F16045 (No.579 only)

Change of use from a shop to offices. *Approved 30 July 1981.*

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Policies DM1, SP1, T2, EC1-3, EC9, H1, H6, C1, C2, C6, EN4, EN6, EN14, EN16-19;
- Saved policies E3.3 and DC26 of the UDP;
- Places for Everyone Joint Development Plan;

- Guide to Development in Manchester (SPD)
- Manchester Residential Quality Guidance.
- National Planning Policy Framework (NPPF);

Issues

Principle

The proposal is considered to accord with policies H1 and H6 of the Core Strategy which outline that south Manchester will accommodate new residential development, with priority being given to family housing and other high value, high quality development where this can be sustained. Policy H6 in particular, states that higher density housing will be permitted within district centre locations.

The proposed development would make good use of a brownfield site, contribute to the Council's housing supply, effectively reuse a vacant building in a prominent location and be of an appropriate density in a highly sustainable, accessible part of the city.

The proposed extension and alterations to the host building do not raise any concerns in relation to residential or visual amenity, or the operation of the highway. On this basis, the principle of development is considered satisfactory.

Specific planning issues are considered further below.

Standard of Accommodation

The apartments comply with the Council's internal space standards and comprise 3 x 2 bedroom and 2 x 1 bedroom apartments ranging from 38 to 73 sqm.

The apartments exceed or align with City Council internal space standards and would be provide a good standard of accommodation, with a satisfactory level of ventilation and natural light to primary living areas.

The internal floorspace comprises the following:

- Apartment 1 – 2b/3p – 72.5sqm
- Apartment 2 – 2b/4p – 72 sqm
- Apartment 3 – 2b/3p – 62 sqm
- Apartment 4 – 1b/1p – 37.4 sqm
- Apartment 5 – 1b/1p – 38.3 sqm

The proposed density is considered acceptable for a district centre location.

Design, Scale and Appearance

The proposed extensions and elevational alterations are considered acceptable and in keeping with the immediate surroundings.

The single storey rear extension is modest in size and typical of other commercial premises in the area, including the neighbouring premises, with only partial views available from the outside the site along Silverwood Avenue.

Whilst the proposed works include a projecting enclosed terrace at ground floor level to the Barlow Moor Road frontage and Silverwood Avenue elevations, it is not believed that the projecting elements would be unduly harmful in terms of intrusiveness in the street-scene.

There are other examples of awnings to the front and side elevations of restaurant premises within the immediate street-scene, including Rudy's restaurant to the south of the site to the other side of Silverwood Avenue. The arrangement is not therefore unusual in the local context with the indicative use of external materials also reflecting that of similar developments nearby.

The proposed canopies would project above the existing windows, with a height of 2.6 m from ground level and finished in aluminium to ensure a quality, contemporary external appearance

On balance, the proposed development would enliven a vacant unit and would assimilate effectively into the local streetscape within a busy district centre without appearing incongruous. The impact to visual amenity as a consequence of the design, scale and appearance of the proposed extension is therefore considered acceptable.

Affordable Housing

Policy H8 of the Core Strategy states that an affordable housing requirement applies where 15 or more residential units are proposed.

As the number of new units proposed falls below the relevant threshold, there is no requirement for affordable provision in this instance.

Waste Management

The general principle of waste management arrangements is considered acceptable.

Sufficient space for waste storage is shown to the rear of the existing building for both the residential and commercial uses. As was previously the case, waste would be collected from the rear yard by a private waste contractor.

Environmental Health have requested details of additional bins for the proposed apartments, for which the rear yard could satisfactorily accommodate. A condition has been included to require further details by way of a revised waste management strategy.

Residential Amenity

With reference to the proposed rear extension and the impact to neighbouring occupiers, it is not considered that any significant, undue impact would result in terms of any over-dominance, overlooking or overshadowing. The rear extension is single storey with high level windows that face onto a blank gable and intervening alleyway. Due to its scale, window positioning, interface distance and relationship with the nearest residential properties, any harm as a result of physical presence of the extension is highly unlikely.

In terms of the side and front conservatory style extension, whilst introducing a closer relationship between neighbouring buildings along Silverwood Avenue, the extension reflects the relationship of a similar extension located at Rudy's pizza restaurant to the other side of the Silverwood Avenue/Barlow Moor Road junction.

Given the modest scale of the extension, the blank elevation facing the nearest residential property at No.4 Silverwood Avenue and an interface distance of approximately 15 metres, it is not considered that there would be any significant adverse

as a consequence of the physical presence of this extension.

In terms of levels of activity, the proposed development would result in the addition of 5 new apartments and increase ground floorspace to allow for an increase in restaurant covers. Within the context of a busy district centre environment, it not considered that resulting levels of activity would be significant. Conditions have been included in terms of acoustic insulation, hours of opening, servicing hours, fume extraction and waste management to ensure any impacts are suitably controlled.

Access

All works are contained within a private forecourt area, with the adopted footway remaining in situ, unaffected by the proposed works. As such, no public access would be impeded.

Ecology and Bio Diversity

There are no ecological concerns. The site largely comprises buildings and hardstanding and therefore given the characteristics of the site would be unlikely to result in any significant or undue harm to local ecology.

The proposed development is also exempt from legislative bio-diversity net gain requirements due to the affecting less than 25 sqm of on-site habitat and also as the development relates to a development of less than 9 units.

Highway Impact

The proposed development would result in the removal of a small number of poorly arranged car parking spaces, resulting in zero provision for the development.

Highways consider that given the highly accessible location of the site and the car parking restrictions surrounding the site which would deter parking, the lack of available off-road car parking provision can be accepted in this location. This is particularly so, given the sustainable location of the site within Chorlton district centre, with access to a range of shops and services, high frequency bus services along Barlow Moor Road and Wilbraham Road and with Chorlton Metrolink stop a short walk from the site.

Climate Change

As the proposal would result in the addition of a modest number of residential units and within the context of a busy district centre, adjacent to a main radial route, it is not considered that there would be any significant impact to air quality, particularly given the development would lead to a net loss of parking spaces and would be car free.

Construction Management

To ensure construction is effectively controlled and to prevent any disruption to existing occupiers in the area, or along key routes throughout this part the city, a condition is included which requires the submission and approval of a construction management plan which details amongst other matters, working practices, working hours, dust suppression, the parking of construction vehicles and the removal of waste.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter. The proposal is considered to be acceptable and therefore determined within a timely manner.

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:

Drawings referenced 18719-PL01/A, 18719-PL07/A, 18719-PL09/A, 18719-PL10/A,, 18719-PL11/A, received by the City Council as Local Planning Authority on 16 May 2024, drawing referenced 18719-PL12, received by the City Council as Local Planning Authority on 26 July 2024 and drawing referenced 18719-PL08/3, received by the City Council as Local Planning Authority on 5 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 Manchester Core Strategy.

3) Notwithstanding details submitted, no above ground 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. The development shall only be implemented in accordance with the agreed materials.

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, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy.

4) Within 1 month of the date of this planning permission, a schedule of days and hours of operation for the use of the conservatory seating area, as shown on drawing referenced 18719-PL07/A, received by the City Council as Local Planning Authority on 16 May 2024, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The conservatory area shall only be used in accordance with the approved details.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

5) Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours:

07.30 to 20.00 hrs Monday to Saturday;

No deliveries/waste collections on Sundays and Bank Holidays.

Reason - To safeguard the amenities of nearby occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy

6) No music or amplified sound shall be played within the conservatory seating area, as shown on drawing referenced 18719-PL07/A, received by the City Council as Local Planning Authority on 16 May 2024, at any time.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

7) a) Notwithstanding details submitted, prior to the apartments hereby approved being occupied, a scheme for acoustically insulating the proposed residential accommodation against noise from Barlow Moor Road and nearby commercial uses shall be submitted to and approved in writing by the City Council as Local Planning Authority. The potential for overheating shall also be assessed and the noise insulation scheme should take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the approved flats are occupied.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development 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 - In order to safeguard the amenity of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1, H1 and DM1 of the Manchester Core Strategy.

8) a) Any new externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Within 1 month of the equipment becoming operational, a verification report shall be submitted to and agreed in writing by the City Council as Local Planning Authority to validate that any external equipment conforms to the requirements of part a of this condition.

Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in preexisting background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan and policies DM1 and SP1 of the Manchester Core Strategy.

9) a) Notwithstanding details submitted, fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a more detailed scheme to be submitted to and approved in writing by the City Council as Local Planning Authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as Local Planning Authority that the approved scheme has been implemented. The development shall only operate in accordance with the agreed details and shall be retained and maintained thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC10 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy. A schematic diagram from the proposed kitchen extract system is required to identify where the abatement and silencing equipment will be fitted.

10) The cycle storage area shown on drawings referenced 18719-PL07/A and 18719-PL12 received by the City Council as Local Planning Authority on 16 May 2024 and 26 July 2024 respectively, shall be implemented in full prior to the apartments hereby approved being occupied and shall remain available for use at all times thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

11) Notwithstanding details submitted, the apartments hereby approved shall not be occupied until a revised scheme for the storage (including segregated waste recycling) and disposal of

refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. 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 public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy. Further bins are required for the residential use.

12) Prior to the commencement of development, a construction management/fit-out plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.
- Loading and unloading of plant and materials;
- Storage of plant and materials;
- Site hoarding; scaffolding and acoustic fencing.

The development shall only be carried out in accordance with the approved construction management plan.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

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

13) The residential units hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as short-term lets, serviced apartments/apart hotels, do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

14) 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) none of the residential units hereby approved shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020, or in any provision equivalent to that Class in any statutory

instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

Informatives

1) The development is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. The applicant should verify such details by contacting Electricity North West, Land Rights & Consents, Frederick Road, Salford, Manchester M6 6QH.

Furthermore, should there be a requirement to divert the apparatus because of the proposed works, the applicant should be advised that the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. The Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Electricity Northwest
Chorlton Voice

Car Park Adjacent 436, Barlow Moor Road, Manchester, M21 0AB
1B Silverwood Avenue, Manchester, M21 8BN
577 Barlow Moor Road, Manchester, M21 8AE
1A Silverwood Avenue, Manchester, M21 8BN
Kentoms Garage, Silverwood Avenue, Manchester, M21 8BN
8 Silverwood Avenue, Manchester, M21 8BN
6 Silverwood Avenue, Manchester, M21 8BN
3 Silverwood Avenue, Manchester, M21 8BN
Flat Rear Of, 428 Barlow Moor Road, Manchester, M21 8AD
Flat 2, 573A Barlow Moor Road, Manchester, M21 8AE
Flat 1, 573A Barlow Moor Road, Manchester, M21 8AE
Second Floor, 575 Barlow Moor Road, Manchester, M21 8AE
First Floor, 575 Barlow Moor Road, Manchester, M21 8AE
Flat 3, 7 Silverwood Avenue, Manchester, M21 8BN
Flat 2, 7 Silverwood Avenue, Manchester, M21 8BN
Flat 1, 7 Silverwood Avenue, Manchester, M21 8BN
430A Barlow Moor Road, Manchester, M21 8AD
Flat 2, 5 Silverwood Avenue, Manchester, M21 8BN
Flat 1, 432 Barlow Moor Road, Manchester, M21 8AD
430 Barlow Moor Road, Manchester, M21 8AD
426A Barlow Moor Road, Manchester, M21 8AD
Flat 2, 432 Barlow Moor Road, Manchester, M21 8AD
Flat 3, 5 Silverwood Avenue, Manchester, M21 8BN
Flat 1, 5 Silverwood Avenue, Manchester, M21 8BN
426 Barlow Moor Road, Manchester, M21 8AD
432 Barlow Moor Road, Manchester, M21 8AD
428 Barlow Moor Road, Manchester, M21 8AD
583 Barlow Moor Road, Manchester, M21 8AE
575 Barlow Moor Road, Manchester, M21 8AE
424 Barlow Moor Road, Manchester, M21 8AD
10 Silverwood Avenue, Manchester, M21 8BN
4 Silverwood Avenue, Manchester, M21 8BN
9 Silverwood Avenue, Manchester, M21 8BN
577A Barlow Moor Road, Manchester, M21 8AE
424A Barlow Moor Road, Manchester, M21 8AD
2 Silverwood Avenue, Manchester, M21 8BN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA