MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140480/JO/2024
Date registered valid:	10 July 2024
Proposal:	Variation of conditions 2 (specified plans), 12 (electric vehicle charging points) and 19 (landscaping) to allow for amendments to the site layout including changes to the access vehicle lane, revision to circulation route, increase in electric vehicle charging points, and to approve details previously agreed to discharge condition nos. 8 (refuse storage), 10 a) (contaminated land), 13 (pedestrian walkway), 14 (drainage), 18 (Secured by Design) and 20 (construction management) attached to planning permission 132835/FO/2022.
Address:	Tesco Stores Ltd, Altrincham Road, Manchester, M23 9TJ
Ward(s):	Brooklands Ward
Applicant:	Mr Bruce Layzell, Chickens Cabins Ltd
Agent (if any):	Mr. Adam Beamish, Beamish Planning Consultancy
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	1 November 2024

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Retail

Date of site visit: 8 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/area

The site comprises of a section of the Tesco Supermarket car park adjacent to Altrincham Road. To the south of the site, stands the Tesco petrol filling station, while to the north, on the opposite side of Altrincham Road, lies the Brookway Retail Park. To the east of the site lies the remainder of the car park used by patrons of the supermarket, while to the west is the access road and beyond that a football pitch

Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

Planning permission to undertake the following was approved in June 2022 under reference 132835/FO/2022:

> *Erection of a single storey building to form mixed restaurant and hot food takeaway use (sui generis), incorporating a 'drive-thru' facility, car and cycle parking, the creation of a new pedestrian and cycle footpath link into the site from Altrincham Road and associated landscaping within part of existing supermarket car park*

The applicant is now applying to vary condition nos. 2 (specified plans), 12 (electric vehicle charging points) and 19 (landscaping) to allow for amendments to the site layout including changes to the access vehicle lane, revision to circulation route and increase in electric vehicle charging points.

They are also applying to vary condition nos. 8 (refuse storage), 10 a) (contaminated land), 13 (pedestrian walkway), 14 (drainage), 18 (Secured by Design) and 20 (construction management) to include the information submitted to previously discharge them under several separate Discharge of Condition applications. Works have commenced on site to deliver the planning approval.

Consultations & Notification Responses

Local Residents – No comments received.

Ward Councillors – Cllr Evans has raised a number of concerns regarding egress from this site, with traffic lights only allowing 4 to 5 cars to turn right or straight across to Aldi. His concern is that traffic will build up inside the site and back up blocking access to the garage.

Highway Services – Have made the following comments:

- As a result of the revised site layout, a total of 140no. existing Tesco car park spaces would be lost, compared with 71no. spaces lost by the consented scheme. The existing number of disabled and Electric Vehicle (EV) charging places on the Tesco car park will be unaffected. In total, 385no. car parking spaces will be provided. Highways consider the proposed level of car parking provision across the wider site to be acceptable.

- CONDITION 8 – REFUSE The recently submitted plans still incorporate an external yard will be used to store bins as per the previous approval/condition discharge. This is considered acceptable by Highways.
- CONDITION 12 (EV CHARGING) Recently submitted plans still show a total of 5no. EV bays to be provided within the restaurant and hot food takeaway. This is considered acceptable by Highways.
- CONDITION 13 (PEDESTRIAN WALKWAY) Condition 13 required provision of a hatched pedestrian walkway running parallel with the northern site boundary in order to provide safe pedestrian connectivity. This has been incorporated into the recently submitted plans/site layout and is considered acceptable by Highways.
- CONDITION 20 (CONSTRUCTION MANAGEMENT PLAN) Highways do not envisage that any update to the approved Construction Management Plan will be required to reflect the revised scheme. The previously approved/discharged CMP is considered acceptable by Highways.

Environmental Health – Part A of the Contaminated Land condition can be discharged; the EV charging points should be 7kW minimum; the CMP condition has been previously discharge.

Flood Risk Management – No objections to the revisions.

United Utilities Water PLC – No objection to the variation of the drainage condition.

Policies

The National Planning Policy Framework (December 2023) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. 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 Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Policy JP-P2: Heritage (Heritage) – This policy states that the member authorities will proactively manage and work with partners to positively conserve, sustain and enhance their respective historic environments, heritage assets and their settings.

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

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

Policy SP1, *Spatial Principles,* - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Issues

Principle of the Proposal – Given the previous approval, the principle of the application proposals is considered to be acceptable. Notwithstanding this, the impact of the proposed amendments on pedestrian and highway safety, as well as residential and visual amenity, must be assessed.

Design and Siting – The design and siting of the proposed restaurant and associated car parking facilities remains acceptable.

Car Parking and Vehicular Movements – Revised plans show that the vehicle lane providing access into the approved restaurant and hot food takeaway use will commence earlier within the Tesco car park than as originally approved, with a revised circulation route including two dedicated right turn pockets into the Tesco car park. The proposed works would likely result in more efficient vehicle operations throughout the wider site and as a result Highway Services have welcomed these changes.

The approved restaurant and hot food takeaway servicing lay-by will be retained. An updated swept-path assessment of a 11.5m refuse truck has also been provided with updated assessment of the drive-thru lane. As a result of the revised site layout, a total of 140no. existing Tesco car park spaces would be lost, compared with 71no. spaces lost by the consented scheme. The existing number of disabled and Electric Vehicle (EV) charging places on the Tesco car park will be unaffected. In total, 385no. car parking spaces will be provided. The submitted Transport Statement Addendum provides an updated parking demand assessment, based on the findings of a car parking demand survey undertaken on Saturday 6th April 2024. The analysis shows that there will be a combined (i.e. both the Tesco and the restaurant and hot food takeaway) peak parking demand of 254no. cars, with remaining capacity for 131no. cars.

Highway Services recognised that the original Transport Assessment showed a maximum parking demand at a higher level of 330no. cars (on a Saturday, between 13:00 - 14:00) based on surveys recorded in 2019. While this shows the 'worst case' scenario it still demonstrates that there is an adequate level of remaining car parking capacity. Highway Services also recognised that there are likely to be a level of linked trips between both elements of the wider site and so the assessments undertaken can be considered as robust. They raise no objections to the proposals or impacts on the highway network as a result of the proposals.

In light of the above, it is considered that amendments to the number of parking spaces provided on the site and the internal arrangements for vehicle circulation are considered acceptable.

Pedestrian and Highway Safety – Given the comments of Highway Services it is not considered that the proposal would have a detrimental impact upon the levels of pedestrian and highway safety enjoyed both within the site and on Altrincham Road.

Residential and Visual Amenity – It is not considered that the proposed amendments to the scheme would have a detrimental impact upon the levels of residential and visual amenity enjoyed within the vicinity of the site.

Vehicle Charging Points – An increase in the number of charging points from 2 to 5 is welcomed.

Landscaping – The proposed landscaping scheme which was previously discharge under application CDN/23/0153 is still considered acceptable.

Drainage – Both Flood Risk Management and United Utilities have confirmed their acceptance of the proposed drainage scheme.

<u>Other Legislative Requirements</u>

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 polices 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 to resolve any problems arising in relation to dealing with the planning application.

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

1) The development hereby approved shall be carried out in accordance with the following drawings stamped as received on 3 February 2022:

a) Location Plan
b) Site Plan
c) DML-XX-GF-DR-M-5001 P01
d) 0000/2022/P100
e) 0000/2022/P101
f) 0000/2022/P211
g) 0000/2022/P212

and the following drawings received on 10 July 2024:

h) 0000/2022/P121 Revision B (proposed site layout plan)
i) 0000/2022/P123 Revision B (proposed landscaping plan)
j) 0000/2022/G910 Revision F (working drawing landscaping plan)

Documents associated with condition discharge applications: CDN/23/0076 on 20.02.2024

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.

2) The development hereby approved shall be implemented using the materials detailed on drawing nos. 0000/2022/P211 and 0000/2022/P212, stamped as received on 3 February 2022.

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.

3) The premises shall not be open outside the following hours:-

a) 1100hrs to 2300hrs

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

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

a) 0730hrs to 2000hrs on Mondays to Saturdays
b) 1000hrs to 1800hrs on Sundays and Bank Holidays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

5) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with the Mechanical Engineering Specification prepared by Denmech (ref. 1010-DML010-XX-XX-RP-M-5001 P01), stamped as received on 3 February 2022.

Reason - In the interests of the amenities of the occupiers of nearby residential properties, pursuant to Policy DM1 in the Manchester Core Strategy.

6) a) All externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the Noise Impact Assessment (Sharps Redmore, ref. 2120813), stamped as received on 3 February 2022.

b) Prior to the operational phase of the development 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 throughout the development conforms to the recommendations and requirements of the approved impact assessment. The report shall also undertake post completion testing to confirm that the 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 agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy and saved UDP Policy DC26.

7) The storage and disposal of refuse shall be undertaken in accordance with details contained within drawing no. 0000/2022/P100 and "Biffa's Collection Vehicles", received on 10 July 2024. The approved scheme shall remain in situ whilst the development is in operation.

Reason - In the interests of amenity and public health, pursuant to Policy DM1 in the Manchester Core Strategy.

8) a) Any external lighting shall be designed and installed in accordance with the Lighting Assessment (External Lighting document by Liteideas) stamped as received on 3 February 2022.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to Policy DM1 in the Manchester Core Strategy.

9) When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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

10) The car parking hereby approved shall be laid out, demarcated and made available prior to the occupation of the commercial development hereby approved.

Reason - In the interests of pedestrian and highways safety and to ensure the satisfactory development of the site, pursuant to Policy DM1 in the Manchester Core Strategy.

11) The provision of electric vehicle charging points, which shall be a minimum of 7kW, shall be undertaken and thereafter retained in-situ, in accordance with the details shown on drawing no. 0000/2022/P121 Revision B.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy.

12) The hatched pedestrian walkway, as shown on drawing no. 0000/2022/P121 Revision B, shall be provided and thereafter maintained prior to the development hereby approved becoming operational.

Reason - In the interests of pedestrian and highways safety and to ensure the satisfactory development of the site, pursuant to Policy DM1 in the Manchester Core Strategy.

13) The surface water drainage scheme shall be implemented and thereafter maintained in accordance with the Drainage Strategy (Waterco) and following drawings received on 10 July 2024:

a) Drainage Strategy (Revision 04 dated July 2024) prepared by Waterco.
b) Drawing no. 1747-4/1 Rev. H - drainage details (sheet 1 of 2) prepared by Stevenson Calam Associates
c) Drawing no. 1747-4/2 - drainage details (sheet 2 of 2) prepared by Stevenson Calam Associates
d) Drawing no. 1747-4/3 Rev. E - external works (sheet 1 of 2) prepared by Stevenson Calam Associates
e) Drawing no. 1747-4/4 - external works (sheet 2 of 2) prepared by Stevenson Calam Associates
f) Drawing no. 1747-4/5 Rev. A - foundation details and stanchion setting out plan prepared by Stevenson Calam Associates
g) Drawing no. 1747-4/6 Rev. A - ground floor slab details prepared by Stevenson Calam Associates
h) Drawing no. 1747-4/7 Rev. A - roof framing plan prepared by Stevenson Calam Associates
i) Drawing no. 1747-4/8 Rev. A - section through building & view on grid line 'H' prepared by Stevenson Calam Associates
j) Drawing no. 1747-4/9 Rev. A - view on grid lines 'A', 'B', 'C', & 'M' prepared by Stevenson Calam Associates
k) Drawing no. 1747-4/10 Rev. A - elevation details on grid lines 1 & 8 prepared by Stevenson Calam Associates
l) Drawing no. 1747/4/20 Rev. A - flood exceedance flow routes prepared by Stevenson Calam Associates

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policies EN08 and EN14 in the Manchester Core Strategy and in light of national policies within the NPPF and NPPG.

14) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

a) Verification report providing photographic evidence of construction as per design drawings;
b) As built construction drawings if different from design construction drawings;
c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to Policies EN08 and EN14 in the Manchester Core Strategy and in light of national policies within the NPPF and NPPG.

15) The cycle parking facilities, as shown on drawing no. 0000/2022/P121A and 123A, stamped as received on 3 February 2022, shall be installed and thereafter remain in situ prior to the commencement of the operational phase of the development hereby approved.

Reason - In the interests of air quality and to encourage the use of transport other than the car, pursuant to Policy EN16 in the Manchester Core Strategy.

16) The development hereby approved shall not be occupied until a detailed Travel Plan has been submitted to and approved by the City Council as local planning authority. The detailed Travel Plan shall be developed in accordance with the Framework Travel Plan (prepared by Mode Transport Planning and stamped as received on 3 February 2022) and implemented in accordance with an agreed timeframe.

Reason - To encourage the use of transport other than single occupancy of a car in accordance with the principles of sustainable transport, pursuant to the provisions contained within policy SP1 in the Manchester Core Strategy.

17) The security measures, as shown on the drawings and documents below, received on the 10 July 2024, shall be incorporated into the development hereby approved, and thereafter retained, prior to the use becoming operational:

a) Drawing no. 0000/2022/G900 Revision A - proposed ground floor shell plan prepared by Frank Belshaw Building Surveyors
b) Drawing no. 0000/2022/G902 Revision A - building sections sheet 1 prepared by Frank Belshaw Building Surveyors
c) Drawing no. 0000/2022/G903 Revision A - building sections sheet 2 prepared by Frank Belshaw Building Surveyors
d) Drawing no. 0000/2022/G905 Revision A - working elevations sheet 1 prepared by Frank Belshaw Building Surveyors
e) Drawing no. 0000/2022/G906 Revision A - working elevations sheet 2 prepared by Frank Belshaw Building Surveyors
f) Drawing no. 0000/2022/G907 Revision A - doors & window schedule prepared by Frank Belshaw Building Surveyors
g) Letter from Greater Manchester Police (12th October 2022).

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

18) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing nos. 0000/2022/P121 Revision B, 0000/2022/P123 Revision B and 0000/2022/G910 Revision F, shall be implemented not later than 12 months from the completion of the building works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

19) The development shall be undertaken in accordance with the Construction & Environmental Management Plan (Revision B May 2024) The approved plan/statement shall be adhered to throughout the demolition/construction period.

Reason - In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC

LiDL, 2 Timpson Road, Manchester, M23 9LL
87 Gateacre Walk, Manchester, M23 9BA
Timpson At Tesco, Tesco Stores Ltd, Altrincham Road, Manchester, M23 9TJ
Pets At Home, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL
British Energy Plc, Timpson Road, Manchester, M23 9LL
97 Gateacre Walk, Manchester, M23 9BA
93 Gateacre Walk, Manchester, M23 9BA
Aldi, 580 Altrincham Road, Manchester, M23 9SR
Virgin Media, Timpson Road, Manchester, M23 9WX
MATALAN RETAIL LTD, Units 2-3, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL
B&M RETAIL LIMITED, Unit 1, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL
WICKS PLC, Unit 4, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL
Brookway Retail Park, Altrincham Road, Manchester, M23 1DN
Brooklands Library, Manchester Health Academy, Moor Road, Manchester, M23 9BP
Dixons Brooklands Academy, Moor Road, Manchester, M23 9BP
56 Churchstoke Walk, Manchester, M23 9AD
17 Arden Lodge Road, Manchester, M23 9AF
29 Arden Lodge Road, Manchester, M23 9AF
Vision Express, Tesco Stores Ltd, Altrincham Road, Manchester, M23 9TJ
30 Churchstoke Walk, Manchester, M23 9AD
24 Churchstoke Walk, Manchester, M23 9AD
36 Churchstoke Walk, Manchester, M23 9AD
26 Churchstoke Walk, Manchester, M23 9AD
32 Churchstoke Walk, Manchester, M23 9AD
14 Churchstoke Walk, Manchester, M23 9AD
10 Churchstoke Walk, Manchester, M23 9AD
1 Rothermere Walk, Manchester, M23 9BF
755 Altrincham Road, Manchester, M23 9BD
55 Arden Lodge Road, Manchester, M23 9AF
753 Altrincham Road, Manchester, M23 9BD
5 Rothermere Walk, Manchester, M23 9BF
3 Rothermere Walk, Manchester, M23 9BF
759 Altrincham Road, Manchester, M23 9BD
757 Altrincham Road, Manchester, M23 9BD
46 Churchstoke Walk, Manchester, M23 9AD
42 Churchstoke Walk, Manchester, M23 9AD
40 Churchstoke Walk, Manchester, M23 9AD
38 Churchstoke Walk, Manchester, M23 9AD
62 Churchstoke Walk, Manchester, M23 9AD
48 Claverham Walk, Manchester, M23 9PJ
16 Churchstoke Walk, Manchester, M23 9AD
2 Churchstoke Walk, Manchester, M23 9AD
20 Churchstoke Walk, Manchester, M23 9AD
12 Churchstoke Walk, Manchester, M23 9AD
68 Churchstoke Walk, Manchester, M23 9AD

70 Churchstoke Walk, Manchester, M23 9AD
34 Churchstoke Walk, Manchester, M23 9AD
85 Gateacre Walk, Manchester, M23 9BA
89 Gateacre Walk, Manchester, M23 9BA
83 Gateacre Walk, Manchester, M23 9BA
81 Gateacre Walk, Manchester, M23 9BA
91 Gateacre Walk, Manchester, M23 9BA
50 Churchstoke Walk, Manchester, M23 9AD
Wythenshawe Town FC, Timpson Road, Manchester, M23 9LL
11 Arden Lodge Road, Manchester, M23 9AF
19 Chartwell Drive, Manchester, M23 9PG
39 Arden Lodge Road, Manchester, M23 9AF
33 Arden Lodge Road, Manchester, M23 9AF
23 Arden Lodge Road, Manchester, M23 9AF
45 Arden Lodge Road, Manchester, M23 9AF
28 Churchstoke Walk, Manchester, M23 9AD
58 Churchstoke Walk, Manchester, M23 9AD
74 Churchstoke Walk, Manchester, M23 9AD
44 Churchstoke Walk, Manchester, M23 9AD
22 Churchstoke Walk, Manchester, M23 9AD
52 Churchstoke Walk, Manchester, M23 9AD
4 Churchstoke Walk, Manchester, M23 9AD
18 Churchstoke Walk, Manchester, M23 9AD
75 Gateacre Walk, Manchester, M23 9BA
79 Gateacre Walk, Manchester, M23 9BA
77 Gateacre Walk, Manchester, M23 9BA
64 Gateacre Walk, Manchester, M23 9BA
9 Arden Lodge Road, Manchester, M23 9AF
17 Chartwell Drive, Manchester, M23 9PG
66 Gateacre Walk, Manchester, M23 9BA
101 Gateacre Walk, Manchester, M23 9BA
49 Arden Lodge Road, Manchester, M23 9AF
72 Churchstoke Walk, Manchester, M23 9AD
48 Churchstoke Walk, Manchester, M23 9AD
27 Arden Lodge Road, Manchester, M23 9AF
64 Churchstoke Walk, Manchester, M23 9AD
60 Churchstoke Walk, Manchester, M23 9AD
66 Churchstoke Walk, Manchester, M23 9AD
6 Churchstoke Walk, Manchester, M23 9AD
95 Gateacre Walk, Manchester, M23 9BA
35 Arden Lodge Road, Manchester, M23 9AF
25 Arden Lodge Road, Manchester, M23 9AF
37 Arden Lodge Road, Manchester, M23 9AF
15 Arden Lodge Road, Manchester, M23 9AF
13 Arden Lodge Road, Manchester, M23 9AF
21 Chartwell Drive, Manchester, M23 9PG
68 Gateacre Walk, Manchester, M23 9BA
99 Gateacre Walk, Manchester, M23 9BA
53 Arden Lodge Road, Manchester, M23 9AF
43 Arden Lodge Road, Manchester, M23 9AF
51 Arden Lodge Road, Manchester, M23 9AF
47 Arden Lodge Road, Manchester, M23 9AF
41 Arden Lodge Road, Manchester, M23 9AF
21 Arden Lodge Road, Manchester, M23 9AF

31 Arden Lodge Road, Manchester, M23 9AF
8 Churchstoke Walk, Manchester, M23 9AD
19 Arden Lodge Road, Manchester, M23 9AF
54 Churchstoke Walk, Manchester, M23 9AD

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 (Middle) -
Area Team Boundary - Name: SOUTH AREA