

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140678/FO/2024

Date registered valid: 14 August 2024

Proposal: Conversion of property room 9-bed HMO (sui generis) to 12-bed HMO (sui generis) with associated elevational alterations

Address: 50 Richmond Grove, Manchester, M13 0DP

Ward(s): Ardwick Ward

Applicant: Parc Housing Limited

Agent (if any): HAD & Co Property Consultants Ltd

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 2 October 2024

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 3 September 2024 and 26 September 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 August 2024 Expired: 18 September 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application relates to a distinctive three storey end of terrace house located in an area with a high concentration of HMO accommodation. The application property is characterised by a semi-hexagonal ground floor bay and recessed doorway accessed via steps. The principal elevation comprises of white painted brickwork and a grey slate pitched roof. Unpainted brickwork is retained to the side and rear elevations. The eaves line broken by a roof extension forming part of the original property. The front boundary has been removed to facilitate forecourt car parking within an area of hard surfacing. The rear elevation comprises of a 3-storey outrigger with a deeply recessed section of the rear elevation positioned adjacent to the boundary with No 52. The arrangement of built form is reflected in the composition of No 52. The component parts of the rear elevation comprise of vertically arranged windows over 3 floors. The property has an elongated rear garden yard enclosed by a mix of brick walls and timber fencing. The use of property as a large house in multiple occupation for 7 to 9 tenants (Sui Generis) was established through the approval of a certificate of lawful existing use or development (CLEUD) application ref: 139663/LE/2024 approved on 24 May 2024.



Ffg.1 – Application property viewed from Richmond Grove



Fig.2 – Position of proposed front lightwell and window



Fig. 3 – Rear of application property



Fig.4 – Position of proposed rear lightwell and window

Description of development

The proposed development would involve:

1. External works

1.1 Front Elevation – The hard surfaced garden area adjacent to the front elevation would be partially excavated to form a lightwell serving new windows inserted into the exposed semi-hexagonal bay. The windows would relate to a bedroom in the basement. Although access to the bedroom would be undertaken from within the building, the lightwell would incorporate steps and a balustrade to facilitate emergency egress.



Fig.5 – Proposed elevations

2. Rear elevation

2.1. A pair of double patio doors would be inserted into the ground floor rear elevation of the three storey outrigger. Related steps would be introduced in response to changes in ground and internal floor levels.

2.2. An elongated lightwell would be formed along the full length of the side (east) elevation of the rear outrigger. The partial exposition of the basement would allow the insertion of a new window into the recessed elevation. The window would provide emergency egress from a related bedroom via steps to the related lightwell.

3. Internal works

3.1 The development would increase the number of bedrooms from 9 to 12.

3.2 The proposed layout would involve:

- i. Basement – Three bedrooms with en suite bathrooms
- ii. Ground floor - One bedroom with en suite bathroom, living / dining room and kitchen.
- iii. First floor - One bedroom with en suite bathroom, three bedrooms and two shared bathrooms.
- iv. Second floor – One bedroom with en suite bathroom, three bedrooms, one bathroom and laundry.

4. Bin storage – Total of 8 bins would be arranged in open storage in the front garden area. The following capacities have been identified:

- i. 2 x 240 litre bins – General refuse
- ii. 2 x 240 litre bins – Pulpable recycling
- iii. 2 x 240 litre bins – Mixed recycling
- iv. 2 x 240 litre bins – Garden waste
- v. 1 x 23 litre bin – Food waste (internal storage).

5. Cycle storage – A 12 cycle storage enclosure has been identified in the rear garden area. Details of its appearance and specification have not been submitted.



Fig.6 – Proposed internal layout

Site history

- i. 139663/LE/2024 - Approved (CLEUD application): 24 May 2024
Use of property as a Large House in Multiple Occupation for 7 to 9 tenants (Sui Generis)
- ii. 136612/LE/2023 – Refused: 23 May 2023
Use of property as a 9 bedroom House in Multiple Occupation (Sui Generis)
- iii. 135497/FH/2022 – Withdrawn: 14.March 2023
Elevational alterations to include windows, additional steps to front elevation and new patio escape door to rear
- iv. 093342/FU/2010/N2 – Withdrawn: 11 November 2010
Change of use of dwellinghouse into 9 bedroom house in multiple occupation, with 2 car parking spaces to front of dwelling

Consultations & Notification Responses

Local residents – No comments received.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2023. It represents key up to date national policy and is an important material consideration in determining the current application. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
- ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
- iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. The following aspects of the Framework are relevant.

- i. Chapter 5 Delivering a sufficient supply of homes - States that to support the Government's objective of significantly boosting the supply of homes, it is important that: a sufficient amount and variety of land can come forward where it is needed; the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. In this case, the development would increase the intensity of occupation and related noise and disturbance. The potential harm to amenity attributable to the development would outweigh any increase in the supply of residential accommodation. The development would thereby fail to be positively related to chapter 5.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the PPG:

- i. Consultation and pre-decision matters;
- ii. Health and well-being;
- iii. Noise.

It is not considered that the development would accord with points (ii) and (iii) for the reasons set out in this report.

Places for Everyone - Is a Joint Development Plan Document and provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan. To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation. The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023. Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report. Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The following policies are relevant:

- i. Policy JP-P1 Sustainable Places – States that, amongst other things, development should be socially inclusive:

- A. Responding to the needs of all parts of society;
- B. Enabling everyone to participate equally and independently;
- C. Providing opportunities for social contact and support; and
- D. Promoting a sense of community.

The development would fail to accord with policy JP-P1 due to the harm caused by the development and discussed in this report.

- ii. Policy JP-C6: Walking and Cycling – Discusses measures required to deliver a higher proportion of journeys made by walking and cycling. The development would contribute to this objective through the provision of cycle storage, which would encourage the adoption of a sustainable transport mode.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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.'

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice through: the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents and responding to the diverse needs of all members of the community and the protection and enhancement of the built and natural environment;
- b. Minimises emissions, ensures efficient use of natural resources and reuses previously developed land wherever possible;
- c. Improves access to jobs, services, education and open space whilst reducing the need to travel and securing good access to sustainable transport provision.

For the reasons, set out in this report it is not considered that the development would accord with policy SP1, particularly regarding the intensity of the intensified use of the application property and related excessive noise and activity.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to consideration of the submitted details relating to the applicant's proposals for the provision of a waste management plan to demonstrate how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. How the sustainable waste management needs of the end user will be met.

The site has the capacity to accommodate the required number of bins. However, the proposed arrangements within the front garden would lead to the more visually prominent storage of bins that would be harmful to residential amenity.

Policy T1 Sustainable Transport - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport,

cycling and walking and prepare for carbon free modes of transport. The policy states that the Council will support proposals that, amongst other things:

- i. Improve choice by developing alternatives to the car.
- ii. Promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car.
- iii. Improve pedestrian routes and the pedestrian environment.
- iv. Reduce the negative impacts of road traffic.

The application site is located in an area with notable on-street car parking. The potential for the development to exacerbate on street car parking would be a significant concern. The proposed arrangement of on-site car parking would not be accorded with. These aspects of the development would not accord with policy T1. The provision of cycle storage would be a positive measure.

Policy DM1 Development Management - Discusses a range of issues that all development should have regard to. The development fails to accord with policy DM1 as it would:

- i. Adversely impact upon on the residential character of the area;
- ii. Harm to the amenities of future and neighbouring residents. This harm would be attributable to additional noise, disturbance and activity associated with the development.
- iii. Fail to achieve an adequate quality of internal space.
- iv. Have the potential increase demand for on street car parking. This would be particularly harmful to the amenity of the area, as there is a noticeable incidence of on street car parking and traffic congestion.

Unitary Development Plan saved policies - The following policy are relevant:

DC26 - Development and Noise

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

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

The development has the potential to significantly additional noise, disturbance and activity in and around the application property that would be harmful to residential amenity and contrary to saved policy DC26.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a manner that sought to secure solutions to problems arising in relation to dealing with the planning application. However, in this case, the principle of the development could not be supported due to the potential harm to residential amenity and the character of the area attributable to the expansion of and existing large scale house in multiple occupation (sui generis). Officers advised that the development would not be supported. Sufficient detail has been provided to facilitate the appropriate assessment and determination of the application.

Principle of the proposed use – Planning applications involving the formation of new or expansion of existing houses in multiple occupation have been consistently resisted where it is

considered that harm would be caused to the amenity and character of the surrounding locality. These concerns would be applicable in this case. The proposed development would potentially produce an intense level of occupation, characterised by unrelated households living together with different lifestyles and patterns of behaviour. The resulting frequency of comings and goings with associated noise and disturbance would be harmful to residential amenity. It is also considered that HMOs tend to attract people who will live in the property for a comparatively short period of time and consequently share the same interest in the local area compared to residents committed to more sustained occupation. There is also concern that the proposed layout would not secure a quality of internal space that would encourage the sustained occupation of the property. It is believed that this cyclical change in occupiers has a negative impact on the character and appearance of the area and undermines efforts to build cohesive communities. The principle of the development is therefore considered to be unacceptable.

Elevational alterations – The formation of a front lightwell represents a proportionate intervention to the application property with new windows responding to the configuration of the bay window. The relationship of the property to the streetscene would not adversely affect the relationship of the application property to the streetscene. The appropriateness of these works would be dependent upon the provision of satisfactory details relating to associated railings and balustrades. The position of the proposed lightwell would also restrict space for car parking within the site. Similarly, the proposed rear lightwell would be appropriately related to the existing building and the related works would therefore be appropriate.

Operation of the site – In response to the local planning authority (LPA) concerns regarding the impact of overly intensive occupation of the application property and the disproportionate levels of activity in a tightly constrained site, the applicant provided additional details relating to the management of the enlarged HMO. These details are summarised below:

- i. Management arrangements that seek to reduce the risk of anti-social behaviour, including advising residents of the need to maintain appropriate levels of conduct as part of the tenancy agreement. The applicant makes clear that tenants would be made aware of the consequence of engaging in anti-social behaviour (although these consequences are not detailed as part of the submitted statement).
- ii. It is emphasised that the properties are professionally managed thereby reducing the occurrence of crime and incidence of anti-social behaviour. The submission discusses the applicant's experience in managing HMOs and previously used measures that could be put in place to minimise noise and disturbance to the local community, including noise monitoring and the letting of properties by room rather than groups of friends.
- iii. The applicant also emphasises that all necessary regulations and legislation pertaining to the operation of an HMO would be complied with.

The LPA maintains that the increase in the number of bedrooms from 9 to 12 would be materially significant, particularly regarding the intensity of occupation and associated activity, noise and disturbance. The proposed management arrangements incorporate reactive responses to circumstances where disturbance would have already occurred. Incidences may also go unreported and yet cause harm to amenity. The management arrangements set out in the applicant's statement do not discuss the specific consequences should residents engage in noisy or anti-social behaviour. The practicality of other suggested responses, particularly noise monitoring is questioned. The deliver of extensive management arrangements would be onerous and difficult to sustain over time. If planning permission were to be granted it would rest with the application property. Again, it may be difficult to sustain conditioned management arrangements, if the ownership of the property changes. The LPA does not consider that the

development could be undertaken without adversely affecting residential amenity. The planning application therefore cannot be supported.

Residential amenity – The potential harm to amenity in the neighbouring area would be attributable to the additional levels of noise, activity and disturbance associated with the occupation of the property by up to 12 unrelated people. There is also concern that the quality of the internal space would not encourage occupation or contribute toward the formation of a sustainable neighbourhood. It is therefore considered that the development would have an unacceptable impact on residential amenity.

Car parking – The proposed intensification of occupation would potentially increase traffic generation in an area of significant on street car parking. The existing garden area has been entirely hard surfaced, and the front garden wall and gates removed to facilitate in-curtilage car parking for up to two cars. The submitted travel plan reference two car parking spaces but the accompanying drawings indicate the retention of one car parking space in response to reconfigured bin storage. The formation of the front lightwell has reduced the depth of the hard surface area. Thereby, the space available would not achieve the depth required for a standard car parking space (4.8 metres) or the preferred depth for a driveway (6 metres). The potential for a vehicle to overhang the adjacent pavement would increase. The proposed bin arrangement would also potential hinder manoeuvring into and from the car parking space. It is not considered that the proposed car parking arrangement would not be appropriate and potentially harmful to residential amenity.

Cycle storage – The applicant has indicated that 12 cycles could potentially accommodated in the rear garden area. It is considered that cycle storage could be potentially delivered subject to the approval of the design and specification of a secure storage enclosure.

Waste and recycling management - Bin storage is currently undertaken in the front garden and the overall site has the capacity to accommodate the required number of bins. However, the existing bin storage arrangements would be amended as part of the development resulting in the more visually obtrusive positioning of bins adjacent to the eastern and southern site boundaries. In the absence of a dedicated enclosure propose bin storage would be harmful to residential amenity and the operation of the identified car parking space.

Conclusion - The City Council maintains that the increased intensity of the potential occupation of the property would increase the levels of noise and activity in and around the application property and thereby be harmful to residential amenity and the formation of sustainable communities.

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

Officers have worked with the applicant in a manner that sought to secure solutions to problems arising in relation to dealing with the planning application. However, in this case, the principle of the development could not be supported due to the potential harm to residential amenity and the character of the area attributable to the expansion of and existing large scale house in multiple occupation (sui generis). Officers advised that the development would not be supported, and sufficient detail has been provided to facilitate the appropriate assessment and determination of the application.

Reasons for recommendation to refuse

1) The proposed development would significantly increase the potential occupation of an existing house in multiple occupation and would therefore result in its overly intensive use and transient occupation. The resulting increase in the levels of noise and disturbance from associated activity and related comings and goings, waste generation and demand for on-street car parking would be harmful to the character and amenities of the area. The intensified occupation of the dwellinghouse as a large scale HMO would also undermine the formation of sustainable communities and thereby cause further harm to the character of the area and the amenity of neighbouring residents. The development would therefore be contrary to policies DM1 and SP1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

2) The proposed car parking space would have an insufficient depth and would not support appropriate car parking within the site curtilage and may result in the encroachment of a parked vehicle on to the adjacent footpath. The proposed arrangement of bin storage in the front garden area would also adversely impact the manoeuvring of a vehicle into the car parking space. The proposed car parking arrangements would thereby be potentially harmful to residential amenity and pedestrian and highway safety and thereby contrary to policies SP1, DM1 and T1 of the Core Strategy for the City of Manchester.

3) The proposed arrangements for waste and recycling management would lead to the highly prominent siting of multiple bins. Furthermore, in the absence of a related storage enclosure bins may be dispersed within the site and adjacent pavement. The proposed arrangement would thereby be contrary to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

46 Richmond Grove Manchester , M13 0DP
50 Richmond Grove Manchester , M13 0DP
48 Richmond Grove, Manchester, M13 0DP
Flat 7, 56 Richmond Grove, Manchester, M13 0DP
Flat 1, 56 Richmond Grove, Manchester, M13 0DP
Flat 7, 54 Richmond Grove, Manchester, M13 0DP
Flat 6, 54 Richmond Grove, Manchester, M13 0DP
Flat 5, 54 Richmond Grove, Manchester, M13 0DP
Flat 4, 54 Richmond Grove, Manchester, M13 0DP
Flat 3, 54 Richmond Grove, Manchester, M13 0DP
Flat 2, 54 Richmond Grove, Manchester, M13 0DP
Flat 1, 54 Richmond Grove, Manchester, M13 0DP
Flat 5, 56 Richmond Grove, Manchester, M13 0DP
Flat 4, 56 Richmond Grove, Manchester, M13 0DP
Flat 6, 56 Richmond Grove, Manchester, M13 0DP
Flat 3, 56 Richmond Grove, Manchester, M13 0DP
Flat 2, 56 Richmond Grove, Manchester, M13 0DP
48A Richmond Grove, Manchester, M13 0DP
Flat 2, 1 Ingoldsby Avenue, Manchester, M13 0DF
Flat 1, 1 Ingoldsby Avenue, Manchester, M13 0DF
Flat 1, 52 Richmond Grove, Manchester, M13 0DP
Flat 6, 57 Richmond Grove, Manchester, M13 0DH
Flat 3, 57 Richmond Grove, Manchester, M13 0DH
Flat 4, 55 Richmond Grove, Manchester, M13 0DH
Flat 1, 55 Richmond Grove, Manchester, M13 0DH
Flat 11, Leyburn House, Richmond Grove, Manchester, M13 0DH
1 Ingoldsby Avenue, Manchester, M13 0DF
Flat 25, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 23, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 20, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 18, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 15, Leyburn House, Richmond Grove, Manchester, M13 0DH
56 Richmond Grove, Manchester, M13 0DP
54 Richmond Grove, Manchester, M13 0DP
57 Richmond Grove, Manchester, M13 0DH
52 Richmond Grove, Manchester, M13 0DP
Flat 8, 57 Richmond Grove, Manchester, M13 0DH
Flat 7, 57 Richmond Grove, Manchester, M13 0DH
Flat 5, 57 Richmond Grove, Manchester, M13 0DH
Flat 4, 57 Richmond Grove, Manchester, M13 0DH
Flat 2, 57 Richmond Grove, Manchester, M13 0DH
Flat 1, 57 Richmond Grove, Manchester, M13 0DH
Flat 3, 55 Richmond Grove, Manchester, M13 0DH
Flat 2, 55 Richmond Grove, Manchester, M13 0DH
Flat 3, 52 Richmond Grove, Manchester, M13 0DP
Flat 2, 52 Richmond Grove, Manchester, M13 0DP
Flat 12, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 10, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 9, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 8, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 7, Leyburn House, Richmond Grove, Manchester, M13 0DH

Flat 6, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 5, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 4, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 3, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 2, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 1, Leyburn House, Richmond Grove, Manchester, M13 0DH
27 Portland Crescent, Manchester, M13 0BU
Flat 1, 25 Portland Crescent, Manchester, M13 0BU
Flat 2, 25 Portland Crescent, Manchester, M13 0BU
Flat 3, 25 Portland Crescent, Manchester, M13 0BU
Flat 24, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 22, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 21, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 19, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 17, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 16, Leyburn House, Richmond Grove, Manchester, M13 0DH
Flat 14, Leyburn House, Richmond Grove, Manchester, M13 0DH
59 Richmond Grove, Manchester, M13 0DH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA