MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139682/FO/2024
Date registered valid:	2 April 2024
Proposal:	Installation of external wall insulation following removal of existing and associated works
Address:	Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
Ward(s):	Charlestown Ward
Applicant:	Mr Joe Williams P. Casey & Co
Agent (if any):	Jessica Ward Bernard Taylor Partnership Ltd
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**28 May 2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 April 2024

Standard consultations:
Printed: 30 April 2024 Expired: 22 May 2024

Neighbour notifications
Printed: 15 April 2024 Expired: 7 May 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 site relates to Clifford Lamb Court within the Charlestown ward of north Manchester. The application site relates to a high rise 12 storey development accessible from Hillingdon Drive and is characterised by an external wall insulation system- in a white colouration to the front and rear elevation and a yellow colouration to both gable elevations. The ground floor is clad in a brick slip system, the building benefits from balconies to the rear and gable elevations and solar panels are sited on the rear elevation of the building. Lettering displaying 'Clifford Lamb Court' is sited on the eastern gable elevation and the roof of the building is used as a telecommunications base station (see planning history for further details).

Description of development

The application site relates to the installation of external wall insulation following removal of existing and associated works.

A new external wall insulation system (render and brick slip) would be installed to all external elevations of the building. The front and rear elevations would receive render in a white colouration and both gable elevations would receive render in a yellow colouration, with sections of a grey colouration. The ground floor would be covered in a red brick slip render

system. The use of colouration replicates the existing colouration across the building, as much as possible. The render system would be a Wetherby A1 stone wool heck ED external wall insulation system with a masonry substrate with 130mm stone wool insulation. Specifications and data sheets were provided for consideration, including the method of fixation. The render system for the brick slip render system for the ground floor would be a Wetherby clay brick slip system. A brochure was provided for consideration and the agent via email on 24 May confirmed the 15mm colour option would be the 7480om limere. A brick sample was sent via email from the agent on 21 May 2024. Via email on 24 May 2024, the agent confirmed the mortar to be used would match the circumstances on site and not black, as is shown in the brochure.

The existing alumimum composite panels on the external elevations would be replaced with new spandrel panels in grey in a RAL7016 colouration or similar. The product to be used would be a nexus fusion spandrel panels and a technical data sheet was provided for consideration.

The parapet around the perimeter of the roof would be made good to receive the new external wall insulation cladding system.

Planning History

In addition to the proposed works within this application, the current signage on the building will be removed and re-installed. This work has been approved via the following application:
139683/AOH/2024- Advertisement consent for the installation of individual letter building signage.
Approved 24 May 2024.

129300/TEL/2021- Existing Telecommunications Base Station Clifford Lamb Court- Upgrade of an existing base station comprising the removal of 6 no antennas, together with the installation of 9 no. telecommunication antennas and 9 no antennas, together with internal works to the existing cabin together with ancillary development.
Approved 26 March 2021.

109628/JO/2015/N1- Variation of Condition no. 2 attached to planning permission 107948/FO/2015/N1 to allow the relocation of the photovoltaic panels previously approved from the eastern elevation to the southern elevation facing the car park.
Approved 14 October 2015.

107948/FO/2015/N1- Elevational alterations including installation of external wall insulation system, with render and brick finish, replacement windows, doors and balconies, alterations to entrance into building, including installation of anti climb metal work, and installation of photovoltaic panels to eastern elevation.
Approved 28 May 2015.

Further planning period exists prior to the current plan period of 2012.

Consultations & Notification Responses

Local Residents

Local residents were consulted, and no responses were received.

Health & Safety Executive (Fire Safety)

Health & Safety Executive were consulted on the application and provided the following response:
Headline response from HSE: ‘content’.
1.1. The fire statement confirms the proposal relates to “Clifford Lamb Court” an existing 13 storey (33.6m) relevant residential building. The building compromises residential flats on all floors with shared office space on the ground floor.

1.2. Section 2 of the fire statement states the proposed development as:
• “Installation of a new external wall insulation (EWI) system to Euro Class A2-s1,d0 or above as per Regulation 7
• Replacement of rear solar panels

1.3. Section 6 of the fire statement confirms that development has been designed using Approved Document B Volume 1. HSE has assessed the application on that basis.

1.4. Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.

The HSE also provided further supplementary information in relation to external wall systems and sprinkler provision.

Environmental Health

Environmental Health were consulted on the application and requested the following condition be attached to any approval granted:
Construction Management Plan pre-commencement condition

Construction hours
Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Highway Services

Highway Services were consulted on the application and have no objections regarding the proposed works at Clifford Lamb Court.

It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network, which is acceptable to Highways.

Highway Services requested a Construction Management Plan should be provided by the applicant prior to any construction works beginning.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with MCC's Highway Network Management Teams via

Email -highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

BASEMENT/STRUCTURES
If basement/Structure excavations/works are proposed adjacent to the highway, structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section via Email highways.structures@manchester.gov.uk.

GM Fire Rescue Service

GM Fire and Rescue Service were consulted on the application and no responses were received.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an economic objective, b) a social, and c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and communities
ii. Chapter 12. Achieving well-designed and beautiful places

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following the adoption of the Places for Everyone Joint Development Plan.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:
Policy DM1 (Development Management);
Policy SP1 (Spatial Principles);
Policy EN1 (Design Principles and Strategic Character Areas);
Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraphs 2.3, 2.7, 2.14 and 2.16.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:
DC26.1 states 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.

DC26.2 states new noise sensitive developments (including large scale changes of use of existing land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.4 states where the council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following
a) engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers
b) layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it and screening by natural barriers or other buildings or noncritical rooms within a building; and
c) administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission

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

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

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 policies of relevance are:
i.JP- S1- Sustainable development
ii.JP- S2 – Carbon and energy

ISSUES

Principle of Development

The application seeks planning permission for the installation of external wall insulation following removal of existing and associated works. This is considered acceptable in principle given the need of the application is to improve the safety and thermal efficiencies of the buildings. During the site visit to the development area, sections of the existing cladding also experienced issues including damp and loss of colouration giving rise to a dated building. The re-cladding to the high rise block would also improve and update the visual appearance of the buildings. Further, it is intended the works would result in warmer homes, a reduction in energy consumption, improved living environment and improved ventilation to reduce the risk of damp and mould, pursuant to Policy EN4 of the Core Strategy for Manchester. The principle of development is therefore considered to be acceptable subject to consideration of the impacts on residential and visual amenity and fire safety as a result of the proposals.

Visual/ Residential Amenity

A new external wall insulation system (render and brick slip) would be installed to all external elevations of the building. The front and rear elevations would receive render in a white colouration and both gable elevations would receive render in a yellow colouration, with sections of a grey colouration. The ground floor would be covered in a red brick slip render system. The use of colouration replicates the existing colouration on the building as present, as much as possible. The existing alumimum composite panels on the external elevations would be replaced with new spandrel panels in grey in a RAL7016 colouration or similar. The parapet around the perimeter of the roof would be made good to receive the new external wall insulation cladding system.

As existing, Clifford Lamb Court appears weathered from the existing render system with areas of mould and discolouration across the elevations. The front and rear elevations would be updated in a white colouration and would enhance the visual appearance of the property. The proposed use of yellow render to match gable elevations would again improve the existing visual appearance of the building, whilst utilising the existing colour pallet at the site. The ground floor covered in the brick slip system would update the existing ground floor elevations and so would be in keeping with the property's existing circumstances. The proposal would result in a more attractive building at height. This would benefit both the occupiers and surrounding properties and wider neighbourhood, given the building is one of few high rise developments in the immediate area and is visible from the roads of Charlestown Road and Moston Lane. The new spandrel panels in grey in a RAL7016 colouration or similar and would replace the existing white panels on the building as existing. Again, this would renew the external facades of the building and offer architectural interest, as would the works the roof parapet.

No impacts would arise during the course of the application in terms of adverse privacy or overshadowing/ loss of light.

Design and Appearance

Specifications of each of the materials to be used have been supplied for consideration during the course of the planning application.

The render system to be installed across the external facades and parapet roof would be a Wetherby A1 stone wool heck ED external wall insultation system with a masonry substrate with 130mm stone wool insulation. Specifications and data sheets were provided for consideration, including the method of fixation, at a rate of 2 WEBS fixings of 2 per insulation board. Data sheets provided information relating to adhesive and mortar products. The system to be installed is considered acceptable and the additional information supplied ensures the product is suitable for the development proposed.

The render system for the brick slip render system for the ground floor would be a Wetherby clay brick slip system. A brochure was provided for consideration and the agent via email on 24 May confirmed the 15mm colour option would be the 7480om limere. A brick sample was sent via email from the agent on 21 May 2024. Via email on 24 May 2024, the agent confirmed the mortar to be used would match the circumstances on site and not black, as is shown in the brochure. The use of brick slips to ground floor level would differentiate colours and floors of the building, adding architectural interest and the product and colouration provided would closely match the existing circumstances on site.

The existing alumimum composite panels on the external elevations would be replaced with new spandrel panels in grey in a RAL7016 colouration or similar. The product to be used would be a nexus fusion spandrel panels and a technical data sheet was provided for consideration. The use of this product is considered acceptable to ensure a high quality product is installed at height.

A materials condition conditioning the material specifications chosen would be attached to any approval granted.

Fire Safety

A comprehensive fire statement form was provided for works to the high rise block. The statement form confirmed the works to the buildings and assessed the works in terms of fire safety. The Fire Safety team at the Health and Safety Executive have reviewed the application and the accompanying documentation, and they have confirmed that they are content with the fire safety design as set out in the project description to the extent it affects land use planning considerations.

No comments from Greater Manchester Fire and Rescue Service were received during the course of the application, however the comments from the Health and Safety Executive are considered adequate for the consideration of the application in relation to fire safety.

Construction Management Plan

Both Highway Services and Environmental Health requested a Construction Management Plan be required for the works and requested a pre-commencement condition be attached to any

approval granted. During the course of the application, the agent provided a construction management plan for review by internal consultees. Whilst Highway Services accepted the plan in principle given it could be conditioned to also include a site layout plan, referencing contractor parking, waste storage areas, loading/unloading areas and swept path, with pedestrian and traffic management plans, Environmental Health were not satisfied with the submitted plan. Concern was raised the plan did not provide any details to demonstrate how noise and dust would be controlled during the work, and further information was also required in relation to hours of work and complaints and consultation. As such, the standard pre-commencement condition would be attached to any approval granted.

Noise

No conditions in relation to noise was requested by colleagues in Environmental Health.

Conclusion

The development would update the external wall insulation system at the site, retaining the existing colour scheme at the site except for the introduction of grey colour spandrel panels. Given the above, the proposed development is considered acceptable pursuant to UDP Policy DC26, Manchester Core Strategy Policies DM1, SP1, EN1 and EN4 and chapter 8 and 12 within the NPPF.

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

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved 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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, additional information has been provided for consideration, and appropriate conditions have been attached to the approval granted.

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:
-Application Form, stamped as received by the City Council as Local Planning Authority 2 April 2024.
-Drawing- Proposed- 3D Views, numbered CL -BTP -00 -3D -DR - A -4321_142.B, stamped as received by the City Council, as Local Planning Authority on 2 April 2024.
-Drawing- Proposed- Elevation, numbered CL-BTP-00-E-DR-A-4321_140.B, stamped as received by the City Council, as Local Planning Authority on 2 April 2024.
-Drawing- Proposed- Elevation, numbered CL-BTP-00-E-DR-A-4321_141.B, stamped as received by the City Council, as Local Planning Authority on 2 April 2024.
-Supporting Information- Fire Statement, stamped as received by the City Council, as Local Planning Authority on 2 April 2024.
-Supporting Information- Wetherby brick Slip Systems Brochure, stamped as received by the City Council, as Local Planning Authority on 21 May 2024.
-Supporting Information- NXS Nexus Fusion for Spandrel Panels- Technical Data Sheet, stamped as received by the City Council, as Local Planning Authority on 22 May 2024.
-Correspondence- Brick Slip Sample and Colouration of Brick Slip and Mortar Confirmed, stamped as received by the City Council, as Local Planning Authority on 24 May 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) The materials to be used throughout the development shall be carried out in accordance with the materials approved by the City Council as the local planning authority:
-Application Form, stamped as received by the City Council as Local Planning Authority 2 April 2024.
-Supporting Information- Technical Data Sheet HECK AGG A1 (Reinforcement mesh A1), stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Heck ED Mineral Render Safety Data Sheet, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Heck K+A A1 Adhesive Safety Data Sheet, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.

-Supporting Information- Heck Silco FF Paint Safety Data Sheet, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Heck UG Primer Safety Data Sheet, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Rockwool Insulation, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Fiberglass Mesh- R131 A101, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Safety Data Sheet- WBS- Wetherby Brick Slip Adhesive, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Safety Data Sheet- WBS- Wetherby Insulation Bedding Adhesive, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Safety Data Sheet- WBS- Wetherby Pointing Mortar, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Safety Data Sheet- WBS- Wetherby Scrim Adhesive, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Clifford Lamb Court Specification- 130mm Stone Wool, Heck ED Mineral Render &1, stamped as received by the City Council, as Local Planning Authority on 15 May 2024.
-Supporting Information- Wetherby brick Slip Systems Brochure, stamped as received by the City Council, as Local Planning Authority on 21 May 2024.
-Supporting Information- NXS Nexus Fusion for Spandrel Panels- Technical Data Sheet, stamped as received by the City Council, as Local Planning Authority on 22 May 2024.
-Correspondence- Brick Slip Sample and Colouration of Brick Slip and Mortar Confirmed, stamped as received by the City Council, as Local Planning Authority on 24 May 2024.

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 Core Strategy.

4) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:
i.Display of an emergency contact number;
ii. Details of wheel washing;
iii. Compound locations where relevant;
iv.Location, removal and recycling of waste;
v. Routing strategy and swept path analysis;
vi. Parking of construction vehicles and staff;
vii. Sheeting over of construction vehicles.
vii. Parking of construction vehicles and staff;
viii. Dust suppression measures.
Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

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

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

2) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with MCC's Highway Network Management Teams via Email -highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

3) If basement/Structure excavations/works are proposed adjacent to the highway, structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section via Email highways.structures@manchester.gov.uk.

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

5) Sprinkler provision- Section 6 of the fire statements state that no automatic fire suppression system is installed in the relevant building and a ‘stay put’ evacuation policy is in place. HSE advises that a review of the fire risk assessment be carried out. This issue may also be subject to consideration at later regulatory stages. It should be considered that, if necessary, space will need to be made available to house suitable water tanks for the sprinkler system supply which would affect land use planning considerations in relation to the layout of the building and subsequently further HSE consultation may be required.

Appendix 1 – List of consultees & neighbours notified

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

31 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
393 Charlestown Road, Manchester, M9 7BS
391 Charlestown Road, Manchester, M9 7BS
367 Charlestown Road, Manchester, M9 7BS
369 Charlestown Road, Manchester, M9 7BS
57 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
55 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
53 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
50 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
48 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
46 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
43 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
41 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
39 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
36 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
34 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
32 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
16 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
14 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
12 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
9 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
262 Charlestown Road, Manchester, M9 7DZ
24 Hillingdon Drive, Manchester, M9 7DA
2 Hillingdon Drive, Manchester, M9 7DA
3 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
2 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
379 Charlestown Road, Manchester, M9 7BS
377 Charlestown Road, Manchester, M9 7BS
363 Charlestown Road, Manchester, M9 7BS
361 Charlestown Road, Manchester, M9 7BS
387 Charlestown Road, Manchester, M9 7BS
385 Charlestown Road, Manchester, M9 7BS
383 Charlestown Road, Manchester, M9 7BS
381 Charlestown Road, Manchester, M9 7BS
375 Charlestown Road, Manchester, M9 7BS
373 Charlestown Road, Manchester, M9 7BS
371 Charlestown Road, Manchester, M9 7BS
365 Charlestown Road, Manchester, M9 7BS
389 Charlestown Road, Manchester, M9 7BS
8 Hillingdon Drive, Manchester, M9 7DA
6 Hillingdon Drive, Manchester, M9 7DA
4 Hillingdon Drive, Manchester, M9 7DA
22 Hillingdon Drive, Manchester, M9 7DA
20 Hillingdon Drive, Manchester, M9 7DA
18 Hillingdon Drive, Manchester, M9 7DA
1 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
16 Hillingdon Drive, Manchester, M9 7DA

14 Hillingdon Drive, Manchester, M9 7DA
12 Hillingdon Drive, Manchester, M9 7DA
10 Hillingdon Drive, Manchester, M9 7DA
266 Charlestown Road, Manchester, M9 7DZ
264 Charlestown Road, Manchester, M9 7DZ
7 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
6 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
5 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
4 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
58 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
56 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
54 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
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19 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
18 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
17 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
15 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
13 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
11 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
10 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB
8 Clifford Lamb Court, Hillingdon Drive, Manchester, M9 7DB

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 - Not Affected
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA