MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139649/FO/2024
Date registered valid:	26 April 2024
Proposal:	Installation of a single storey modular building to provide teaching accommodation, creation of vehicle parking and installation of 2.4m high fencing
Address:	The Cooperative Academy Of Manchester, Plant Hill Road, Manchester, M9 0WQ
Ward(s):	Higher Blackley Ward
Applicant:	Mr Carl Greenwood, The Co-operative Academy of Manchester
Agent (if any):	Mr Gary Newton, Lea Hough & Co.
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	2 August 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 24 May 2024

Standard consultations:
Printed: 19 June 2024 Expired: 10 July 2024

Neighbour notifications
Printed: 30 April 2024 Expired: 22 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/area

This application relates to an existing school known as the Co-operative Academy that is located on Plant Hill Road in the Blackley area of North Manchester. The area surrounding the application site is residential in nature.

Within the site currently is the main school building, a separate sports hall building (to the north of the main school building), a building known as 'The Hive' that is on the eastern edge of the academy site which is a community use building, a grass sports pitch (to the east of the main school building), an artificial grass pitch (to the west of the main school building), a hard paved sports area (to the north-west of the main school building) and associated car parking areas.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The proposal relates to the installation of a single storey modular building to provide teaching accommodation, creation of vehicle parking and installation of new fencing.

The proposed modular building would be located in the eastern carpark of the wider school site, adjacent to the existing single storey building fronting Plant Hill Road. The proposed building would be used as a classroom for additional teaching accommodation.

The proposed building would measure 15.0m in length x 9.6m in width, resulting in a total floor area of 144sqm. The structure would be single storey comprising a steel mid-grey flat roof, with

maximum roof height of 3.42m. Proposed walls of the building would be steel construction with plastisol coating, colouration to be Goosewing Grey (BS 10A05). Fenestration details would be anthracite (RAL 7016) steel doors with glazed panels and white uPVC windows.

Two new areas of parking are proposed, creating separate provision for 5 and 10 vehicles, adjacent to existing vehicle/parking circulation routes. A net increase of 2 spaces would be created on site.

New 2.45m green paladin mesh fencing will be located in 3 locations, which are indicated on the proposed site plan ref: BS.23-276-03B.

Consultations & Notification Responses

Local responses
None

Consultee responses

Highway Services –
An updated Proposed Site Plan and Proposed Car Parking Plan has been provided.
The provision of the single storey modular building in the eastern car park will result in the loss of 13no. existing car parking spaces. The car park will accommodate 16 car parking spaces.

The 4no. new car parking space to the front of the existing modular building off Plant Hill Road is no longer proposed as part of the proposal.

It is noted that a total of 15no. new car parking spaces is proposed. As a result, there will be an overall net increase of 2no. parking spaces at the site.

Indicated by the Proposed Site Plan, 10no. new car parking spaces is proposed in the existing northern car park. There are existing parking bays located adjacent to the proposed parking bays.

Further detail on car parking arrangement for the above-mentioned car park has been provided.

It is noted that the parking spaces is to be allocated by the Academy to particular members of staff. Car parking allocation is to be co-ordinated with staff working hours to ensure there is no conflict between vehicles parked in the proposed spaces and the existing bays. This is acceptable from a Highway's perspective subject to an appropriate car parking management strategy.

It is recommended that the Car Parking Management Strategy is conditioned and attached to any planning permission that may be granted.

There will be 5no. new car parking spaces proposed which will be located next to the existing disabled parking bays and adjacent to the drop-off zone.

Further detail on how the car parking space will be managed and prevent vehicles from utilising the bays for drop-off/pick up has been provided. The proposed new car parking space is to be used by senior management staff members who will arrive in advance of drop-off /pick up times. This acceptable from a Highway's perspective.

It is noted that the modular building will not result in any increase to pupil numbers. No additional staff is proposed for the new building and staffing numbers will remain the same as previous year.

It is noted that the academy has cycle parking provision in the form of cycle sheds which accommodates 20 cycle parking spaces.

As per the Proposed Site Plan new fencing will be provided at 3 locations within the site. The proposed fencing will be 2.4m in height.

A Construction Management Plan should be provided by the applicant prior to any construction works beginning. The Construction Management Plan should detail the phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway. The document should also consider ongoing construction works and contractor parking in the locality.

It is also requested the applicant provides a dilapidation survey as part of the Construction Management Plan document. The survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

It is recommended that the above is conditioned and attached to any planning permission that may be granted.

SUGGESTED CONDITIONS:
CARPARKING MANAGEMENT STRATEGY
CMP

Environmental Health – No objections subject to conditions relating to refuse, EVCs and Land Contamination and an informative re: contaminated land.

MCC Arboriculture – No objections subject to conditions relating to planting mitigation measures.

Relevant Planning History

At the application site –

137503/FO/2023 – Erection of canopy, associated servery kiosk and provision of new hardstanding. Approved 15.11.2023.

120390/NMC/2018 – Non-material amendment to planning permission 119292/JO/2018 to allow alterations to the site layout. Approved 23.07.2018.

119292/JO/2018 – Variation of condition 2 (specified plans) of planning permission referenced 115034/JO/2017 to allow minor alterations to elevations and to site layout. Approved 11.06.2018.

116957/FO/2017 – Installation of 2 single storey Portakabin building to form additional classroom space for a temporary period of 1 year. Approved 08.09.2017.

116440/NMC/2017 – Non-material amendment to planning permission 115034/JO/2017 to make alterations to the remediation strategy. Approved 08.06.2017.

115034/JO/2017 – Variation of Condition Application to vary condition 2 (specified plans) of 112021/FO/2016/N1 to allow elevational alterations to the proposed extension, and changes to the site layout including the formation of a new drop off area and additional car parking, the relocation of cycle parking, the relocation of the allotments and the reduction in size of the proposed replacement sports pitch. Approved 12.04.2017.

112021/FO/2016/N1 – Erection of new 2 storey extension (with projecting theatre space element at roof level) to northeast of existing school building, laying out of new 90 space car park within existing school site, formation of replacement grass sports pitch and running track and diversion of existing footpath on public open space to west of existing school site, new hard and soft landscaping, replacement tree planting, new boundary treatment and associated works. Approved 01.08.2016.

100463/FO/2012/N1 – Erection of external shelter within existing landscaped area within school grounds. Approved 14.11.2012.

096598/FO/2011/N1 – Erection of 2.4m high fence and gates along Plant Hill Road frontage. Approved 25.07.2011.

History of negotiations

The planning officer requested that an AIA and Method Statement was submitted to evidence potential impacts upon RPAs of existing trees on site, as a result of the proposed parking areas and new modular building. The agent submitted a Tree Constraints Report and Tree Survey 19/6/24. Confirmation was provided in an email dated 19/6/24 that the trees T10 and T11 will be replanted adjacent to their former position. This was considered sufficient by MCC Aboriculture subject to conditioning the replanting mitigation measures.

The agent submitted a revised parking arrangement (Rev C) 27/6/24, providing a net increase in 2 parking spaces.

Highways requested information with regards to parking arrangements for new parking areas (Rev C). The agent provided additional information 26/6/24 which detailed the proposed management of the new parking areas and staff/pupil numbers. This was considered sufficient to address outstanding highway concerns, subject to the imposition of a Car Parking Management Strategy.

The revised proposal was now considered acceptable in terms of Highways and Arboriculture and assessed accordingly.

Local Planning Policies

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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-G7 – Trees and Woodland
JP-P1 – Sustainable Places
JP-P5 – Education, Skills and Knowledge

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 1 – Design Principles and Strategic Character Areas
EN 9 – Green Infrastructure
EN 16 – Air Quality (partially superseded by PfE)
EN 18 – Contaminated Land and Ground Stability

The relevant saved **UDP** policies for this application are:

DC26 – Development and Noise

The relevant supplementary planning guidance documents for this application are:

- Manual for Streets (2007)

A relevant material consideration is also:
BS5837 Tree Survey Guidance

National Planning Policy Framework

The NPPF (2023) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Issues

Principle of development:

The principle of the site being used for educational purposes has been established.
The principle of creating additional accommodation the existing school, is considered to be

acceptable. However, the potential impact of the proposal on amenity, highway safety and trees must be assessed.

Impact on visual amenity and the streetscene:

The proposed single storey modular building would be readily visible in the street scene facing onto Plant Hill Road. The proposed modular building is simple in design with a contemporary flat roofed form. Given the prominent location proposed, a condition requiring samples and specifications of all materials will be imposed, to ensure a high quality development.

The external design of the proposed development creates no significant impact upon visual amenity or upon the character of the existing collection of varied school buildings. The proposed size and scale of the structure would ensure that the additional building would be appropriate within the context of the school grounds.

The 15 car parking spaces would be located in existing parking areas, comprising tarmacadam surfacing and masonry retaining walls to accommodate changing land levels. Given the similar appearance to the existing provision, these additional spaces are not considered to give rise to any undue impact on the character of the school site.

The proposed additional 2.4m high green mesh fencing would be like for like in appearance to existing fencing on site and would provide safeguarding and security, as such these additional fences are not considered to impact the character of the wider school site.

Therefore, there would be no detrimental impact upon visual amenity or upon the character of the existing school building or surrounding area, and would accord with policy EN1 and DM1 of the Core Strategy.

Impact on residential amenity:

There are two storey dwellinghouses to the north and south of the site along Plant Hill Road and Longton Road, approx.. 30m away. No local representations have been received as a result of publicity of this application.

The additional fencing and car parking areas contained within the school site would not create residential amenity impacts.

Given the proposed siting of the modular building adjacent to an existing detached teaching building, it is not considered that there will be a significant increase in disturbance or any loss in the current privacy of the existing dwellinghouses. Existing boundary treatment (mature hedging) will be retained which would contribute to screening the proposed development. It is therefore not considered that this proposal will cause any undue harm on the residential amenity currently enjoyed by the surrounding occupants, and would accord with policy DM1 of the Core Strategy.

The provision of additional floorspace has the potential to give rise to an increase in activity in the vicinity of the proposal, however this would be minimal in comparison to existing impacts from pupils arriving and leaving the school at the beginning and at the end of the day.

Highways:

The proposed development would create a net gain of 2 parking spaces on site. The new modular building in the existing eastern car park would remove 13 parking spaces. To mitigate this loss, 5 additional parking spaces are proposed adjacent to the 8 existing disabled spaces in the drop-off bay and 10 additional spaces to the north of the existing 49 carpark.

The existing vehicular and pedestrian accesses to the existing school would not be affected by the proposed works.

This proposed parking layout and management arrangement has been considered by MCC Highway Services and is considered acceptable subject conditions relating to a Car Parking Management Strategy, EVs and CMP.

As such it is not considered that the proposed development would lead to network capacity concerns, or significant on street parking issues.

Trees:

Initial concerns were raised with regards to proximity of additional parking areas in relation to existing trees on site. The application site is characterised by significant tree planting, most notably along the Plant Hill Road boundary. As such this soft landscaped border is considered a positive feature of the immediate street scene and should be retained where possible.

In order to address potential Root Protection Area (RPA) impacts a tree survey and constraints report was submitted in support of the application. A subsequent amended parking layout scheme was submitted (27/06/24) which illustrated the following:

- Removal of the original 8 spaces from the grassed verge along the site frontage adjacent to trees T17-T21 (plan ref: BS.23-276-03B)
- Annotation of relocation of T10 and T11 only - *It is recommended that this aspect of the scheme is conditioned.*

The amended parking layout and tree relocation proposal was reviewed by MCC Arboriculture, subject to a condition requiring mitigation planting if the two relocated trees fail. As such the proposal would comply with policies DM1 ad EN9 of the Core Strategy.

Flood risk and drainage:

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. The proposal has a negligible impact on drainage using the existing drainage on site. The proposal is therefore in accordance with this development management principle.

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
Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval

1. 3 Year Time Limit
   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. Specified drawings and documents
   The development hereby approved shall be carried out in accordance with the documents labelled:
   - 'Proposed Elevations', numbered 'WRB-Q 23000225-ELEVS ', stamped as received by the City Council as Local Planning Authority on the 27/3/2024.
   - 'Proposed Floor Plan', numbered 'WRB-Q 23000225', stamped as received by the City Council as Local Planning Authority on the 27/3/2024.
   - 'Proposed Car Parking Plan', numbered 'BS.23-276-06C', stamped as received by the City Council as Local Planning Authority on the 27/6/2024.
   - 'Proposed Site Plan', numbered 'BS.23-276-02A', stamped as received by the City Council as Local Planning Authority on the 27/6/2024.
   - 'Tree Constraints Report' numbered 'BTC2991', stamped as received by the City Council as Local Planning Authority on the 19/6/2024.

   Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3. Materials
   Notwithstanding the materials annotated on the submitted plans, no development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted

to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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. CMP
Prior to the commencement of development, 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;
   - The routing of construction traffic;
   - Detail the vehicular activity associated with the construction including appropriate swept path assessment;
   - Details of the location and arrangements for contractor parking;
   - The identification of the vehicular access points into the site;
   - Identify measures to control dust and mud, including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
   - The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
   - A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
   - Identify measures to reduce noise emissions;

Development shall be carried out in accordance with the approved construction management plan.

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

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012). The development shall only be conducted in accordance with the approved construction management plan.

5. Car Parking Management Strategy
Prior to the first use of the new parking spaces hereby approved, a car parking management strategy shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the monitoring of parking demands and staggering of activities. The site shall thereafter operate in accordance with this approved car parking management strategy.

Reason - To ensure the effective management of car parking at the site, pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

6. EVCs
a) Prior to commencement of the development, a scheme for electric vehicle charging shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

7. Refuse

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.
New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.
b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, as specified in policies EN19 and DM1 of the Manchester Core Strategy.

8. CLAND01*

a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land
(the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation 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 EN18 of the Core Strategy.

9. Tree mitigation measures
Prior to the first use of the new parking spaces hereby approved, the replanting of Tree refs T10 and T11 shall be implemented in accordance with the submitted Proposed Site Plan (plan ref: BS.23-276-03) and be retained in situ for the lifetime of the development.

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 heavy standard 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 Core Strategy.

Informatives:

1. The developer should refer to MCC's AQ Guidance for EV charge point recommendations for non-residential uses. (Condition 6)

2. Ground gas protection measures (Characteristic Situation 4) are installed in the existing school buildings; additional details should therefore be provided regarding the modular nature of the proposed building with respect to potential ground gas migration pathways, for example foundation design, service entries etc. This information would potentially satisfy part a of the condition and it may be that a Remediation Strategy is not required. (Condition 8)

3. In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)

1 Longton Road, Manchester, M9 6NE
135 Plant Hill Road, Manchester, M9 6WQ
11 Longton Road, Manchester, M9 6NE
9 Longton Road, Manchester, M9 6NE
129 Plant Hill Road, Manchester, M9 6WQ
123 Plant Hill Road, Manchester, M9 6WQ
119 Plant Hill Road, Manchester, M9 6WQ
70 Plant Hill Road, Manchester, M9 6NP
25 Longton Road, Manchester, M9 6NE
5 Jurby Avenue, Manchester, M9 6NQ
133 Plant Hill Road, Manchester, M9 6WQ
68 Plant Hill Road, Manchester, M9 6NP
109 Plant Hill Road, Manchester, M9 6NP
143 Plant Hill Road, Manchester, M9 6WQ
139 Plant Hill Road, Manchester, M9 6WQ
19 Longton Road, Manchester, M9 6NE
17 Longton Road, Manchester, M9 6NE
131 Plant Hill Road, Manchester, M9 6WQ
Adult Learning Centre, Plant Hill Road, Manchester, M9 6NP
2 Jurby Avenue, Manchester, M9 6NG
15 Longton Road, Manchester, M9 6NE
13 Longton Road, Manchester, M9 6NE
7 Longton Road, Manchester, M9 6NE
31 Longton Road, Manchester, M9 6NE
5 Longton Road, Manchester, M9 6NE
35 Longton Road, Manchester, M9 6NE
33 Longton Road, Manchester, M9 6NE
3 Longton Road, Manchester, M9 6NE
29 Longton Road, Manchester, M9 6NE
27 Longton Road, Manchester, M9 6NE
23 Longton Road, Manchester, M9 6NE
21 Longton Road, Manchester, M9 6NE
3 Jurby Avenue, Manchester, M9 6NQ
1 Jurby Avenue, Manchester, M9 6NQ
105 Plant Hill Road, Manchester, M9 6NP
103 Plant Hill Road, Manchester, M9 6NP
101 Plant Hill Road, Manchester, M9 6NP
74 Plant Hill Road, Manchester, M9 6NP
72 Plant Hill Road, Manchester, M9 6NP
69 Plant Hill Road, Manchester, M9 6NP
67 Plant Hill Road, Manchester, M9 6NP
107 Plant Hill Road, Manchester, M9 6NP
127 Plant Hill Road, Manchester, M9 6WQ
125 Plant Hill Road, Manchester, M9 6WQ
121 Plant Hill Road, Manchester, M9 6WQ
141 Plant Hill Road, Manchester, M9 6WQ
137 Plant Hill Road, Manchester, M9 6WQ
117 Plant Hill Road, Manchester, M9 6WQ

115 Plant Hill Road, Manchester, M9 6WQ
113 Plant Hill Road, Manchester, M9 6WQ
111 Plant Hill Road, Manchester, M9 6WQ

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 Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
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