

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139644/FO/2024

Date registered valid: 29 May 2024

Proposal: Installation of external cricket training facility and associated structures and pathways

Address: Burnage Media Arts College, Burnage Lane, Manchester, M19 1ER

Ward(s): Burnage Ward

Applicant: Mr Karl Harrison, Burnage Academy for Boys

Agent (if any): Mr Liam Denby, Stratus9 Consulting

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **23 July 2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 07 June 2024

Standard consultations: Printed: 3 June 2024 Expired: 24 June 2024

Neighbour notifications: Printed: 3 June 2024 Expired: 24 June 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to Burnage Academy for Boys, a secondary educational institution, situated within the Burnage ward of Manchester.

Accessed off Burnage Lane, the site consists of a large part-two / part-three storey building with an internal courtyard to the north which houses the majority of its teaching facilities, enclosed sports pitches to the east, a warehouse-style building and enclosed sports pitches to the south, and a large, central grassed playing fields in addition to various hard and soft landscaping features.

The site is located in a predominantly residential setting and is bounded to the north by Green End Primary School, to the east by Burnage Lane and to the south and west by various residential properties, including semi-detached and terraced dwellinghouses.

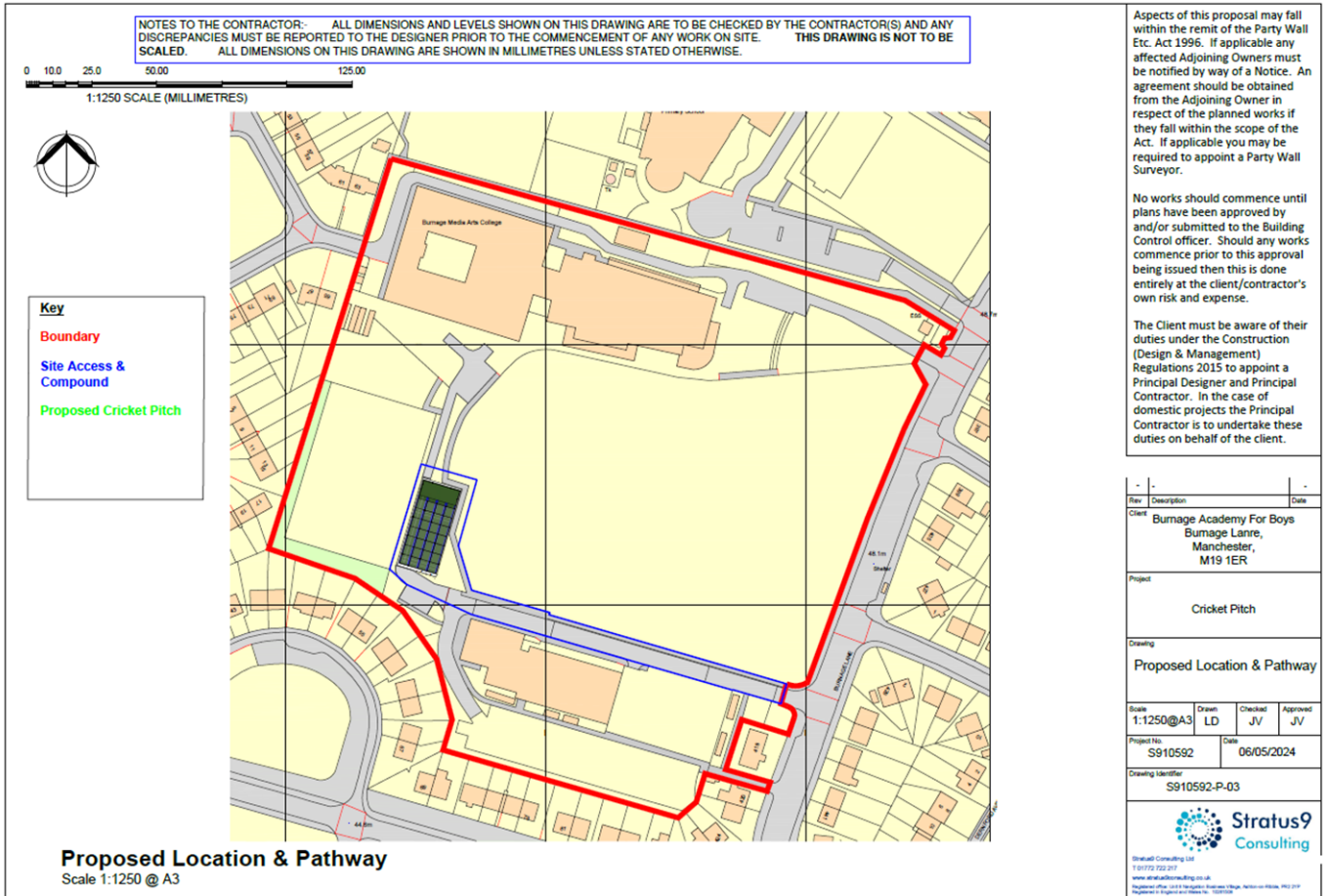


Figure 1. Submitted proposed location and pathway.



Figure 2. Application site, as viewed from Google Earth.



Figure 3. Proposed site of development.



Figure 4. Proposed site of development.



Figure 5. Proximity to residential properties located on Green End Road.

Description of development

The applicant is seeking permission for the installation of an external cricket training facility and associated structures and pathways.

Planning history

F02552/LA - LOCAL AUTHORITY DEVELOPMENT Infilling the undercroft of the existing building to be used for teaching and workshops – **APPROVED** (30.05.1975).

060528/VO/SOUTH1/00 - CITY COUNCIL DEVELOPMENT Construction of sports hall and changing facilities, new access road, closure of existing access road and 2.4-metre-high railings around play area – **APPROVED** (24.05.2001).

064502/VO/SOUTH1/02 - CITY COUNCIL DEVELOPMENT Erection of 2.4-metre-high railings along Burnage Lane frontage of school – **WITHDRAWN** (07.05.2002).

065022/VO/SOUTH1/02 - CITY COUNCIL DEVELOPMENT Erection of 2.4m boundary fence to match existing fence – **APPROVED** (17.06.2002).

087471/VO/2008/S2 - CITY COUNCIL DEVELOPMENT Redevelopment of existing High School, involving: partial demolition and refurbishment; erection of three storey extension, formation of pedestrian entrance off Burnage Lane; formation of car parks; extension of playing fields; formation of seven-a-side all weather pitch; extension and alteration to existing sports hall and associated landscaping and fencing – **APPROVED** (21.11.2008).

087471/VO/2008/S2 - Discharge of Conditions 1,4,5,8,11,14,15,21,22 Discharge of Condition 25 (26/01/09) Discharge Conditions 18,23 & 24 (14/07/2010) – **ACTIVE**.

091314/VO/2009/S2 - CITY COUNCIL DEVELOPMENT Retrospective installation of four flues in roof facing Green End Primary School – **APPROVED** (10.11.2009).

096898/FO/2011/S2 - Erection of single storey extension to sports hall to form external store – **APPROVED** (16.09.2011).

097421/FO/2011/S2 - Installation of two sets of disabled access ramps and stairs to allow access to playing fields from school grounds – **APPROVED** (21.11.2011).

098201/FO/2011/S2 - Erection of 3 metre high mesh fencing upon existing 4 metre high fence surrounding all weather pitch – **APPROVED** (14.02.2012).

106938/FO/2014/S2 - Elevation alterations below existing canopy to create administrative office – **APPROVED** (19.11.2014).

111597/FO/2016/S2 - Elevation alterations below existing canopy to create offices – **APPROVED** (13.06.2016).

Consultations & Notification Responses

Eight letters of objection were received from seven local residents in response to this application.

- Daily noise and fighting near the existing sports hall.
- PE lessons taking place in the car park and grassed area behind the sports hall, including boxing lessons.
- Balls being thrown/lost in neighbouring gardens.
- Stones being thrown into neighbouring gardens.
- Children antagonising local residents and pets.
- Nighttime noise from people utilising outdoor pitches and facilities.
- Weekend noise and traffic from people utilising existing facilities.
- Lack of parking for events and facilities, with people parking on the grass and verge due limited capacity of existing car parks.
- Further facilities cannot be accommodated, as the existing situation is not adequately managed.
- The proposal will cause further disruption to the lives of local residents who share boundaries with the school.
- The proposal could be located elsewhere on the existing playing fields, away from nearby residential properties.
- The proposal would result in the loss of trees between the residential properties which back onto the existing outdoor pitches.
- This would be environmentally detrimental, would lead to poorer air quality in this area, as well as more flooding due to less rainwater uptake.
- Would also lead to a loss of privacy as the trees act as a visual buffer and also reduce noise pollution generated by the school, its PE lessons, breaktimes and events.
- New cricket facility would also generate more noise pollution.
- Construction activities would be distracting, noisy, and inconvenient.
- Nearby residents would be unable to use their gardens due to loss of privacy.
- Balls are likely to get thrown into neighbouring gardens as a result of the proposal, causing damage to the roof, windows and garden furniture. This could incur considerable financial costs.
- The proposal would exacerbate existing problems with the school and its users.

Environmental Health made no objection to the proposal, requesting an hours of use condition be attached to the decision notice.

Neighbourhood Team Leader (Arboriculture) made no objection to the proposal, confirming their acceptance of the mitigation planting proposals for the project in addition to requesting that T1 (Sessile Oak) be transplanted elsewhere on site to ensure no trees are unnecessarily removed as a result of the works.

This was relayed to the applicant's agent who submitted additional information demonstrating the retention and relocation of T1 on site. The Neighbourhood Team Leader (Arboriculture) confirmed the acceptability of these arrangements.

MCR Active confirmed their support for the proposal, indicating that the proposed works would comply with the strategic and cricket specific recommendations of the 2022 Playing Pitch and Outdoor Sport Strategy (PPOSS) and findings of the 2023 PPOSS Annual Monitoring Report. The cricket facility would result in some minor encroachment onto the cricket outfield; however it is not considered that this would impact cricket play. The proposal would help address the shortfall in meeting the current demand for cricket facilities and should be made available for use by local community cricket teams.

When queried upon whether the site features an existing Community Use Agreement (CUA) for its facilities, MCR Active indicated that the site does not benefit from such agreement, however they do possess a Lettings Policy. Details of a CUA for the proposed cricket facility will therefore be dealt with via condition discharge.

Sport England made no objection to the proposal, subject to the attachment of a number of conditions including: the provision of a Construction Management Plan (CMP), Community Use Agreement (CUA), and Management and Maintenance Scheme.

The wording of these conditions was amended and relayed to Sports England, who confirmed their approval.

Cadent Gas made no objection to the proposal, requesting an informative note be attached to the decision notice.

Policies

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy_ Development Plan Document 2012-2027 (“the Core Strategy”)

was adopted by the City Council on the 11th of July 2012:

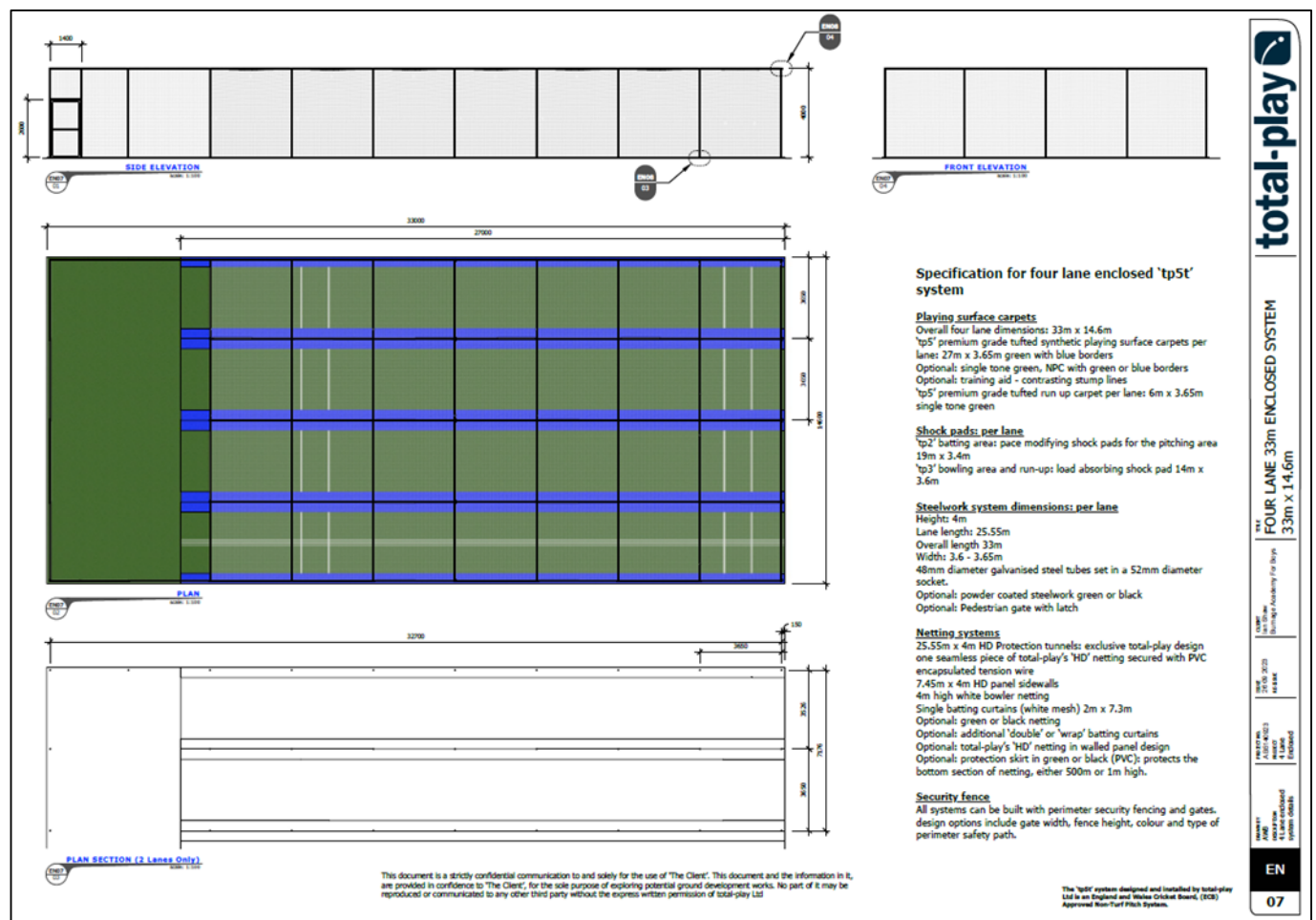
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN9 – Green Infrastructure
- Policy EN10 – Safeguarding Open Space, Sport and Recreation Facilities
- Policy EN15 – Biodiversity and Geological Conservation

The National Planning Policy Framework (NPPF, 2021)

- Chapter 8 – Promoting Healthy and Safe Communities
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1 – Sustainable Places
- Policy JP-G7 – Trees and Woodland





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Issues

Principle – the principle of the proposal, to install an external cricket training facility together with associated structures and pathways, in order to improve the sports facilities of the school, is acceptable, given that policy EN10 of the Manchester Core Strategy seeks to improve the quality and quantity of open space, sport and recreation facilities, whilst chapter 8 of the National Planning Policy Framework seeks to promote healthy and safe communities through the provision of sports facilities. However, consideration must be given to the proposal's siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, parking, and trees.

Siting, scale, and massing – the external cricket training facility would be sited partially in the southwestern corner of the school's existing central playing fields, occupying the existing grassy verge located adjacent to the internal roadway which connects the main school building to the sports hall and southerly access point leading off Burnage Lane. It would measure to 33m in length (running roughly north-south), 14.6m in width (running roughly east-west) and 4m in height. It would be located at least 10m away from the nearest residential properties, located along Green End Road.

Overall, the siting, scale, and massing of the proposal is considered acceptable as it would not result in an 'excessively large or bulky' addition to the application site, would not introduce an overbearing presence into the locale (due to its siting approximately 10m away from residential properties with a maximum height of 4m), and would incur considerable public benefits as a result of its implementation, including improved sports and recreational facilities at the school, pursuant to policies EN10, DM1 and SP1 of the Core Strategy, and chapter 8 of the NPPF.

Moreover, whilst the proposal would result in some minor encroachment onto the cricket outfield/existing playing fields, Manchester Active, the Lancashire Cricket Foundation (LCF) and the England and Wales Cricket Board (ECB) have advised that this should not impact cricket play and would contribute to addressing the current demand for and shortage of cricket facilities in this area. The proposal is therefore considered to accord with paragraph 103 of the NPPF which states that 'existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless... the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use'.

Appearance and visual amenity – the external cricket training facility would consist of a four-lane premium grade tufted synthetic playing surface in green with blue borders. The pitch would be formed with 4m-high 48mm galvanised steel stubes, set in a 52mm diameter socket, with the training facility itself measuring to 33m in length (running roughly north-south) and 14.6m in width (running roughly east-west). Each lane would have a HD protection tunnel netting system, secured with an encapsulated tension wire for stability. The training lanes would also have 7.45m by 4m HD panel system sidewalls with a 4m-high white bowler netting finish.

The proposal is considered to be relatively standard in terms of its scale and design for developments of this type and would be in-keeping with the existing character and educational function of the school. Sited within the confines of the application site, away from the public highway and footpath, the proposal would not be highly visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area and should avoid forming a highly prominent/overly-dominant visual feature within this locale.

Moreover, it should be noted that any perceived visual harm caused as a result of the proposal would be outweighed by the significant public benefits that the scheme would produce, including improved sports and recreational facilities for the school and its users.

The proposal is therefore considered to accord with policies EN10, DM1 and SP1 of the Core Strategy, as well as chapters 8 and 12 of the NPPF.

Residential amenity – the proposal is not believed to significantly harm the residential amenity of neighbouring occupants as the proposed external cricket facility would be sited a considerable distance away from the nearest residential properties (at least 10m) and would feature a maximum height of 4m. As such, the facility should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area.

It is acknowledged that concerns were raised in relation to the proposal's potential to result in a loss of privacy for neighbouring occupiers, with local residents indicating that a loss of the site's existing trees would afford opportunities for overlooking into the rear gardens of nearby dwellinghouses. However, it should be noted that the only trees/shrubs proposed to be removed as part of the works are those occupying the grassy verge/existing playing fields. Those trees located along the boundary shared with the residential properties of Green End Road are to be unaffected by the proposal. This has been confirmed by the agent of the application. It is therefore understood that the proposal would not result in a significant loss of privacy for neighbouring residents as the existing mature trees, which act as a visual buffer, would be retained.

It is acknowledged that concerns were also raised in relation to the proposal's potential to cause noise disturbance for neighbouring occupiers as a result of an increase in activity in this area of the site. However, as the proposal would be sited at least 10m away from the nearest residential property, with the existing mature trees located along the site's shared boundary acting as a buffer, it is considered that the proposal should not result in a significant increase in the amount of noise pollution in this area. Environmental Health also made no objection to the proposal with no concerns raised in relation to the amount of noise generated by the proposal.

It should also be noted that any perceived harm caused to the residential amenity of the area as a result of the proposal would be outweighed by the significant public benefits that the scheme would produce, including improved sports and recreational facilities for the school and its users.

The proposal therefore accords with policies EN10, DM1 and SP1 of the Core Strategy, as well as chapters 8 and 12 of the NPPF.

Waste – the existing refuse management and storage arrangements would be unaffected by the proposal.

Parking – the site's existing car parking facilities would be unaffected by the proposal.

Trees – it is acknowledged that concerns were raised in relation to the proposed loss of trees, with local residents indicating that this would be environmentally detrimental, leading to poorer air quality in this area and more flooding due to less rainwater uptake.

However, it should be noted that the only trees/shrubs proposed to be removed as part of the works are those occupying the grassy verge/existing playing fields, which are relatively young. Those mature trees located along the boundary shared with the residential properties of Green End Road are to be unaffected by the proposal. This has been confirmed by the agent of the application.

Moreover, the proposal also includes details of mitigation planting with trees, shrubs, and hedges to be implemented to offset any harm caused by the removal of the aforementioned trees. The Neighbourhood Team Leader (Arboriculture) confirmed the acceptability and suitability of this mitigation scheme.

Moreover, T1 is to be transplanted and relocated elsewhere on site, as requested by the Neighbourhood Team Leader (Arboriculture), thereby ensuring no trees are unnecessarily removed as a result of the works. This has been included within the specified plans condition attached to the permission.

The proposal is therefore considered to accord with policies EN9 and EN15 of the Core Strategy, paragraph 136 of the National Planning Policy Framework and policy JP-G7 of the Places for Everyone Joint Development Plan Document.

Community Use – to secure well-managed safe community access to the sports facility as well as ensuring sufficient benefit to the development of sports in this area, submission of a Community Use Agreement has been conditioned. This will include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities, and a mechanism for review.

Hours of Use – Environmental Health requested an hours of use condition be attached to the decision notice. This would restrict the permitted hours of use of the facility to:

Monday to Saturday - 09:00 to 21:00
Sunday - 10:00 to 20:00.

This condition seeks to safeguard the amenities of the occupiers of nearby residential accommodation through limiting the hours of use and potential noise/disturbance generated by the cricket facility, pursuant to policies SP1 and DM1 of the Core Strategy.

Other matters – it is acknowledged that concerns were raised in relation to the proposal's potential to exacerbate existing issues with the school, its users, and neighbouring residents, in particular contributing to instances of antisocial behaviour. It should be noted that issues of this type would be regarded as civil matters between the involved parties and do not represent material planning considerations that would warrant the refusal of this application.

It is acknowledged that concerns were raised in relation to the proposal's potential to result in balls being thrown into neighbouring gardens, resulting in damage and financial costs to neighbouring occupiers. It should be noted that issues of this type would be regarded as civil legal matters between the involved parties and do not represent material planning considerations that would warrant the refusal of this application.

It is acknowledged that concerns were raised in relation to the proposal's construction phase and associated noise disturbance/pollution. However, any impacts associated with construction would be short-lived and would not represent material planning considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act. Construction impacts would also be managed through the submission of a Construction Management Plan, which has been conditioned accordingly.

It is acknowledged that concerns were raised in relation to the inadequacy of the site's existing parking provisions with local residents indicating that the site would be unable to accommodate further facilities, including the proposed cricket training facility. However, it is considered that, during school hours, the proposal would not give rise to a significant increase in the number of vehicles visiting the site to use the facility. Non-school and communal use of the facility would be managed under a Community Use Agreement (CUA) (which would include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities, and a mechanism for review). This has been conditioned accordingly. With the

aforementioned CUA in place, the proposal should not cause significant issues associated with traffic congestion or parking pressures in the area.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, parking, and trees as it complies with policies EN9, EN10, EN15, DM1 and SP1 of the Core Strategy, chapter 8 and 12 of the NPPF, and policies JP-P1 and JP-G7 of the Places for Everyone Joint Development Plan Document.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents labelled:

- 'Application for Planning Permission', numbered 'PP-12931051', stamped as received by the City Council as Local Planning Authority on the 27th March 2024.
- 'Four Lane 33m Enclosed System 33m x 14.6m', numbered '07', stamped as received by the City Council as Local Planning Authority on the 29th May 2024.

-‘Perspective Views and Details’, numbered ‘08’, stamped as received by the City Council as Local Planning Authority on the 29th May 2024.
‘Proposed Location & Pathway’ numbered ‘S910592-P-03’, stamped as received by the City Council as Local Planning Authority on the 29th May 2024.
-‘Design and Access Statement for Cricket Training Pitch at Burnage Academy for Boys’, stamped as received by the City Council as Local Planning Authority on the 27th March 2024.
‘Site Access & Compound’, numbered ‘S910592-P-02’, stamped as received by the City Council as Local Planning Authority on the 27th March 2024.
-‘Arboricultural Impact Assessment for Cricket Pitch’, stamped as received by the City Council as Local Planning Authority on the 29th May 2024.
-‘Soft Landscaping – Planting Proposals’, stamped as received by the City Council as Local Planning Authority on the 11th July 2024.
-‘Relocation of single young to early semi mature Oak Tree (T1)’, stamped as received by the City Council as Local Planning Authority on the 11th July 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) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and approved documents.

Reason - To ensure the appearance of the site to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) No activity on the cricket facility hereby approved shall be permitted outside the hours of:

Monday to Saturday - 09:00 to 21:00

Sunday - 10:00 to 20:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) No development shall commence until full details of: (a) the works/contractors’ compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials); and (b) a scheme for the removal of the works/contractors’ compound and the restoration of the land on which it is situated, are submitted to and approved in writing by the City Council as Local Planning Authority

The works/contractors’ compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land on which it is situated restored in accordance with the approved details before occupation of the development hereby approved.

Reason - To protect the site’s existing playing fields and sports facilities from damage, loss or availability of use and to accord with policies SP1, DM1 and EN10 of the Manchester Core Strategy (2012) as well as paragraph 103 of the National Planning Policy Framework.

6) Prior to the first use of the development hereby approved, a Community Use Agreement shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The agreement shall apply to the cricket training facility hereby approved and shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities, and a mechanism for review.

The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason - To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with policies SP1,DM1 and EN10 of the Manchester Core Strategy (2012) as well as paragraph 103 of the National Planning Policy Framework

7) Before the cricket facility hereby approved is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the cricket facility.

Reason - To ensure that a new facility is capable of being managed and maintained to deliver a cricket provision which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with policies SP1,DM1 and EN10 of the Manchester Core Strategy (2012) as well as paragraph 103 of the National Planning Policy Framework.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCR Active
Sport England

77 Green End Road, Manchester, M19 1LE
71 Green End Road, Manchester, M19 1LE
67 Green End Road, Manchester, M19 1LE
45 Green End Road, Manchester, M19 1LE
Green End Primary School, Burnage Lane, Manchester, M19 1DR
397 Burnage Lane, Manchester, M19 1DG
391 Burnage Lane, Manchester, M19 1DG
387 Burnage Lane, Manchester, M19 1DG
385 Burnage Lane, Manchester, M19 1DG
451 Burnage Lane, Manchester, M19 1EA
381 Burnage Lane, Manchester, M19 1DG
63 Broadlea Road, Manchester, M19 1ES
22 Woodlea Avenue, Manchester, M19 1BX
10 Woodlea Avenue, Manchester, M19 1BX
16 Woodlea Avenue, Manchester, M19 1BX
7 Sunnylea Avenue, Manchester, M19 1BU
91 Green End Road, Manchester, M19 1LE
85 Green End Road, Manchester, M19 1LE
420 Burnage Lane, Manchester, M19 1QQ
School Bungalow, 418 Burnage Lane, Manchester, M19 1ER
67 Broadlea Road, Manchester, M19 1EG
2 Fair Oak Road, Manchester, M19 1FR
405 Burnage Lane, Manchester, M19 1FG
399 Burnage Lane, Manchester, M19 1FG
433 Burnage Lane, Manchester, M19 1EA
431 Burnage Lane, Manchester, M19 1EA
1 Fair Oak Road, Manchester, M19 1DT
424 Burnage Lane, Manchester, M19 1QQ
422 Burnage Lane, Manchester, M19 1QQ
61 Broadlea Road, Manchester, M19 1ES
20 Woodlea Avenue, Manchester, M19 1BX
18 Woodlea Avenue, Manchester, M19 1BX
14 Woodlea Avenue, Manchester, M19 1BX
12 Woodlea Avenue, Manchester, M19 1BX
9 Sunnylea Avenue, Manchester, M19 1BU
5 Sunnylea Avenue, Manchester, M19 1BU
453 Burnage Lane, Manchester, M19 1EA
3 Sunnylea Avenue, Manchester, M19 1BU
20 Sunnylea Avenue, Manchester, M19 1BU
19 Sunnylea Avenue, Manchester, M19 1BU
18 Sunnylea Avenue, Manchester, M19 1BU
17 Sunnylea Avenue, Manchester, M19 1BU
15 Sunnylea Avenue, Manchester, M19 1BU
13 Sunnylea Avenue, Manchester, M19 1BU
11 Sunnylea Avenue, Manchester, M19 1BU
1 Sunnylea Avenue, Manchester, M19 1BU
43 Green End Road, Manchester, M19 1LE

41 Green End Road, Manchester, M19 1LE
449 Burnage Lane, Manchester, M19 1EA
395 Burnage Lane, Manchester, M19 1DG
389 Burnage Lane, Manchester, M19 1DG
383 Burnage Lane, Manchester, M19 1DG
379 Burnage Lane, Manchester, M19 1DG
79 Broadlea Road, Manchester, M19 1EG
77 Broadlea Road, Manchester, M19 1EG
427 Burnage Lane, Manchester, M19 1FG
403 Burnage Lane, Manchester, M19 1FG
401 Burnage Lane, Manchester, M19 1FG
93 Green End Road, Manchester, M19 1LE
89 Green End Road, Manchester, M19 1LE
87 Green End Road, Manchester, M19 1LE
83 Green End Road, Manchester, M19 1LE
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53 Green End Road, Manchester, M19 1LE
51 Green End Road, Manchester, M19 1LE
73 Broadlea Road, Manchester, M19 1EG
71 Broadlea Road, Manchester, M19 1EG
69 Broadlea Road, Manchester, M19 1EG
65 Broadlea Road, Manchester, M19 1EG
447 Burnage Lane, Manchester, M19 1EA
445 Burnage Lane, Manchester, M19 1EA
443 Burnage Lane, Manchester, M19 1EA
441 Burnage Lane, Manchester, M19 1EA
439 Burnage Lane, Manchester, M19 1EA
437 Burnage Lane, Manchester, M19 1EA
435 Burnage Lane, Manchester, M19 1EA
429 Burnage Lane, Manchester, M19 1EA
49 Green End Road, Manchester, M19 1LE
47 Green End Road, Manchester, M19 1LE
8 Woodlea Avenue, Manchester, M19 1BX
6 Woodlea Avenue, Manchester, M19 1BX
393 Burnage Lane, Manchester, M19 1DG
75 Broadlea Road, Manchester, M19 1EG

Appendix 2 – Planning constraints

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