

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138250/FO/2023

Date registered valid: 10 November 2023

Proposal: Change of use to residential care home (C2) with training suite together with the erection of part single/part two storey side and rear extensions and installation of 1.8 metre boundary treatment.

Address: 376 Slade Lane, Manchester, M19 2BU

Ward(s): Burnage Ward

Applicant: Akaegbu, Daisy Fieldcare

Agent (if any): Mr Zach Thorp, Thorp Design Services Ltd

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20th March 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 16th January 2024

Standard consultations:

Printed: 5 March 2024 Expired: 15 March 2024

Neighbour notifications

Printed: 5 March 2024 Expired: 15 March 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

The property that is the subject of this change of use application is a two storey red brick and slate roof semi-detached property. It has a footpath running to the north which leads to the properties that present their gable to number 376 Slade Lane on Craighall Avenue. There is a dormer extension within the rear roof slope which will have been constructed under permitted development rights. It has a small garden to the front which leads to a rear garden and free standing garage to the rear, where the boundary meets the garden of number 2 Scarisbrick Road to the south west. The property is currently a 5 bed house.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature in the immediate locale with properties of the same age and style as the proposal site, together with a small number of flat / sheltered housing developments that are later additions to the other properties in the wider area. It is located on a sustainable public transport network and close to local retail and commercial uses and health provision.

Description of development

The proposal is for the change of use of the existing house (C3) to a residential care home (C2) for 6 people. The age ranges of prospective residents would be between the ages of 18 and 65 plus. To facilitate the change of use there are proposed additions to the property by way of the erection of part single/part two storey side and rear extensions which would provide overall accommodation in the form of Ground Floor- 2 en-suite bedrooms, kitchen, lounge, laundry room, dining room and a training room with kitchenette for staff that would be present on the site.

First Floor- 4 en-suite bedrooms.

Loft Space office and storage.

There is also a 1.8m high timber boundary fence proposed.

Cycle spaces are proposed in the rear garden, and there is parking for an emergency vehicle off road to the front of the property. There is an existing dropped kerb to serve this.

Consultations & Notification Responses

Local Residents were informed- two rounds of consultation took place with the second because the physical amount of proposed extensions added to the property were reduced in size. Four representations have been received which raised the following issues:

The existing garage runs along the boundary to my garden, and the training room will be going in its place this will cause disruption and may render my garden unusable during the summer.

What are the timings for the construction.

The external space is not adequate, and the use should be located at a bigger property.

The lack of parking for the scheme will exacerbate the existing traffic situation further. There are parking restrictions not far from the property, and there is no parking for staff or visitors or the residents themselves.

Environmental Health- no objections subject to the attachment of conditions relating to fumes, servicing, external lighting, noise and waste management.

Highways- A TRICS assessment will not be required due to the number of staff and the training facility being wholly for staff. The updated information confirms that there will be 3 core members of staff in place during the day, 2 members of core staff in the night and 2 covering staff for the day shifts. The typical shift will have 5 members of staff for days and 4 members of staff for nights. The applicant has confirmed that the training facility will solely be for the use of the staff on-site and therefore no further trips will be associated with this use.

A Staff Travel Plan has been provided which is welcomed and acceptable to Highways.

Information has been provided that 95-97% of the staff travel to site via public transport or cycle to work. Cycle parking has been provided to the rear of the site, which is acceptable to Highways.

It is noted that on-street parking does occur along Slade Lane and therefore any parking associated with staff will add to the existing on-street parking.

Supported Housing- have assessed the proposal and are supportive of this use at this property.

Issues

Policies

The National Planning Policy Framework - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

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

o approving development proposals that accord with an up-to-date development plan without delay; or

o where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

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

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

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

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

Policy H10, Housing for People with Additional Support Needs - Proposals for accommodation for people with additional support needs will be supported where: -

- o There is not a high concentration of similar uses in the area already.
- o Where it will contribute to the vitality and viability of the neighbourhood.
- o Where there would not be a disproportionate stress on local infrastructure such as health facilities.

The supporting text for the policy states the Council welcomes the development of appropriately designed accommodation which enables people with additional support needs to maintain an independent lifestyle and supports the work of housing associations and other agencies in this respect. There is, however, a need for individual communities to be able to meet most of their day to day needs locally, for example, shopping, recreation, education and health care. The Council recognises that, at least in part, the social and economic balance of a community is achieved by avoiding an over concentration of a specific type of housing in any one area. For example, changes in spending power may cause local facilities to suffer from reduced demand from certain

groups. Therefore, the Council is seeking to avoid an over-concentration of people with additional support needs in any one particular area.

Policy DM1, Development Management - This policy states that all development should have regard to a number of issues, the most relevant of which in this instance are:-

- o Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- o Community safety and crime prevention.
- o Design for health.
- o Adequacy of internal accommodation and external amenity space.
- o Refuse storage and collection.
- o Vehicular access and car parking.

Saved UDP Policies - Policy DC2 and DC26 are considered of relevance in this instance.

Policy DC2.1, Rest Homes and Nursing Homes (Class C2), states that in determining planning applications for rest homes, nursing homes and other uses within Class C2 of the Use Classes Order, the Council will have regard to:

- a) the effect of the operation of the business on the amenity of neighbouring residents;
- b) the standard of accommodation for the intended occupiers of the premises, including the availability of private outdoor amenity space;
- c) the effect of the proposals on visual amenity;
- d) the availability of adequate, safe and convenient arrangements for car parking and servicing;
- e) the ease of access for all, including disabled people;
- f) the desirability of avoiding an over-concentration of special needs or housing in any one area of the City; and
- g) the desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

Policy DC2a.1 states that planning permission will be refused when it cannot be demonstrated that development proposals will contribute to the achievement of the following objectives for the City's local communities:

- i. to ensure a more even spread of "special needs" accommodation within local areas and across the City as a whole, in order to encourage provision closer to where needs arise and avoid the need for people to move from their local community to find the accommodation they require;
- ii. to ensure the protection of the residential character and amenity of family housing within established communities;
- iii. to avoid the unnecessary loss of the bigger dwelling houses available for larger and extended families;
- iv. to help local communities accommodate a range of special needs without the risk of social stress;
- v. to avoid stigmatising a particular neighbourhood or a particular type of accommodation;
- vi. to create and retain a positive perception of all areas of the City as a contribution towards the goal of maintaining stable and self-sustaining communities;
- vii. to attempt to sustain the vitality and viability of local economies, by encouraging a wide diversity of social groups to live within all parts of the City;
- viii. to avoid creating disproportionate stress on local services, such as health and education; and
- ix. to avoid additional pressure on primary and secondary health care provision in parts of the City where there are already identified concerns about adequacy of services.

Policy DC26, Development and Noise, states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Issues

Principle of the Proposal - The neighbourhood in which the property is located is not subject to a high percentage of Class C2 uses, either purpose built or benefitting from a change of use. As a result, it is not considered that the use of this property as supported housing would be contrary to the locational constraints of the Policies H10 and DC2 above, i.e. an overconcentration of Class C2 uses within any particular neighbourhood. In addition, due to the modest numbers that would be accommodated within the property, it is not felt that the use would place undue pressure on local services as the previous use as a 5 bedroom house could hold the same or greater number of occupants if lived in by a larger family. The physical changes are not so great as to have a detrimental impact upon the residential character of the area. Given this it is considered that the use of the dwellinghouse for supported housing purposes is acceptable in principle.

Notwithstanding this, the impact of the proposal upon existing levels of residential and visual amenity enjoyed within the vicinity of the site, and upon levels of pedestrian and highway safety enjoyed on Slade Lane and the surrounding highway network, must be assessed.

Residential Amenity - The proposal is for 6 residents, with a minimum of five support workers present during the day and four support workers present at night. The use is considered modest in size and the number of residents and support workers present would be similar in size to a large family that might occupy a five- bed property such as this one. Given this, it is not anticipated that the comings and goings of the personnel, for instance when shifts change, would prove detrimental to the existing levels of residential amenity enjoyed within the vicinity of the site.

Local residents have raised concerns about the potential disamenity arising from the comings and goings of visitors to the property and the lack of parking provision, however, as the maximum number of residents present would be limited to six it is not believed that there would be a high number of visitors to the property on a daily basis. As a result, it is not considered that the comings and goings of visitors to the property would have an unduly detrimental impact upon residential amenity. It is acknowledged that there might be times when there is a change in shift when there are several members of staff present or if there is training taking place, but this facility will only be used by existing staff on the site with no external attendees, and the employees primarily will either be from the local area and walk to work or use public transport or alternative modes of transport to the car. Therefore, the increase in numbers of staff to facilitate changeover or attending a training session would be limited and short term and considered to be acceptable in this context.

Privacy - It is not considered that the use of the property as supported housing would impact the levels of privacy enjoyed by adjoining residents. There are high established boundary treatments together with the proposed 1.8 m high boundary fencing proposed to be installed. There are no windows proposed in the rear elevation of the first- floor extension, therefore the privacy of the occupants of 376 Slade Lane, 2 Scarisbrick Road and the neighbouring properties is protected. There are 5 windows proposed within the gable elevation of the property which faces out towards Craighill Avenue 3 of these serve en-suite facilities and 2 serve bedrooms. There is a distance of approximately 8 metres across a public space in the form of the public footpath that runs down the side of the property between the gables of 374 Slade Lane

Visual Amenity - The applicant is not proposing to undertake any physical amendments to the exterior of the property to the frontage, and therefore it will appear as a residential property when viewed in the context of the street scene. The changes are proposed to the rear, and in any event are commensurate to an extension on a domestic property in scale and appearance. As a result, it is not considered that the proposed change of use would have a detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site.

Car Parking - There is no parking provision in curtilage for staff or visitors to the site, however a travel plan was submitted as supporting documentation and this states that the majority of the staff and visitors would either be using public transport walking or cycling. There is space in curtilage for an emergency vehicle should that be required. If anyone does on occasions visit in a car there are parking spaces on street which is the same situation faced by the residential properties who also have limited in curtilage parking and are occupied by a number of residents. The lack of parking is considered acceptable in this instance due to the details submitted within the travel plan. Highways are satisfied that the proposal is acceptable. It is also recognised that sufficient on-street parking exists should additional space be required for shift change overs and visitors.

Pedestrian and Vehicular Safety - It is not considered that the proposed use would generate such significant vehicular movements to and from the site it is not considered that the proposal would have a detrimental impact upon the levels of pedestrian and highway safety enjoyed by the residents of Slade Lane and the neighbouring roads.

Waste Management - A condition relating to waste management will be attached to any consent granted.

Biodiversity- It is regrettable that the trees to the frontage were removed prior to the submission of the application, however the property is neither in a Conservation area nor were the trees the subject of a tree preservation order and as such the local planning authority would have had no influence at the time of their removal. There is a green roof proposed for the rooftop of the first- floor extension, and a condition would be attached to any consent requiring bird boxes to be included as part of the landscaping proposals.

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 / Agent in a positive and proactive manner in order to guide the Application through all stages of the Planning process and have resolved issues that have arisen whilst dealing with the Planning Application. The application has been determined in accordance with both national and local policies.

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:

ZT3-196-05 Proposed ground, first and loft Floor plans.

ZT3-196-06 Proposed elevations

ZT3-196-10 Landscaping Plan

All received 4th March 2024

PL16-736-Waste management information received 20th October 2023

Clinical Waste Form received 20th October 2023

Staff Travel Plan received 18th October 2023.

Reason - To ensure that 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 extension hereby permitted including patching in and mortar shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the building shall only be used as a residential care home and for no other purpose (including any other purpose within Use Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interest of residential amenity, pursuant to policy DM1 in the Manchester Core Strategy.

5) The development hereby approved shall be occupied by no more than six residents receiving care.

Reason - In the interests of residential amenity, pursuant to policy DM1 in the Manchester Core Strategy.

6) Prior to above ground works commencing, a scheme for the storage (including segregated waste recycling) clinical waste and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. 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 visual and residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy.

- 7) a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.
- b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

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

- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings ZT3-196-05 Proposed ground, first and loft Floor plans.

ZT3-196-06 Proposed elevations received 4th March 2024

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

- 9) Prior to occupation of the use hereby approved, full details of the location and maintenance plan for the green roof to the first floor flat roof extension shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall thereafter be implemented and maintained so long as the use hereby approved is in operation.

Reason - To ensure that appropriate green measures are included to supplement the ground floor landscaping scheme and a 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.

10) Fume/odours

- a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.
- b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties Pursuant to policy DM1 of the Manchester Core Strategy.

11) Before first occupation the windows to the first floor in the northern (side) elevation as shown on drawing ZT23-196-06 shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - In the interest of residential amenity in accordance with policies SP1 and DM1 of the Core Strategy.

12) Prior to first use, details of the specifications, elevations, and appearance of secured covered cycle storage shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

13) Before the occupation of the development hereby approved, details of the permeable surface to be used for the proposed car parking space and the rear terrace as shown on plan ZT23-196-10 proposed landscaping plan stamped as received by the City Council as Local Planning Authority on 4th March 2024, shall be submitted to and approved in writing by the City Council as local planning authority. Following approval the parking space shall be surfaced and made available for use. The car parking space shall be maintained in situ prior to the occupation of the authorised care home and remain in situ thereafter.

Reason - In the interest of residential amenity and pedestrian and highways safety, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

14) Before the first occupation of the use hereby approved, a scheme to encourage biodiversity within the application site shall be submitted to and approved in writing by the City Council as local planning authority, including the provision of bird boxes to encourage habitats for bird species. The development shall be implemented in accordance with approved scheme prior to the occupation of the authorised properties and shall be maintained in situ thereafter.

Reason - in the interests of residential development and to encourage bio-diversity pursuant to policies SP1, EN1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

15) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

Informatives

1) The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated May 2022. Details should also be provided in relation to replacement air.

2) DEMOLITION/CONSTRUCTION HOURS (extension)

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

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

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Highway Services

MCC Supported Housing Monitoring Group

Highway Services

Environmental Health

MCC Supported Housing Monitoring Group

4 Scarisbrick Road, Manchester, M19 2BS

32 Craighall Avenue, Manchester, M19 2BR

28 Craighall Avenue, Manchester, M19 2BR

13 Craighall Avenue, Manchester, M19 2BR

374 Slade Lane, Manchester, M19 2BU

Slade Mount, Slade Lane, Manchester, M19 2HB

First Floor Flat, 374 Slade Lane, Manchester, M19 2BU

Flat 9, 44 Grange Avenue, Manchester, M19 2DW

Ground Floor Flat, 374 Slade Lane, Manchester, M19 2BU

368 Slade Lane, Manchester, M19 2BU

3 Scarisbrick Road, Manchester, M19 2BT

6 Scarisbrick Road, Manchester, M19 2BS

9 Slade Mount, Slade Lane, Manchester, M19 2HB

6 Slade Mount, Slade Lane, Manchester, M19 2HB

4 Slade Mount, Slade Lane, Manchester, M19 2HB

10 Slade Mount, Slade Lane, Manchester, M19 2HB

384 Slade Lane, Manchester, M19 2BU

Flat 8, 44 Grange Avenue, Manchester, M19 2DW

77 Grange Avenue, Manchester, M19 2FZ

382 Slade Lane, Manchester, M19 2BU

370 Slade Lane, Manchester, M19 2BU

2 Scarisbrick Road, Manchester, M19 2BS

9 Craighall Avenue, Manchester, M19 2BR

7 Craighall Avenue, Manchester, M19 2BR

34 Craighall Avenue, Manchester, M19 2BR

30 Craighall Avenue, Manchester, M19 2BR

11 Craighall Avenue, Manchester, M19 2BR

8 Slade Mount, Slade Lane, Manchester, M19 2HB

7 Slade Mount, Slade Lane, Manchester, M19 2HB

5 Slade Mount, Slade Lane, Manchester, M19 2HB

3 Slade Mount, Slade Lane, Manchester, M19 2HB

2 Slade Mount, Slade Lane, Manchester, M19 2HB

11 Slade Mount, Slade Lane, Manchester, M19 2HB
1 Slade Mount, Slade Lane, Manchester, M19 2HB
1 Scarisbrick Road, Manchester, M19 2BT
378 Slade Lane, Manchester, M19 2BU
372 Slade Lane, Manchester, M19 2BU
8 Scarisbrick Road, Manchester, M19 2BS
386 Slade Lane, Manchester, M19 2BU
380 Slade Lane, Manchester, M19 2BU

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: SOUTH AREA