

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138740/VO/2023

Date registered valid: 8 January 2024

Proposal: City Council Development - The provision of land drains to 2 no. football pitches and associated below ground infrastructure

Address: Wythenshawe Park, Wythenshawe Road, Manchester, M23 0AB

Ward(s): Brooklands Ward

Applicant: Mr Shola Akinneyajo Manchester City Council

Agent (if any):

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10.04.2024

Application details

Type of application: Regulation 3 Consent

Development type: Major Other

Date of site visit: 15 March 2024

Standard consultations:

Printed: 5 March 2024 Expired: 26 March 2024

Neighbour notifications

Printed: 5 March 2024 Expired: 26 March 2024

Site notice

Posted: 15 March 2024 Expired: 7 April 2024

Press advert

Published: 12 March 2024 Expired: 26 March 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: N/A

Tree Preservation Order: N/A

Description of area

Wythenshawe Park is in part on its eastern side a Grade II listed registered park and garden which occupies 109 hectares of land surrounding Wythenshawe Hall, situated 8km from Manchester City Centre. The boundaries are formed by Wythenshawe Road to the north, the M56 motorway to the east, and Altrincham Road to the south. The western boundary is a drive running south from Wythenshawe Road to Baguley Brook where the boundary of the historic park merges with former fields to the west. It contains 'historic and ornamental woodlands, herbaceous borders, formal bedding, open grassland and beautiful wildflower meadows.'² There are also sports facilities and a community farm. The Park's general arrangement was laid out by 1830, but contains elements shown on maps from the mid-17th century, as well as a formal garden dating from 1850.

The eastern side of the Park, which contains the area of the Grade II registered Historic Park and Garden, largely comprises open parkland with areas of woodland, the largest being Gib Lane Wood (SBI Grade B) along the Park's eastern boundary, and also includes the Grade II* Hall and Grade II Listed former stables and northern Lodge building, the Walled Garden and Community Farm, and a play area. The western side of the Park includes football pitches, a running track, a miniature golf course, tennis courts, bowling greens, pavilions and the Horticultural Centre, with areas of woodland at Nan Nook Wood (SBI Grade B) in the north-west corner of the Park and Fir Coppice and Mere Wood to the north of the Horticultural Centre.

Baguely Brook bisects the park, and part of the park adjacent the brook are located in flood risk zone 3.

Beyond the boundaries of the park to the west and south west are a mixture of housing types developed since from the mid half of the 20th Century with late 20th early 21st century housing located to the west. Two tower blocks approximately 16 and 10 storeys in height are located to the south of the application site.

Description of development

The application proposals are for the installation of land drainage and associated infrastructure to an existing area of grass pitches located in the south western corner of the park. This land, whilst designated playing field, now lies unused for sport as it has no dedicated drainage installed and it subsequently became unplayable in 2015 due to poor ground conditions.

The works would see surface water drainage installed beneath an area of the park that would accommodate two full size football pitches. The drains would be laid below ground in a linear arrangement south to north connecting to an below ground attenuation tank which would then be connected via culvert and outfall to Baguely Brook to the north. Elements of the proposal that would be visible would be inspection chamber covers and the outfall structure connecting to Baguely Brook, all other elements would be below ground.

It is noted that the submitted details also show new footpaths that had been installed at the time of the site visit, whilst these are shown on the submitted drawings and within the flood risk assessment these works were capable of being installed under the local authorities permitted development rights for works to maintain and enhance land maintained and/or owned by the local authority (Part 12 schedule 2 of the General Permitted Development Order). It should also be noted that the drainage works proposed are also capable of being installed utilising these permitted development rights but in this instance a planning application has been submitted for consideration.



Red edge provides approximate position of improved drainage for pitches

Consultations & Notification Responses

The was subject to notification by way of site notice, advertisement in the Manchester Evening News and letters sent to neighbouring residents. In this instance 3 comments were received

from residents 2 raising concerns with the proposals and 1 in support. A summary of the comments received is set out below:

- The proposals could give rise to anti-social behaviour including use of dirt/quad bikes in this area and could attract unwanted attention and more access to strangers to the neighbourhood
- The current vacant land serves as a natural buffer, mitigating flood risks for adjacent properties and fostering biodiversity by providing habitats for various creatures, including birds.
- The use as football pitches would give rise to increases in activity and associated noise.
- The proximity of the open space to the backyards of neighbouring houses raises concerns about potential security risks.
- Is more investment required in more football pitches? Our community already boasts a surplus of pitches compared to neighbouring districts. Moreover, the proposed locations of these new pitches, adjacent to residential areas, raise valid concerns about the potential negative impacts on nearby residents.
- Will the establishment of the football pitches necessitate additional lighting facilities?
- Am supportive of utilising what is currently an overgrown field as a community asset.
- With regards to car parking, I do not think the impact has been adequately assessed, I fully expect players, officials and spectators to park on Bideford Drive and access via the footbridges onto the new pitches as this is the closest access to the pitches. Have the council considered this impact and also whether the current small parking area next to the footbridges on Bideford Drive can be expanded.
- Previously the brook flooded onto the proposed site because of anti social behaviour causing a blockage in the brook. The council should be aware of this risk.
- Have the council considered expanding the new paved area on both sides of Baguley brook that separates the softball and football pitches? The local parkrun route runs alongside the Brook on the football pitch side, but the drainage is poor and the surface extremely muddy. Adding a paved area to this side would make this more accessible.
- What is being done about the softball pitches which are consistently flooded for large parts of the year? Would the funds be better used adding drainage to this field.

MCR Active - The proposal is line with Manchester's Playing Pitch and Outdoor Sport Strategy (2022) to protect, enhance and create new pitches to meet identified demand.

The creation of the two pitches in this location is mitigation for the loss of playing field associated with Manchester College (Northenden) planning ref: 131147-FO-2021. The agreed mitigation is to bring into use the western portion of Wythenshawe Park as playing field, with pitch type and sizes to be agreed with Manchester Active at the point of implementation. An Agronomy Report undertaken by STRI was prepared to inform the works required and costs that formed the basis of the s106 contribution.

Manchester Active would be pleased to liaise with the applicant to ensure the pitches of the right size and type to meet demand are constructed to meet current demand.

The submitted details for this application shows the drainage proposal for the pitch construction; it does not provide a technical specification that demonstrates the final pitch construction will comply with Sport England's 'Natural Turf for Sport' guidance and recommendations in the Agronomy Report. For example, there are no details of the earthworks (top soil strip/grading/topsoil respread) required to comply with Sport England regulations for surface slopes and levels. Nor are there any details of the cultivation, sand amelioration and seeding, and ongoing maintenance regime required to maintain a good standard.

To ensure the pitches will be designed and constructed to meet Sport England's 'Natural Turf for Sport' standards and the recommendations of the Agronomy Report, a condition is proposed.

MCC Arborist – Raise no objections. Recommend the appointed arb consultant should be on site during the installation of the root protection for the path which runs through the rooting area of the trees.

MCC Flood Risk Team – No comments received.

Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of the power to determine planning applications for any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Relevant local and national planning policies to the consideration of the application proposals is set out below.

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:

Policy SP1, Spatial Principles

Policy T2, Accessible areas of opportunity and need

Policy EN 3, Heritage

Policy EN10, Safeguarding Open Space, Sport and Recreation Facilities -

Policy EN12, Area priorities for Open Space, Sport and Recreation –

Policy EN14, Flood Risk

Policy EN17, Water Quality

Policy DM1, Development Management

Saved Unitary Development Plan policies

Listed Buildings - Policy DC19.1

DC22- Footpath protection

WW12 The Council will work with the private sector to provide a greater range of recreational

activities within Wythenshawe Park. These activities will be confined to the western half of the Park as identified on the Proposals Map. In considering proposals for improving existing facilities or extending their range the Council will ensure that the prime function of the Park in providing open spaces for informal recreation is fully protected, in particular, Baguley Brook and its corridor.

WW13 The Council will enhance and protect the natural and environmental character of existing public open spaces in West Wythenshawe and will safeguard the continuation of the wide range of informal activities which currently take place on them.

Places For Everyone Joint Development Plan Document (March 2024)

The nine constituent local authorities have now adopted the Plan following consideration of the Inspectors' Report. There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset). Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Relevant policies in the consideration of the current application are:

Policy JP-S1 Sustainable Development
Policy JP-S4 Flood Risk and the Water Environment
Policy JP-G6 Urban Green Space
Policy JP-G7 Trees and Woodland
Policy JP-P1 Sustainable Places
Policy JP- P7 Sport and Recreation

The National Planning Policy Framework (December 2023)

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.

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

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

The NPPF states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

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.

Section 16 (Conserving and enhancing the historic environment) states that in determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character and distinctiveness.

Other Material Considerations

Manchester's Playing Pitch and Outdoor Sport Strategy (2022) – Seeks improvements to existing playing fields for sports and football provision including within Wythenshawe Park to meet identified demand.

Issues

Principle – The principle of providing enhancements to existing outdoor playing fields is considered acceptable and accords with the policies for leisure and outdoor sports as set out in adopted planning policies within the Core Strategy, the Unitary Development Plan, the priorities for Wythenshawe Park and the Places for Everyone development plan document. Further consideration is required of the impacts on residential amenity, ecology, flood risk and visual amenity together with assessment of impacts on the Registered Park and Listed Buildings within it.

Residential Amenity – The proposals seek to upgrade the drainage to existing areas of playing fields that have been previously used for outdoor pitches. The current condition of these has precluded recent usage but they are a longstanding outdoor playing pitch asset. As such the land has had and continues to have a relationship to residential properties to its immediate north, west and south.

The residential properties to the south and north are approximately 48m from the boundaries of the football pitches with residential properties to the west being approximately 68m away. No lighting is proposed so the pitches use would be limited to daylight times throughout the year. Whilst the drainage would enable a more intensive use of the pitches given the separation in distance and intervening buildings, trees and vegetation it is not considered that the proposals within the existing park give rise to unacceptable impacts on residential amenity. The profile of use of the area is consistent with its historic use and the wider use of the park which is a large municipal park serving a wide catchment serving a variety of sporting and recreational functions.

It is noted that the improvements to footpaths whilst not forming part of the application proposals would utilise existing desire lines and routes into and around the park. As such the upgrade of these is not considered to give rise to unacceptable impacts on residential amenity.

Visual Amenity – The proposals relate to underground works with limited above ground infrastructure limited to inspection chamber covers and outfall into Baguely Brook. As such the works are not considered to give rise to unacceptable impacts in terms of visual amenity.

The works are sufficiently distance from the historic core of the wider park including that element that forms part of the Registered Park and Garden and would not cause harm to the designated heritage assets.

Flooding – Parts of Wythenshawe Park lie within flood zones 2 and 3. These areas generally coincide with the line of Baguley Brook that crosses the Park to the south. The applicant has prepared a flood risk assessment to accompany the application, this indicates that the proposals would give rise to a betterment in terms of runoff from this part of the park into Baguley Brook and concludes that the proposed use is water compatible and is acceptable to take place in the areas proposed.

Ecology – The application is supported by an Arboricultural Impact Assessment that concludes the proposals would not result in the loss of trees on site but would some element of the works including the installation of culvert and outfall could impact on tree roots. Recommendations for these works are set out in the AIA together with recommendations that an arborist supervise these works, approval of the AIA would be set out in the specified plans condition and a specific condition to ensure works are carried out in accordance with the AIA within an appropriately worded condition.

The site currently comprises amenity grassland that forms dormant football pitches as part of playing fields. The proposed works would improve the condition of the land to enable the pitches to be used more effectively. As such the land forms part of a managed landscape for sport and recreation and it is not considered that the proposals would give rise to harmful ecological impacts.

Crime and Safety – Issues have been raised from residents with regards to current issues with unauthorised motorcycles and quad bikes accessing the park. It is unfortunate that unauthorised use of the park is currently taking place. The provision of new facilities seeks to increase the legitimate usage of the park and these parts of the park for all residents. Such usage and increases will allow formal legitimised use to take place on the playing fields.

Highways – As part of previous works in the park it is understood that work is underway within the Council to develop a strategic transport plan for Wythenshawe Park. The proposals seek to enhance existing playing fields in the park and as such it is not considered that they would give rise to impacts on highway or pedestrian safety. The park is accessible by a range of travel modes including public transport, by foot and by bicycle. There is also on site car parking available to serve the park. Whilst parking may occur in surrounding streets adjacent this part of the park it is not considered that impacts would be significant.

Footpaths – The footpath works shown on the submitted drawings indicate improvements to the routes into the park from the west, these connections already exist and the footpaths provide routes around the pitches. It is noted that a route appears to have been created potentially as a desire line diagonally across the pitches. The formal path to be installed whilst being a direct route does provide an improved facility and is not considered to be an overly inconvenient or unattractive replacement to those that exist.

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

The application has been determined in a positive and proactive manner. In this instance issues were raised with the applicant and additional information was provided in the form of a tree survey.

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:

FS 4899-C-2003 REV P1 NEW PAVEMENT DETAILS

FS 4899-C-1001 REV P1 NEW FOOTBALL PITCHES & PAVEMENT LAYOUT

FS 4899-C-2000 REV P1 NEW FOOTBALL PITCHES DRAINAGE OVERALL LAYOUT

FS 4899-C-2001 REV P1 NEW FOOTBALL PITCHES DRAINAGE LAYOUT

FS 4899-C-2002 REV P1 PITCH DRAINAGE LAYOUT

All as submitted on the 4th December 2023

Arboricultural Impact Assessment prepared by Urban Green dated April 2024 as received by the City Council as local planning authority on the 4th April 2024

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) All tree work including protection of trees during works should be carried out by a competent contractor in accordance with British Standard BS5837 "Trees in Relation to Design, Demolition and Construction" and the details contained within the Arboricultural Impact Assessment prepared by Urban Green dated April 2024.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy and policy JP-G7 of the Places for Everyone Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Environment Agency

2 Wellesbourne Drive, Manchester, M23 0QL
2 Bideford Drive, Manchester, M23 0QB
57 Bideford Drive, Manchester, M23 0QN
Flat 55, Moorcot Court, Bideford Drive, Manchester, M23 0QW
47D Bideford Drive, Manchester, M23 0QH
Flat 58, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 67, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 33, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 62, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 69, Moorcot Court, Bideford Drive, Manchester, M23 0QW
3 Lulworth Gardens, Manchester, M23 0QJ
12 Farcroft Close, Manchester, M23 0GA
10 Farcroft Close, Manchester, M23 0GA
17 Bideford Drive, Manchester, M23 0QH
21A Bideford Drive, Manchester, M23 0QH
19 Bideford Drive, Manchester, M23 0QH
3 Farcroft Close, Manchester, M23 0GA
5 Farcroft Close, Manchester, M23 0GA
35 Lawnhurst Avenue, Manchester, M23 9RW
19 Lawnhurst Avenue, Manchester, M23 9RW
72 Lawnhurst Avenue, Manchester, M23 9SA
60 Lawnhurst Avenue, Manchester, M23 9SA
140 Lawnhurst Avenue, Manchester, M23 9RQ
130 Lawnhurst Avenue, Manchester, M23 9SA
150 Lawnhurst Avenue, Manchester, M23 9RQ
98 Lawnhurst Avenue, Manchester, M23 9SA
63 Bideford Drive, Manchester, M23 0QN
146A Lawnhurst Avenue, Manchester, M23 9RQ
144A Lawnhurst Avenue, Manchester, M23 9RQ
Flat 38, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 52, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 21, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 63, Moorcot Court, Bideford Drive, Manchester, M23 0QW
51 Bideford Drive, Manchester, M23 0QN
Flat 50, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 40, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 4, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 70, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 23, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 45, Moorcot Court, Bideford Drive, Manchester, M23 0QW
5 Lulworth Gardens, Manchester, M23 0QJ
2 Lulworth Gardens, Manchester, M23 0QJ
4 Lulworth Gardens, Manchester, M23 0QJ
5 Longfield Road, Manchester, M23 0GH
29A Bideford Drive, Manchester, M23 0QH
23 Bideford Drive, Manchester, M23 0QH
1 Farcroft Close, Manchester, M23 0GA
90 Lawnhurst Avenue, Manchester, M23 9SA

29 Lawnhurst Avenue, Manchester, M23 9RW
25 Abbotsleigh Avenue, Manchester, M23 9RP
12 Abbotsleigh Avenue, Manchester, M23 9RP
48 Lawnhurst Avenue, Manchester, M23 9SA
148 Lawnhurst Avenue, Manchester, M23 9RQ
110 Lawnhurst Avenue, Manchester, M23 9SA
142B Lawnhurst Avenue, Manchester, M23 9RQ
160 Lawnhurst Avenue, Manchester, M23 9RQ
Flat 1, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 18, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 28, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 8, Moorcot Court, Bideford Drive, Manchester, M23 0QW
45E Bideford Drive, Manchester, M23 0QH
Flat 61, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 2, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 24, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 12, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 26, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 20, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 10, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 30, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 41, Moorcot Court, Bideford Drive, Manchester, M23 0QW
8 Farcroft Close, Manchester, M23 0GA
14 Lulworth Gardens, Manchester, M23 0QJ
68 Lawnhurst Avenue, Manchester, M23 9SA
70 Lawnhurst Avenue, Manchester, M23 9SA
25 Bideford Drive, Manchester, M23 0QH
9 Farcroft Close, Manchester, M23 0GA
43 Lawnhurst Avenue, Manchester, M23 9RW
94 Lawnhurst Avenue, Manchester, M23 9SA
31 Lawnhurst Avenue, Manchester, M23 9RW
82 Lawnhurst Avenue, Manchester, M23 9SA
27 Abbotsleigh Avenue, Manchester, M23 9RP
10 Abbotsleigh Avenue, Manchester, M23 9RP
41 Lawnhurst Avenue, Manchester, M23 9RW
8 Parklands Road, Manchester, M23 0GB
61 Bideford Drive, Manchester, M23 0QN
Flat 16, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 9, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 34, Moorcot Court, Bideford Drive, Manchester, M23 0QW
47A Bideford Drive, Manchester, M23 0QH
55 Bideford Drive, Manchester, M23 0QN
49 Bideford Drive, Manchester, M23 0QN
Flat 17, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 32, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 51, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 27, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 37, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 46, Moorcot Court, Bideford Drive, Manchester, M23 0QW
37 Bideford Drive, Manchester, M23 0QH
35 Bideford Drive, Manchester, M23 0QH
1 Longfield Road, Manchester, M23 0GH
17 Lulworth Gardens, Manchester, M23 0QJ

21 Lulworth Gardens, Manchester, M23 0QJ
19A Bideford Drive, Manchester, M23 0QH
27 Bideford Drive, Manchester, M23 0QH
96 Lawnhurst Avenue, Manchester, M23 9SA
21 Lawnhurst Avenue, Manchester, M23 9RW
58 Lawnhurst Avenue, Manchester, M23 9SA
128 Lawnhurst Avenue, Manchester, M23 9SA
126 Lawnhurst Avenue, Manchester, M23 9SA
139 Lawnhurst Avenue, Manchester, M23 9SA
124 Lawnhurst Avenue, Manchester, M23 9SA
122 Lawnhurst Avenue, Manchester, M23 9SA
116 Lawnhurst Avenue, Manchester, M23 9SA
104 Lawnhurst Avenue, Manchester, M23 9SA
102 Lawnhurst Avenue, Manchester, M23 9SA
67 Bideford Drive, Manchester, M23 0QN
59 Bideford Drive, Manchester, M23 0QN
144B Lawnhurst Avenue, Manchester, M23 9RQ
4 Bideford Drive, Manchester, M23 0QB
Flat 22, Moorcot Court, Bideford Drive, Manchester, M23 0QW
45D Bideford Drive, Manchester, M23 0QH
Flat 48, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 6, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 64, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 43, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 65, Moorcot Court, Bideford Drive, Manchester, M23 0QW
8 Lulworth Gardens, Manchester, M23 0QJ
6 Lulworth Gardens, Manchester, M23 0QJ
6 Farcroft Close, Manchester, M23 0GA
20 Lulworth Gardens, Manchester, M23 0QJ
56 Lawnhurst Avenue, Manchester, M23 9SA
31A Bideford Drive, Manchester, M23 0QH
23A Bideford Drive, Manchester, M23 0QH
7 Farcroft Close, Manchester, M23 0GA
25 Lawnhurst Avenue, Manchester, M23 9RW
23 Lawnhurst Avenue, Manchester, M23 9RW
74 Lawnhurst Avenue, Manchester, M23 9SA
62 Lawnhurst Avenue, Manchester, M23 9SA
142 Lawnhurst Avenue, Manchester, M23 9RQ
136 Lawnhurst Avenue, Manchester, M23 9SA
138 Lawnhurst Avenue, Manchester, M23 9SA
120 Lawnhurst Avenue, Manchester, M23 9SA
114 Lawnhurst Avenue, Manchester, M23 9SA
14 Parklands Road, Manchester, M23 0GB
100 Lawnhurst Avenue, Manchester, M23 9SA
Gardeners Cottage, Wythenshawe Park, Wythenshawe Road, Manchester, M23 0AB
146 Lawnhurst Avenue, Manchester, M23 9RQ
10 Parklands Road, Manchester, M23 0GB
Flat 59, Moorcot Court, Bideford Drive, Manchester, M23 0QW
47B Bideford Drive, Manchester, M23 0QH
53 Bideford Drive, Manchester, M23 0QN
Flat 29, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 13, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 66, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 42, Moorcot Court, Bideford Drive, Manchester, M23 0QW

Flat 68, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 35, Moorcot Court, Bideford Drive, Manchester, M23 0QW
10 Lulworth Gardens, Manchester, M23 0QJ
7 Lulworth Gardens, Manchester, M23 0QJ
9 Lulworth Gardens, Manchester, M23 0QJ
3 Longfield Road, Manchester, M23 0GH
11 Lulworth Gardens, Manchester, M23 0QJ
27A Bideford Drive, Manchester, M23 0QH
29 Bideford Drive, Manchester, M23 0QH
13 Farcroft Close, Manchester, M23 0GA
92 Lawnhurst Avenue, Manchester, M23 9SA
33 Lawnhurst Avenue, Manchester, M23 9RW
86 Lawnhurst Avenue, Manchester, M23 9SA
23 Abbotsleigh Avenue, Manchester, M23 9RP
64 Lawnhurst Avenue, Manchester, M23 9SA
8 Abbotsleigh Avenue, Manchester, M23 9RP
6 Abbotsleigh Avenue, Manchester, M23 9RP
44 Lawnhurst Avenue, Manchester, M23 9SA
52 Lawnhurst Avenue, Manchester, M23 9SA
17 Lawnhurst Avenue, Manchester, M23 9RW
54 Lawnhurst Avenue, Manchester, M23 9SA
15 Lawnhurst Avenue, Manchester, M23 9RW
140A Lawnhurst Avenue, Manchester, M23 9RQ
132 Lawnhurst Avenue, Manchester, M23 9SA
148A Lawnhurst Avenue, Manchester, M23 9RQ
112 Lawnhurst Avenue, Manchester, M23 9SA
108 Lawnhurst Avenue, Manchester, M23 9SA
65 Bideford Drive, Manchester, M23 0QN
18 Parklands Road, Manchester, M23 0GB
16 Parklands Road, Manchester, M23 0GB
12 Parklands Road, Manchester, M23 0GB
45C Bideford Drive, Manchester, M23 0QH
45B Bideford Drive, Manchester, M23 0QH
45A Bideford Drive, Manchester, M23 0QH
41 Bideford Drive, Manchester, M23 0QH
39 Bideford Drive, Manchester, M23 0QH
Flat 57, Moorcot Court, Bideford Drive, Manchester, M23 0QW
47C Bideford Drive, Manchester, M23 0QH
47 Bideford Drive, Manchester, M23 0QH
Flat 44, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 3, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 15, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 11, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 39, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 7, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 14, Moorcot Court, Bideford Drive, Manchester, M23 0QW
21 Bideford Drive, Manchester, M23 0QH
31 Bideford Drive, Manchester, M23 0QH
88 Lawnhurst Avenue, Manchester, M23 9SA
84 Lawnhurst Avenue, Manchester, M23 9SA
80 Lawnhurst Avenue, Manchester, M23 9SA
66 Lawnhurst Avenue, Manchester, M23 9SA
46 Lawnhurst Avenue, Manchester, M23 9SA
50 Lawnhurst Avenue, Manchester, M23 9SA

142A Lawnhurst Avenue, Manchester, M23 9RQ
134 Lawnhurst Avenue, Manchester, M23 9SA
150A Lawnhurst Avenue, Manchester, M23 9RQ
45 Bideford Drive, Manchester, M23 0QH
43 Bideford Drive, Manchester, M23 0QH
Flat 54, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 5, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 47, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 49, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 25, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 36, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 31, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 60, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 53, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 19, Moorcot Court, Bideford Drive, Manchester, M23 0QW
Flat 56, Moorcot Court, Bideford Drive, Manchester, M23 0QW
33 Bideford Drive, Manchester, M23 0QH
33A Bideford Drive, Manchester, M23 0QH
1 Lulworth Gardens, Manchester, M23 0QJ
15 Lulworth Gardens, Manchester, M23 0QJ
13 Lulworth Gardens, Manchester, M23 0QJ
19 Lulworth Gardens, Manchester, M23 0QJ
12 Lulworth Gardens, Manchester, M23 0QJ
18 Lulworth Gardens, Manchester, M23 0QJ
16 Lulworth Gardens, Manchester, M23 0QJ
17A Bideford Drive, Manchester, M23 0QH
25A Bideford Drive, Manchester, M23 0QH
11 Farcroft Close, Manchester, M23 0GA
106 Lawnhurst Avenue, Manchester, M23 9SA
39 Lawnhurst Avenue, Manchester, M23 9RW
37 Lawnhurst Avenue, Manchester, M23 9RW
27 Lawnhurst Avenue, Manchester, M23 9RW
78 Lawnhurst Avenue, Manchester, M23 9SA
76 Lawnhurst Avenue, Manchester, M23 9SA
14 Abbotsleigh Avenue, Manchester, M23 9RP
118 Lawnhurst Avenue, Manchester, M23 9SA
144 Lawnhurst Avenue, Manchester, M23 9RQ
158 Lawnhurst Avenue, Manchester, M23 9RQ

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

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

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