

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139209/FH/2024

Date registered valid: 8 February 2024

Proposal: Erection of a single storey side and rear extension, erection of front and rear dormers, including erection of an outbuilding along the rear garden following demolition of existing outbuilding.

Address: 26 Tolworth Drive, Manchester, M8 0WW

Ward(s): Cheetham Ward

Applicant: Mr Harish & Mrs Mamta Tiwari

Agent (if any): Mr Talat Zeria, HSH Engineering Design Service Ltd

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 April 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 March 2024

Standard consultations:

Printed: 15 February 2024 Expired: 7 March 2024

Neighbour notifications

Printed: 15 February 2024 Expired: 7 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site / building / area

The application relates to a pitched roof, bay-fronted, semi-detached bungalow along the head of a turning circle within a short cul-de-sac position. The bungalow is sited within a slightly elevated, broadly triangular plot of land with existing amenity space along the front, side, and rear elevations; including all round boundary treatment incorporating a gated access along the side elevation which is shared with no. 24 Tolworth Drive. There is an existing outbuilding along the rear garden. Off-street parking is along the side elevation and bins are stored along the side and rear garden. The surrounding area is residential in character, comprising of properties of predominantly similar type along Tolworth Drive.

Description of development

The initially submitted application related to the proposed erection of a single storey side and rear extension, erection of front and rear dormers, erection of porch to side and outbuilding in rear garden.

Following negotiations, the initially submitted plan has been revised in the interest of residential amenity and revised plans were subsequently submitted, (dated, 26/03/2024). The title description of the proposal has been subsequently amended to reflect the revised plans to: Erection of a single storey side and rear extension, erection of front and rear dormers, including

erection of an outbuilding along the rear garden following demolition of existing outbuilding. The revised plans would comprise of:

- o Removal of the initially proposed porch.
- o Site layout plan provided indicating proposed on-site car parking arrangements, which confirms that the existing shared access with the neighbouring property will be unaffected.
- o Clarification has been provided regarding the proposed storage location of wheeled bins.
- o Correspondence from agent, (dated, 27/03/2024) confirming acceptance of a materials condition in relation to the proposed dormers.

The proposed single storey side and rear extension element of the proposal would be set-back approximately 5505mm from the front building line of the existing bungalow. It would then project forward of the common shared boundary with no. 24 Tolworth Drive approximately 4500mm wide, then return forward of the rear boundary approximately 8326mm, and then project forward of the common shared boundary with no. 28 Tolworth Drive approximately 10,705mm wide along the rear elevation. The combined maximum proposed rearward project would not exceed 3955mm - (the existing rearward projection is approximately 2600mm and consent is sought for an additional 1355mm). The extension would incorporate a pitched roof design, with the proposed roof ridge dropped below that of the existing roof ridge, and proposed maximum roof height would not exceed 4773mm. In terms of fenestration, it would incorporate 1no. door and windows along the front elevation, 1no. window along the front roof plane; windows along the side elevation, windows along the rear elevation, including 1no. window along the rear roof plane. It is intended to use external facing materials to match the original dwellinghouse.

In terms of the proposed dormer roof extensions along the roof plane of the existing dwellinghouse; the front dormer element would be set above eaves level and set below the existing roof ridge. It would be broadly centrally positioned along the front roof plane and set-way from the gable end approximately 252mm (minimum) and approximately 446mm (maximum). It would then project approximately 5809mm wide forward the common shared boundary with no. 28 Tolworth Drive, whilst maintaining a gap of approximately 388mm (minimum) and approximately 699mm (maximum) from this boundary. It would measure approximately 2580mm deep x 1647mm maximum height and would include 2no. windows along the front elevation.

The proposed rear dormer element would also be set above eaves level and set below the existing roof ridge. It would also be broadly centrally positioned along the rear roof plane and set-way from the gable end approximately 305mm (minimum) and approximately 482mm (maximum). It would then project approximately 5769mm wide forward the common shared boundary with no. 28 Tolworth Drive, whilst maintaining a distance of approximately 2274mm (minimum) and approximately 2579mm (maximum) from this boundary. It would measure approximately 4355mm deep x 2855mm maximum height and would include 2no. windows along the rear elevation. In terms of external facing materials, the agent has confirmed acceptance of a condition in relation to the dormers being clad in tiles matching those along the original roof, (correspondence, dated 27/03/2024).

The submitted plan would also include the proposed erection of an outbuilding, following demolition of the existing outbuilding along the side and rear garden. The proposed outbuilding would maintain broadly the same siting as the existing outbuilding, although it would be larger in terms of scale and footprint. It would be set-back approximately 12,169mm from the front

building line of the existing bungalow, whilst being set-way approximately 1500mm from the side elevation of the proposed single storey side and rear extension, a minimum of approximately 6705mm from the common shared boundary with no. 24 Tolworth Drive; whilst retaining a gap of approximately 445mm from the rear boundary wall. It would measure approximately 6000mm wide x 4500mm deep x 3679 maximum height, and would incorporate a pitched roof design, with windows and 1no. door along the front elevation. It is intended to use external facing materials to match the original dwellinghouse.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Environmental Health

Environmental Health officers have advised for the following pre-commence condition to be attached to any recommendation for planning approval:

GAS01 New applications for extensions

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development. Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

3. Highways

Highways officers have advised on the following matters although the proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway:

PARKING AND ACCESS:

There is an existing joint driveway with dropped kerbs for vehicle parking. However, it appears the proposed extension may affect the space available of the driveway at the property. Highways are concerned this will remove how vehicles access and egress from the property. Highways require more clarification with this issue.

REFUSE AND SERVICING:

No information has been provided on the location of the waste bins. Can the applicant confirm the location of the waste bins?

POLICY

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. The Framework has been related to the proposed development, with particular emphasis given to the following:

- o Chapter 8: Promoting healthy and safe communities.
- o Chapter 12: Achieving well-designed places.

2. Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

3. The Manchester 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.'

The following policies are relevant to the proposed development:

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

4. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- o Saved Policy DC1 (Residential Extensions) is considered relevant.

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

- o Chapter 2: Design

ISSUES

In this instance, the initially submitted plan has been revised in the interest of residential amenity and revised plans were subsequently submitted, (dated, 26/03/2024) and (correspondence from agent dated, 27/03/2024). The title description of the proposal has therefore subsequently been amended to reflect the revised plans.

Principle

The principle of the proposal to create additional living accommodation is considered acceptable; in addition, the principle of a development ancillary to the residential use of the existing dwellinghouse is also considered to be acceptable. Notwithstanding these factors, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey side and rear extension) - In light of the revised plans, (dated, 26/03/2024) and (correspondence from agent dated, 27/03/2024), and the resultant contextual relationship along the boundaries, and due to the fact that the proposed development would be contained within the curtilage of the application site, and the proposed roof configuration would mirror the existing roof and would thereby mitigate from the adverse impact from undue massing, together with the fact that the proposal would be significantly screened

along rear boundary, and it would be significantly set-back from the Tolworth Drive street scene. However, although the combined proposed rearward projection at approximately 3955mm along the common shared boundary with no. 28 Tolworth Drive would be approximately (305mm) in excess of the guidance set out in saved policy DC1.3 (a) regarding rearward extensions, it is not considered that this variance would warrant the refusal for planning permission as the proposed resultant context is not considered to be unduly overbearing given that the extension would be single storey and it would be significantly screened by the existing brick wall along the common shared boundary with no. 28 Tolworth Drive. Therefore, for these reasons and on balance, and subject to planning conditions, the proposed extension is considered to be acceptable in terms of its impact on residential amenity as there are no overbearing, overshadowing or loss of privacy impacts.

Impact of works (front and rear roof dormers) - In light of (correspondence from agent dated, 27/03/2024) confirming acceptance of an additional materials condition in relation to the proposed dormers and the resultant contextual relationship of the proposal along the Tolworth Drive street scene and the immediate surrounding streets, and given that the dormers would be informed by other developments along the street scene, for example, planning permission reference nos. (128747/FH/2020, 126538/FH/2020, 064216/FH/NORTH1/02, 027770). Therefore, on this basis, it is not considered that the proposed front and rear roof dormer extensions would unduly impact on residential and visual amenity, nor would it adversely impact on the character of the property or the general area as there are no undue overbearing, overshadowing, or loss of privacy impacts, subject to conditions. It is therefore recommended that the proposed window along the rear elevation to serve the bathroom is conditioned requiring it to be obscurely glazed in the interests of privacy. A materials condition is also recommended to ensure the use of matching materials to clad the dormer walls.

Impact of works (outbuilding) - The proposed outbuilding would be contained within the curtilage of the application site and would be sited in a similar location to the existing outbuilding which is to be removed. It would be set-away from the rear boundary and common shared boundary with no. 24 Tolworth Drive and would be set-back significantly from the front building line of the original dwellinghouse; and therefore, it is considered that the proposed siting would not adversely affect neighbouring houses. Overall, the proposal has been designed to be in keeping with the design and character of the existing house and would incorporate matching materials. The rear garden area is for the most part well screened by a tall brick wall along the rear boundary and common shared boundary with no.7 Whitebarn Avenue. The proposal would therefore not adversely affect the appearance of the existing dwelling or visual amenity within the area, and is considered to be acceptable, subject to a planning condition restricting the use of the outbuilding as ancillary use only.

Impact of works (design and appearance) - In light of the revised plans, (dated, 26/03/2024) and (correspondence from agent dated, 27/03/2024), it is not considered that the revised proposal would unduly harm the character of the building or the general area. The proposal would be informed by the contextual relationship along the street scene, and it is also intended to match materials with that of the existing house. However, a materials condition has been attached to ensure that the materials are adhered to.

Impact of works (waste management) - In light of the revised plans, (dated, 26/03/2024) and the comments of Highway Services, it has been confirmed that the existing shared access with (no.24 Tolworth Drive) would be unaffected; bins could still be stored along the side and rear garden. In addition, it has also been demonstrated through revised plans, (dated, 26/03/2024) that it is now intended to provide a covered timber frame bin store along the front garden, which would be sited along the common shared boundary with no. 28 Tolworth Drive, which is considered acceptable.

Impact of works (car parking) - In light of the revised plans, (dated, 26/03/2024), it has been confirmed that the existing shared access with the neighbouring property (no.24 Tolworth Drive) would be unaffected. However, although the combined proposed single storey side and rear extension and outbuilding would result in the reduction of the number of on-site car parking spaces, at least 1 no. on-site car parking space would still be retained, which is considered to be acceptable. The comments of Highway Services regarding the proposal's impact on the existing shared gated access has been overcome through revised plans.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the revised proposed development, (dated, 26/03/2024) and (correspondence from agent dated, 27/03/2024) responds positively to The National Planning Policy Framework (2021) chapters 8 and 12; policies SP1, DM1, EN1, EN19 of The Manchester Core Strategy Development Plan Document (2012); saved policy DC1 of the Unitary Development Plan (1995); and chapter 2 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007) and no neighbour comments or objections have been received in response to this application.

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

In this instance, the initially submitted plan has been revised in the interest of residential amenity and revised plans were subsequently submitted, (dated, 26/03/2024). The title description of the proposal has been subsequently amended to reflect the revised plans. The local Planning Authority in its decision has had due regard for the National Planning Policy Framework, as well as the Development Plan, National Planning Policy and other material considerations and has approved the application for the reasons outlined in this delegated report. The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- o Location Plan with application site edge in red, dwg. no.10, received by the City Council as the Local Planning Authority on 8 February 2024.
- o Existing Floor Plans and Elevations, dwg. no.02, received by the City Council as the Local Planning Authority on 8 February 2024.
- o Existing Site Layout Plan, dwg. no.07, received by the City Council as the Local Planning Authority on 8 February 2024.

- o Proposed Outbuilding Plans and Elevations, dwg. no.06, received by the City Council as the Local Planning Authority on 8 February 2024.
- o Proposed Waste Management Plan, dwg. no.09, received by the City Council as the Local Planning Authority on 26 March 2024.
- o Proposed Site Layout Plan, dwg. no.08A, Revision A, received by the City Council as the Local Planning Authority on 26 March 2024.
- o Proposed Side Elevation and Proposed Side Elevation Frm No.28, dwg. no.05A, Revision A, received by the City Council as the Local Planning Authority on 26 March 2024.
- o Proposed Front Elevation and Proposed Rear Elevation, dwg. no.04A, Revision A, received by the City Council as the Local Planning Authority on 26 March 2024.
- o Proposed Side Elevation, Proposed Ground Floor Plan and Proposed First Floor Plan, dwg. no.03A, Revision A, received by the City Council as the Local Planning Authority on 26 March 2024.
- o Correspondence from agent, (dated, 27/03/2024) confirming acceptance of a materials condition in relation to the proposed dormers.

Reason - To ensure that the development is carried out in accordance with the approved plans and submitted information; pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policies SP1 and DM1 of the Core Strategy (2012).

3) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policies EN18, DM1 of the Manchester Core Strategy (2012); and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

4) The external facing materials to be used on the extensions hereby approved shall match those of the original dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the submitted information and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Core Strategy (2012).

5) The front and rear dormer extensions hereby approve shall be clad in matching tiles and as stated on the submitted information, approved drawings, and correspondence from agent, (dated, 27/03/2024).

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012).

6) 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 development hereby approved other than those stated on:

- o Proposed Outbuilding Plans and Elevations, dwg. no.06, received by the City Council as the Local Planning Authority on 8 February 2024.
- o Proposed Waste Management Plan, dwg. no.09, received by the City Council as the Local Planning Authority on 26 March 2024.
- o Proposed Site Layout Plan, dwg. no.08A, Revision A, received by the City Council as the Local Planning Authority on 26 March 2024.
- o Proposed Side Elevation and Proposed Side Elevation Frm No.28, dwg. no.05A, Revision A, received by the City Council as the Local Planning Authority on 26 March 2024.
- o Proposed Front Elevation and Proposed Rear Elevation, dwg. no.04A, Revision A, received by the City Council as the Local Planning Authority on 26 March 2024.
- o Proposed Side Elevation, Proposed Ground Floor Plan and Proposed First Floor Plan, dwg. no.03A, Revision A, received by the City Council as the Local Planning Authority on 26 March 2024.

Reason - In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), and policy DM1 of the Manchester Core Strategy (2012).

7) Before first occupation of the development thereby approved, the proposed window along the ground floor side elevation, ground floor rear elevation to serve the proposed bathroom and en-suite; including, the proposed dormer window along the rear elevation to serve the proposed bathroom and as shown on: Proposed Side Elevation, Proposed Ground Floor Plan and Proposed First Floor Plan, dwg. no.03A, Revision A, received by the City Council as the Local Planning Authority on 26 March 2024; Proposed Front Elevation and Proposed Rear Elevation, dwg. no.04A, Revision A, received by the City Council as the Local Planning Authority on 26 March 2024; Proposed Site Layout Plan, dwg. no.08A, Revision A, received by the City Council as the Local Planning Authority on 26 March 2024; and Proposed Waste Management Plan, dwg. no.09, received by the City Council as the Local Planning Authority on 26 March 2024, 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 privacy and in accordance with policy DM1 of the Manchester Core Strategy (2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995).

8) The outbuilding as shown on: Proposed Outbuilding Plans and Elevations, dwg. no.06, received by the City Council as the Local Planning Authority on 8 February 2024; Proposed Site Layout Plan, dwg. no.08A, Revision A, received by the City Council as the Local Planning Authority on 26 March 2024; and Proposed Waste Management Plan, dwg. no.09, received by the City Council as the Local Planning Authority on 26 March 2024 and hereby approved shall not be used as a self-contained living unit, or business, and shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 26 Tolworth Drive, Manchester.

Reason: To ensure the proposed use remains ancillary to the principle use on the site, as a single dwellinghouse, in the interest of residential amenity, pursuant to policies DM1, SP1 of the Manchester Core Strategy (2012) and saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and for the avoidance of doubt as any proposal to use the structure, as a self-contained living unit, or business would require planning permission.

9) Wheeled bins shall be stored along the front garden, in the specified location and enclosed timber frame bin store and as shown on: Proposed Waste Management Plan, dwg. no.09, received by the City Council as the Local Planning Authority on 26 March 2024, and only brought to the back of pavement on collection days, and this arrangement shall remain so in perpetuity, and be maintained.

Reason - In the interests of residential and visual amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, DM1 of the Core Strategy (July 2012).

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) 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 exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

9 Whitebarn Avenue, Cheetham, Manchester, M8 0JT
7 Whitebarn Avenue, Cheetham, Manchester, M8 0JT
12 Durley Avenue, Manchester, M8 0PU
10 Durley Avenue, Manchester, M8 0PU
30 Tolworth Drive, Manchester, M8 0WW
28 Tolworth Drive, Manchester, M8 0WW
24 Tolworth Drive, Manchester, M8 0WW
22 Tolworth Drive, Manchester, M8 0WW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA