MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138650/FH/2023
Date registered valid:	13 December 2023
Proposal:	Erection of part single/part two storey front extension, two storey side extension and part single/part two storey rear extension to provide additional living accommodation with alterations to landscaping.
Address:	479 Princess Road, Manchester, M20 1BU
Ward(s):	Old Moat Ward
Applicant:	Khaled Muwahed
Agent (if any):	Mr Hafid Selougha, aecdesign.co.uk
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **05.02.2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26/01/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 18 December 2023 Expired: 11 January 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 proposal relates to a semidetached dwelling house on the corner of Princess Road and Mauldeth Road West. The property has hardstanding to the front for off street vehicle parking.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



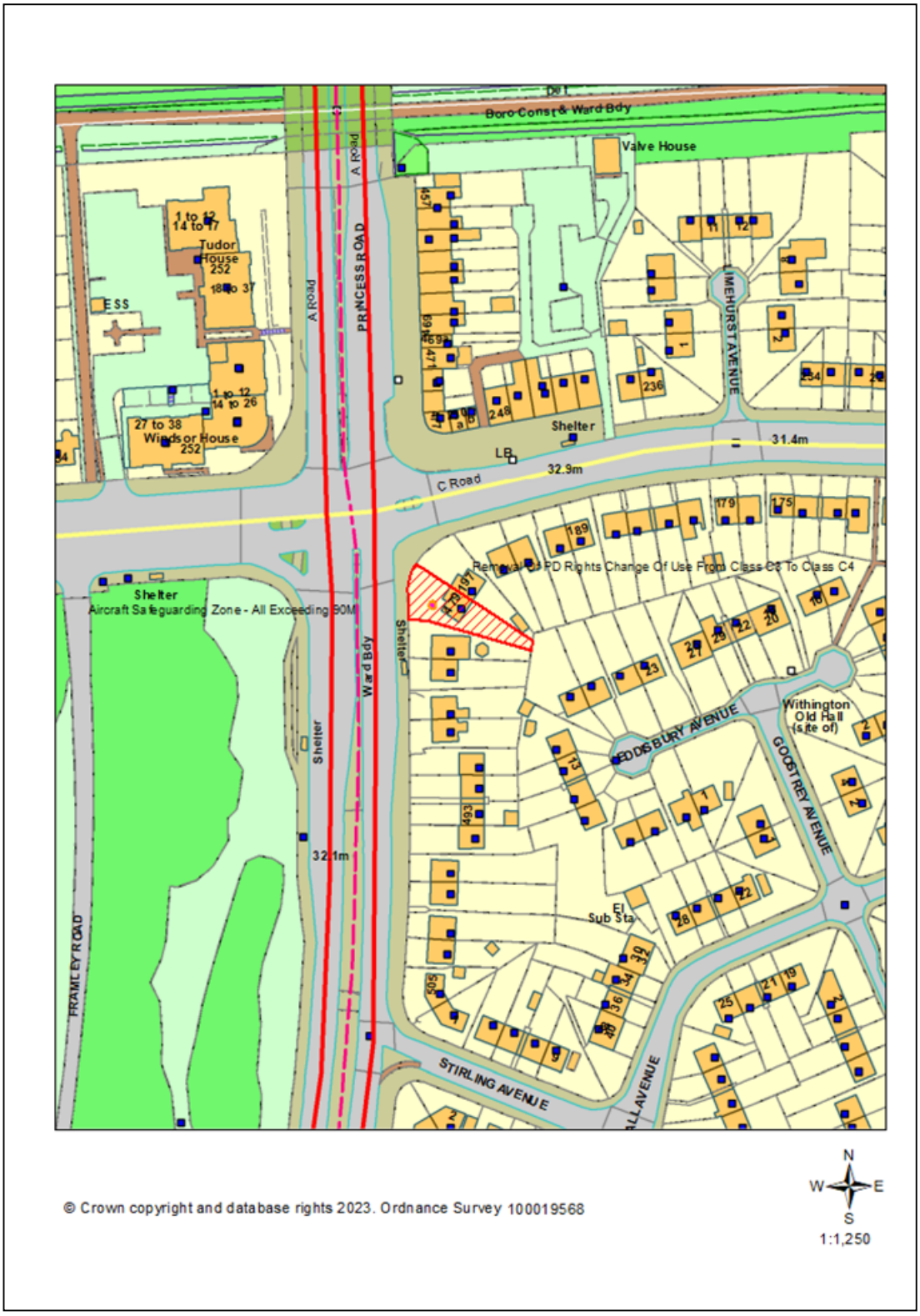
Figure 1. Street Scene



Figure 2. Side elevation

Description of area

The property is located in a mostly residential part of Manchester's Old Moat Ward. The property sits on Princess Parkway, a major arterial A Road.



Description of development

The applicant proposes the erection of part single/part two storey front extension, two storey side extension and part single/part two storey rear extension to provide additional living accommodation with alterations to landscaping.

Part single/part two storey front extension

The proposal extends the main elevation by 1690mm to meet the forward outrigger at both ground and first floor.

Two storey side extension

The two-storey side extension sits in line with the new main elevation of the property and runs 7670mm to the rear elevation at ground floor with a 1690mm set back at first floor. Due to the angled boundary the extension narrows inward to the rear and maintains a 400mm gap to the boundary. The extension features a gable end.

Part single/part two storey rear extension

The proposed ground floor rear extension projects 3500mm from the rear elevation and spans the width of the property leaving a 150mm gap to the boundary with the adjacent neighbour. The first-floor rear projects the same 3500mm from the rear elevation and spans 3600mm from the corner of the rear/side elevation leaving 3650mm to the shared boundary. The extension features a sloping roof at ground floor and gable end to the first floor.

Alterations to landscaping

The proposed landscaping adds hardstanding for off street vehicle parking from a single width entry, soft landscaping and bin store to the front.

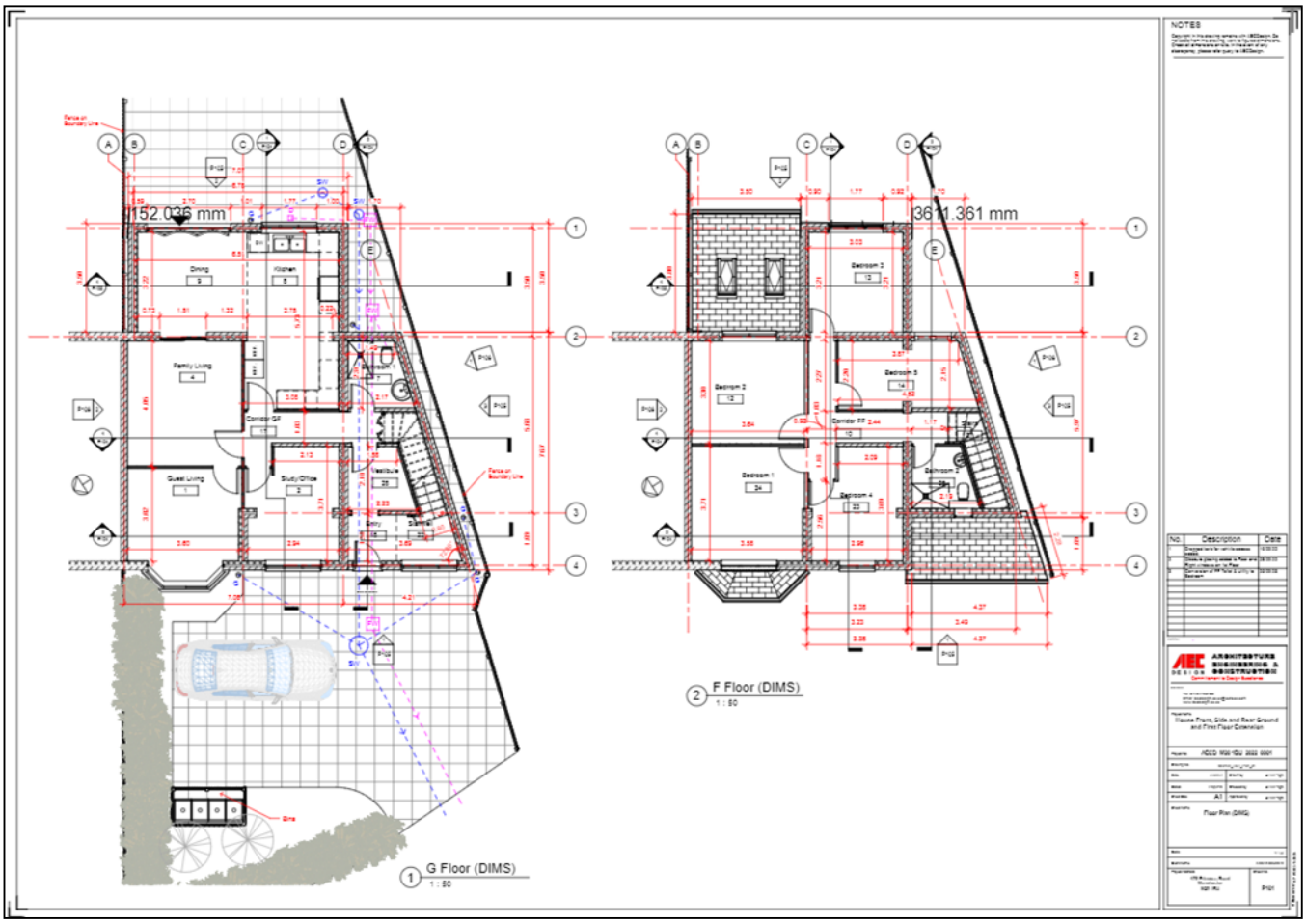


Figure 3. Proposed floor plans

Planning History

134056/FH/2022

Description: Erection of part single/part two storey extensions to the side and rear; erection of a two-storey extension to the front; enlargement of hard surfaced area to the front

Decision: Approved 29.09.2022

It is of note that the above approval is similar to the current proposal. The current proposal brings the first-floor side extension in line with the rear elevation, removing a setback and adds a gable end roof.

Consultations & Notification Responses

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application.

Highways are generally accepting of the proposal and attached a construction management plan condition.

Notifications

Local Residents

As stated in Appendix 1, people who live near the area were told about the proposal.

1no local resident commented in opposition to the proposal.

- Concerns on the effect of the proposal on light.

Negotiations

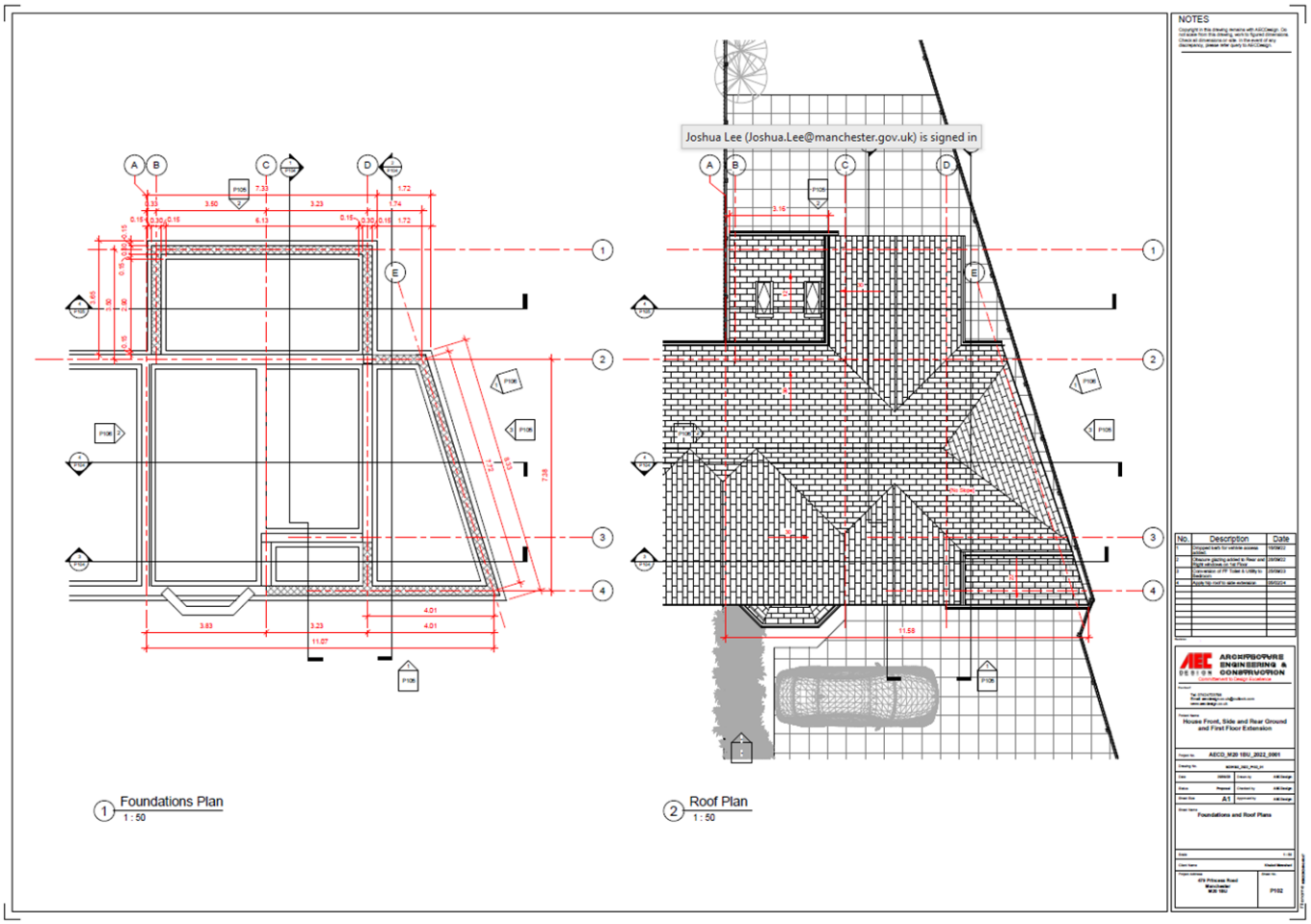
Issues have arisen in the consultation phase.

The proposal adds a gable end roof feature to the two-storey side close to the boundary. To prevent massing concerns, the officer asked the applicant to revert to a hipped roof.

Officers and the applicant negotiated a scheme which met this principle.

Updated proposed development.

The updated scheme reverts the roof of the side extension to a hipped roof as previously approved.



Policies & Principle

Summary of relevant policy

Applications for planning permission must be assessed against the local development plan, unless there are important reasons not to, as stated in planning law.

In considering this application, we consider the following policies relevant.

Local

- The Manchester Core Strategy Development Plan Document 2012-2027 The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and is used to review development applications. We consider the following Core Strategy Policies relevant to this proposal.
    - DM 1 - Development Management

  - SP 1 - Spatial Principles
  - EN 1 - Design Principles and Strategic Character Areas
  - EN 19 - Waste
- Extant Unitary Development Plan (UDP) - The Core Strategy replaced most of the UDP. However, some UDP Development Control policies are still in effect. The following extant policy are still considered relevant to this proposal.
  - DC1 - Residential Extensions

Regional

- Places for Everyone Plan - The Places for Everyone Plan is a strategic plan for nine of the 10 boroughs in Greater Manchester. Once Manchester adopts the Places for Everyone Plan, it will become part of the city's development plan.

National

- The National Planning Policy Framework (The NPPF) - The Government released the NPPF on March 27, 2012, and updated it on September 5, 2023. Here, you can find the government's planning policies for England. It also explains how to apply them. We consider the following sections relevant to this proposal.
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places

Principle of the development

Residents can usually expand their homes for more space, as long as it doesn't affect the neighbourhood or property's character.

The proposal's principle is acceptable. No factors in amenity terms would warrant refusal.

After careful consideration, it is concluded that the proposed development aligns with the Manchester Core Strategy, Extant UDP, and the NPPF. This conclusion is based on the assessment in the sections that follow.

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail

The applicant is seeking the erection of part single/part two storey front extension, two storey side extension and part single/part two storey rear extension to provide additional living accommodation with alterations to landscaping.

The new addition is designed to match the style and features of the current building. This includes the windows.

The proposal uses brick and tile to match the existing property (according to the application form).

The two-story side extension is set back enough to avoid terracing the street scene.

The proposal is designed to be subservient to the original dwelling house.

Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposal can be seen from the street however due to the materials used and scale of development it does not change the street's character.

The proposed development won't significantly change the area's character, so its appearance is acceptable.

The proposal is similar in size and scale to others nearby. Therefore, it can fit on the property site and won't disrupt the area's existing features.

The proposal's design would match the nearby properties. It would use the specified brick and tile materials.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal adds 2no windows in the front of the building. It doesn't affect privacy much because there are other windows to this elevation.

The proposal includes adding glazing including large glass doors at the back of the building. These windows face the rear gardens of properties on Eddisbury Avenue. The distance of the boundary help reduce privacy concerns.

The proposal is expected to have a negligible effect on Air Quality.

The proposal in of itself has a negligible effect on local noise levels. We understand that demolition and construction can be loud and disruptive to the local residents. Contractors should use construction guidance to reduce emissions and minimize disruptions for residents.

Given that the proposed development will not result in any increase in residential units, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise. Swept path has been provided which shows that the necessary vehicle manoeuvres can be undertaken from Princess Road onto the driveway. Highways would not accept any vehicle reversing to/from the driveway due to the location of the signalised junction. Although there is an existing driveway in place there is no vehicle crossing or dropped kerb. Therefore, in order to facilitate access into the site, a new vehicular crossover will be required. Highways would not

support any greater than a double dropped kerb and therefore the driveway should be positioned at an appropriate point away from the neighbouring driveway.

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal moves the front access to the property to the new extension but doesn't have a major effect on how people enter and exit the building.

The proposal is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.

The proposal adds space inside the property with minimal effect to the outdoor area.

This follows the development management principle.

Refuse storage and collection.

The proposal itself has little impact on waste from the site. A new bin store is proposed in the front garden. We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal has minimal effect on the existing vehicle access and car parking at the property maintaining off street parking.

The existing front driveway will continue to provide parking. It should be noted that all individual driveway parking spaces should be a minimum of 3.0m x 6.0m to ensure that vehicles / pedestrians do not impact on the adopted highway.

It is required, in line with MCC Residential Guidelines, that the provision of an Electrical Vehicle charging point (minimum 7kW) is made available.

In line with MCC Residential Guidelines, secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one-per-unit.

The proposal is in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The dwelling benefits from a garden beyond the siting of the proposed development.

The proposal would minimally affect green infrastructure and would balance new development with existing green space.

The proposal has negligible impact on green infrastructure and balances development with existing green space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

We consider this proposal to accord with the principles of this policy.

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the ‘Southern Character Area’.

We consider this proposal to accord with the principles of this policy.

EN 19 – Waste

This policy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and

population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

Existing waste management arrangements would be retained.

We consider this proposal to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC1 - Residential Extensions

This policy outlines the key issues when considering proposed residential extensions.

We consider this proposal to accord with the principles of this policy.

Places for Everyone Plan

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 on the Plan. The Examination of 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 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.

This proposal is considered to accord with the aspirations of the Places for Everyone Plan.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)
- Manchester Residential Quality Guide (July 2016) (MRQG)
- Manchester, Salford, and Trafford Strategic Flood Risk Assessment
- Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems

- Manchester City Council Planning and Noise Technical Guidance (2022)
- Air Quality & Planning Technical Guidance (2022)
- Planning and Contaminated Land Technical Guidance (2021)
- Greater Manchester Joint Waste Development Plan Document (GMJWDPD)
- Waste Storage and Collection Guidance for New Developments (2017)
- Hot Food Takeaway Supplementary Planning Document (2017)
- Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards (2020)
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Outdoor advertisements and signs: a guide for advertisers (2007)

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred

by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Conclusion

We find the proposal's design, size, and appearance acceptable for this location. It won't harm nearby properties or the street's character. There are no other material considerations of enough weight to say otherwise. Due to these reasons, the proposal is not likely to have a negative impact. It aligns with the relevant Core Strategy, Extant UDP, NPPF policies, and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. We assessed the proposal with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, and other material considerations. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval

1. **3-year time limit**

   The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2. Specified plans

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. P100 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P100_01 Sheet List, Location, Site and Area Plans 05/02/2024
b. P101 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P101_01 Floor Plan (DIMS) 25/09/2023
c. P102 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P102_01 Foundations and Roof Plans 25/09/2023
d. P103 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P103_01 Floor Plans (Furniture) 25/09/2023
e. P104 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P104_01 Sections 05/02/2024
f. P105 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P105_01 Front, Rear, Right Side Elevations and Section EE (Obscure Glazing Added) 05/02/2024
g. P106 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P106_01 Side Elevations (Obscure Glazing Added) 25/09/2023
h. P107 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P107_01 3D Views Set 1 05/02/2024
i. P108 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P108_01 3D Views Set 2 05/02/2024
j. P109 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P109_01 Proposed Drainage Details 25/09/2023
k. P110 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P110_01 Proposed Building Notes (1) 25/09/2023
l. P111 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P111_01 Proposed Building Notes (2) 25/09/2023

m. P112 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P112_01 Proposed Building Notes (3) 25/09/2023
n. P113 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P113_01 Front Garden Surface Treatment 25/09/2023
o. P114 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P114_01 Specification of Planting 25/09/2023

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

3. Specified materials

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

4. Additional glazing restriction

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

5. Obscure Glazing

Before first occupation the first-floor rear facing windows and the first-floor side facing window in the 'right side elevations' as identified on the approved proposed elevation plans shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and where applicable be of a fixed window type and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

6. Landscaping plans

The hard and soft landscaping scheme approved by the City Council as local planning authority shown on the following drawings shall be implemented not later than 12 months from the date of commencement of works.

a. P113 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P113_01 Front Garden Surface Treatment 25/09/2023
b. P114 A1 House Front, Side and Rear Ground and First Floor Extension AECD_M201BU_2022_0001 M201BU_2022_P114_01 Specification of Planting 25/09/2023

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

7. Bin store

The secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste, as listed with the drawings above, shall be

implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

Informative(s) to be added to the decision for approval

1. **Highways - Construction Management**

   The applicant should consider the effect of ongoing construction works and contractor parking on the highway and pavements. The applicant and contracts should be aware of safe routeing of any construction vehicles.

2. **Highways – Dropped kerb**

   The new access will need to be built in accordance with MCC construction standards under a Section 184 vehicle crossing licence/agreement which will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

3. **Highways – Electric Vehicle Charging**

   It is required, in line with MCC Residential Guidelines, that the provision of an Electrical Vehicle charging point (minimum 7kW) is made available.

4. **Highways – Cycle Parking**

   In line with MCC Residential Guidelines, secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one-per-unit.

5. **Highways – Boundary Treatment**

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians. The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

6. **Highways – Licensing**

The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Network Management teams via Email -highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

477A Princess Road, Manchester, M20 1BH
Apartment 40, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 39, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 38, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 37, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 36, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 35, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 14, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 34, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 22, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 23, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 24, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 25, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 26, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 33, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 32, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 31, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 29, Windsor House, Mauldeth Road West, Manchester, M21 7TH

Apartment 28, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 27, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 30, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 15, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 16, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 17, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 18, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 19, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 20, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 21, Windsor House, Mauldeth Road West, Manchester, M21 7TH
First Floor Flat, 250B Mauldeth Road West, Manchester, M20 1BE
481 Princess Road, Manchester, M20 1BU
17 Eddisbury Avenue, Manchester, M20 1BG
19 Eddisbury Avenue, Manchester, M20 1BG
483 Princess Road, Manchester, M20 1BU
477 Princess Road, Manchester, M20 1BH
250 Mauldeth Road West, Manchester, M20 1BE
197 Mauldeth Road West, Manchester, M20 1BJ
195 Mauldeth Road West, Manchester, M20 1BJ

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
Area Team Boundary - Name: SOUTH AREA