MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138866/JO/2023
Date registered valid:	19 December 2023
Proposal:	Variation of condition 5 (Servicing Hours) attached to planning permission reference 110012/FO/2015/S2 to allow amended servicing hours as follows: 1. No more than two deliveries by Heavy Goods Vehicles (HGV) per day between the hours of 07:00 to 09:00 Monday to Saturday and 08:00 to 09:00 Sundays and no more than two deliveries by HGV per day between the hours of 09:01 to 21:00 Monday to Saturday and 09:01 to 18:00 on Sundays. No more than one HGV delivery present at the site at any one time;, 2. No more than 4 refuse collections per week;, 3. No reversing warning sounds, radios or revving of engines within the service yard;, 4. All other servicing, other than by HGV and refuse collection, must be carried out within the curtilage of the store car park. , No loading or unloading, within both the service yard and at the front entrance of the store, shall be carried out on the site outside the hours: Monday to Saturday 07:00 to 21:00, Sunday 08:00 to 18:00
Address:	Aldi, 580 Altrincham Road, Manchester, M23 9SR
Ward(s):	Brooklands Ward
Applicant:	Aldi Stores Limited
Agent (if any):	Danny Cremen, Avison Young
Case officer:	Janine Renshaw-Livesey Tel: 0161 234 4555 Email: janine.renshaw-livesey@manchester.gov.uk
Recommendation:	Refused
Date of recommendation:	5 February 2024

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Retail

Date of site visit: 29 September 2023

Standard consultations:
Printed: 23 January 2024 Expired: 13 February 2024

Neighbour notifications
Printed: 21 December 2023 Expired: 14 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site is the Aldi food store, Altrincham Road, Brooklands, which gained planning approval in February 2011 through the Wythenshawe Area Committee (Planning ref: 094935/FO/2010/S2). The store became operational later that year. The building is single storey in height and has an associated car parking and servicing area.

The store forms part of Brookway retail park accessed by a single 'In / Out' traffic light-controlled junction on Altrincham Road which is the entry and exit point for all visitors and servicing vehicles to the retail park. In addition to the Aldi store, the retail park is occupied by a number of large retailers such as B&M, Wickes, Pets at Home and Matalan, mainly selling comparison goods. These units are single storey in height and share parking facilities with the Aldi store.

The site fronts Altrincham Road to the south. This is a major highway running through the Wythenshawe Area. Neighbouring land uses facing the site are Wythenshawe Town FC and a Tesco Extra food store. To the north and west are residential properties along Gateacre Road and Arden Lodge Road. The rear gardens of the properties along Gateacre Road, which are two-storey in height, abut the northern part of the site close to the Aldi servicing yard separated by acoustic fencing. A three-storey flat development abuts the site to the west along Arden Lodge Road.

Description of Development

The proposed changes to condition 5 is outlined below; The changes are marked in red.

1. No more than two deliveries by Heavy Goods Vehicles (HGV) per day between the hours of 07:00 to 09:00 Monday to Saturday and 08:00 to 09:00 Sundays and no more than two deliveries by HGV per day between the hours of 09:01 to 21:00 Monday to Saturday and 09:01 to 18:00 on Sundays. No more than one HGV delivery present at the site at any one time.
2. 4. All other servicing, other than by HGV and refuse collection, must be carried out within the curtilage of the store car park. No loading or unloading, within both the service yard and at the front entrance of the store, shall be carried out on the site outside the hours: Monday to Saturday 07:00 to 21:00.

Planning History

137942/JO/2023 Application to vary condition number 5 (servicing hours) from planning approval reference 110012/FO/2015/S2 to allow extended delivery hours to allow: No more than two deliveries by Heavy Goods Vehicles (HGV) per day between the hours of 06:30 to 09:00 Monday to Saturday and 08:00 to 09:00 Sundays and no more than two deliveries by HGV per day between the hours of 09:01 to 23:00 Monday to Saturday and 09:01 to 19:00 on Sundays; and, No loading or unloading, within both the service yard and at the front entrance of the store, shall be carried out on the site outside the hours: Monday to Saturday 06:30 to 23:00, Sunday 08:00 to 19:00. Refused.

122237/JO/2018 Variation of condition number 5 (servicing hours) from planning permission 110012/FO/2015/S2 to allow the following servicing to take place:

1. No more than one HGV delivery present at the site at any one time;
2. No reversing warning sounds, radios or revving of engines within the service yard;
3. All other servicing, other than by HGV and refuse collection, must be carried out within the curtilage of the store car park;
4. No loading or unloading, within both the service yard and at the front entrance of the store, shall be carried out on the site outside the hours:
- Monday to Saturday 06:00 to 22:00hrs
- Sunday 08:00 to 18:00.
The above application was refused.

111287/NMC/2016/S2 Non-material amendment application to planning approval reference 094935/FO/2010/S2 to allow the insertion of an additional window: Approved.

110571/NMC/2015/S2 Non-material amendment to planning permission 050675/FO/SOUTH3/96 for the removal of existing landscaping and provision of 10 additional car parking spaces: Approved.

110012/FO/2015/S2 Erection of a single storey front extension to the existing food store providing a total gross internal area of 1,522 sq m together with amendments to car parking layout to provide a total of 64 car parking spaces; Approved.

108734/FO/2015/S2 Erection of an acoustic fence 3.75 metres high to the north of the existing Aldi food store: Approved.

099413/JO/2012/S2 variation of planning condition 13 attached to planning permission 094935/FO/2010/S2 to allow alterations to frequencies of deliveries from "No more that two deliveries by heavy goods vehicles (HGV) per day and no more than one HGV delivery present at the site at any one time" to "No more that two deliveries by HGV per day between the hours of 07:00 to 09:00 Monday to Saturday and 08:00 to 09:00 on Sundays and no more than two

deliveries by HGV per day between the hours of 09:01 to 20:00 Monday to Saturday and 09:01 to 18:00 on Sundays and only one HGV present within the service yard": Approved.

094935/FO/2010/S2 Erection of class A1 food store (1406sqm gross floor space) together with associated landscaping and car parking; Approved.

Consultations & Notification Responses

Neighbour notifications - 8 Objections were received against the extended servicing hours.

Comments are outlined below;

1. Already disturbed by Aldi's out of [opening] hours activities due to working with the rear doors open and general noise and disturbance of more than one articulated vehicle being on site at the same time, arriving prior to the current allowed time.

2.Unable to sit in the garden in the evening due to noise disturbance.

3. They leave their engines on regularly which causes vibration in our home and disturbs us. Staff are often noisy when unloading the HGVs. Concerned that my family 's health will suffer and strongly object to the servicing hours being increased. Aldi already causes noise disturbance operating outside of its permitted hours. Sometimes people living nearby are disturbed late into the night by unloading of the HGV in the loading bay. Aldi management do not get their staff to operate in a manner which is considerate and reasonable to neighbouring houses. The acoustic fence does not provide enough protection for the residents of neighbouring houses.

4.Extra fumes would be generated causing pollution would exacerbate existing medical / health conditions.

5. The tree between Aldi and the residential properties have been trimmed, resulting in a reduction in acoustic and pollution protection at the site.

Councillor Dave Marsh- supports the residents views and objects on behalf of the other two councillors of the Brooklands ward and formally objects to the extension of hours in servicing of the HGV's. Due to Residents behind the store and surrounding area are concerned about noise and pollution from vehicles in the loading bay, often up to midnight.

Residents have also suggested to us that HGV drivers are already working outside of the current set hours as it is.

The current servicing hours are Monday to Saturday 7.00 to 20.00 and 8.00 until 18.00 Sunday Earlier morning hours and later evenings are a real concern for our residents and Councillor Dave Marsh objects on that basis.

Environmental Health- Commented MCC have had recent (2023) and previous noise complaints from the residents regarding deliveries to the store but the period before 7am in the mornings and how many deliveries were coming to site.

The noise report has calculated the noise levels at the residential at the hour (8pm to 9pm) and the noise levels are predicted to be 39 dB LAeq,1 hour compared to lowest background of 40 dB LA90 at that time and the maximums of the delivery was 53-60 dB LAmax. The residents will be able to hear the delivery, but the Lamax's recorded in the baseline monitoring look to be at similar levels (60 -78 dB Lamax) so nothing out of the ordinary with regards to the ambient

levels. The proposed hour is daytime and so would not disturb sleep which is what the complaints have been about at 6am.

The Highways Team- Raised no objection to the proposals from a highway's perspective.

Issues

National Planning Policy Framework (July 2018, revised February 2019)
The National Planning Policy Framework (NPPF) was revised and updated in July 2018 (with subsequent minor revision in February 2019), following a consultation. It provides the background against which local plans are drawn up and applications for planning permission are considered.

Unitary Development Plan for the City of Manchester (adopted 1995)

The site is unallocated in the UDP, but the following saved general policies apply:

With regards to development and noise Development Control policy DC26 states that the council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the city. In giving effect to this intention, the council will consider the effect of the new development proposals, which are likely to be generators of noise.

DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the city. In giving effect to this intention, the Council will consider both:

a. the effect of new development proposals which are likely to be generators of noise; and
b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

Core Strategy

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.

Appendix C of the Core Strategy has a list of superseded policies and their replacements.
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 specific policies are considered to be particularly relevant to the proposed development:

Policy SP1- Spatial Principles

Policy SP1 states under Core Development Principles, that Development in all parts of the City should: -
Make a positive contribution to neighbourhoods of choice including: -
- creating well designed places that enhance or create character.
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income; - protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible; and
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM1 - Development Management

This policy follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: -

- Appropriate 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Developers will be required to demonstrate that new development incorporates sustainable construction techniques.
For reasons outlined below, the proposal does not accord with the above Planning regulatory framework.

Noise / Nuisance

Within this application, the current permitted servicing hours (Mon-Sat 07.00am to 20.00pm, Sunday/Bank Holidays 08.00am to 18.00pm) across Monday to Saturday are proposed, to increase to 21:00 Monday to Saturday. The extension to these servicing hours is being considered as part of this application.

The nature of the proposal generates noise from a variety of sources close to residential properties. During the early morning and late at night, residents have reported that this noise is intrusive and detrimental to the amenity of neighbouring occupiers living on Gateacre Walk, Arden Lodge Road and Fernbank Drive to the north and west of the site. Some houses on Gateacre Walk share a boundary with the Aldi store, with some rear gardens being within 12 metres of the loading bay / service yard ramp.

Noise from the loading / servicing of the store has been reported since its erection following the 2011 approval. This led to an application in 2015 for the installation of an acoustic fence to mitigate the effects of noise on neighbouring occupiers. Notwithstanding the installation of the acoustic fence complaints continue to be received regarding noise nuisance occurring early in the morning and late at night. Residents have expressed concerns to the Council that the noise from the activities of servicing the store includes HGV engine noise, use of reverse beepers, staff shouting, beeping horns and radios, has been excessive and occurs outside the current permitted servicing hours.

Environmental Health confirmed Licensing Out of Hours received complaints of noise from deliveries before 7:00am previously and from the premises in 2023. They did several monitoring visits, during February, March April and May, whilst deliveries were arriving a few minutes before 7am, some HGV's had reversing beepers, bangs, crashes, cage wheels, and people talking loudly were observed. The HGV was normally unloading for about 45-60 mins and quite often a dairy wagon had turned up and waiting to use the delivery bay before the 1st HGV had finished. This proposal would increase the servicing and delivery hours, Monday to Saturday by 1 hours above the agreed 8.00pm cut off.

Environmental Health have assessed the noise report that accompanied the application and have confirmed the noise report has calculated the noise levels at the residential at the hour (8pm to 9pm) and the noise levels are predicted to be 39 dB LAeq,1 hour compared to lowest background of 40 dB LA90 at that time and the maximums of the delivery was 53-60 dB LAmax. The residents will be able to hear the delivery, but the Lamax's recorded in the baseline monitoring look to be at similar levels (60 -78 dB Lamax) so nothing out of the ordinary with regards to the ambient levels. The proposed hour is daytime and so would not disturb sleep which is what the complaints have been about at 6am.

Despite Environmental Health confirming that sleep would not be disturbed as a result of the increase in servicing hours, the heightened activity at the site, immediately adjacent to residential properties is considered to be detrimental to the amenity for the occupiers of the surrounding properties. The activity associated with the increase in comings and goings of large delivery vehicles and associated noise is considered to cause harm for local residences that in some cases, the rear gardens flank the service area.

Saved UPD policy DC26 requires that the Council considers developments where the effects of noise can be realistically reduced whilst Core Strategy policies SP1 and DM1 require that development pays regard to the effects on the health and wellbeing of residents. Residents have reported that notwithstanding the mitigating effect of the acoustic fence, the current effect of servicing the site has significant adverse impacts on their health and quality of life, which this scheme would exacerbate. The proposed variation to the servicing hours is unacceptable, and the current permitted hours are assessed as being the most appropriate for this site. Accordingly, the proposed variation in this application is recommended for refusal.

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.

Recommendation: Refuse

Article 35 Declaration

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has refused the application for the reasons outlined in the delegated report.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed extension of the servicing and delivery hours to allow servicing to take place until 21:00hrs Monday to Saturday, would, by reason of the close proximity of the servicing yard to residential properties, lead to an increase in noise nuisance and disturbance for the occupiers of residential properties, from the comings and going of vehicles and staff late at night, to the detriment of residential amenity, contrary to saved UDP policy DC26 and Core Strategy policies DM1 and SP1.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services

41 Fern Bank Drive, Manchester, M23 9AL
27 Fern Bank Drive, Manchester, M23 9AL
33 Fern Bank Drive, Manchester, M23 9AL
10 Fern Bank Drive, Manchester, M23 9AJ
22 Fern Bank Drive, Manchester, M23 9AJ
769 Altrincham Road, Manchester, M23 9BD
42 Arden Lodge Road, Manchester, M23 9AE
22 Arden Lodge Road, Manchester, M23 9AE
781 Altrincham Road, Manchester, M23 9BD
47 Ferndown Road, Manchester, M23 9AW
18A Arden Lodge Road, Manchester, M23 9AE
49 Arden Lodge Road, Manchester, M23 9AF
39 Arden Lodge Road, Manchester, M23 9AF
753 Altrincham Road, Manchester, M23 9BD
6 Churchstoke Walk, Manchester, M23 9AD
16 Fern Bank Drive, Manchester, M23 9AJ
2 Fern Bank Drive, Manchester, M23 9AJ
13 Arden Lodge Road, Manchester, M23 9AF
101 Gateacre Walk, Manchester, M23 9BA
68 Gateacre Walk, Manchester, M23 9BA
75 Gateacre Walk, Manchester, M23 9BA
79 Gateacre Walk, Manchester, M23 9BA
29 Fern Bank Drive, Manchester, M23 9AL
37 Fern Bank Drive, Manchester, M23 9AL
18 Fern Bank Drive, Manchester, M23 9AJ
Vision Express, Tesco Stores Ltd, Altrincham Road, Manchester, M23 9TJ
Brookway Retail Park, Altrincham Road, Manchester, M23 1DN
53 Gateacre Walk, Manchester, M23 9BA
783 Altrincham Road, Manchester, M23 9BD
787 Altrincham Road, Manchester, M23 9BD
773 Altrincham Road, Manchester, M23 9BD
43 Ferndown Road, Manchester, M23 9AW
45 Arden Lodge Road, Manchester, M23 9AF
51 Arden Lodge Road, Manchester, M23 9AF
34 Arden Lodge Road, Manchester, M23 9AE
43 Arden Lodge Road, Manchester, M23 9AF
755 Altrincham Road, Manchester, M23 9BD
14 Arden Lodge Road, Manchester, M23 9AE
27 Arden Lodge Road, Manchester, M23 9AF
99 Gateacre Walk, Manchester, M23 9BA
19 Arden Lodge Road, Manchester, M23 9AF
16A Arden Lodge Road, Manchester, M23 9AE
69 Gateacre Walk, Manchester, M23 9BA
87 Gateacre Walk, Manchester, M23 9BA
83 Gateacre Walk, Manchester, M23 9BA
56 Gateacre Walk, Manchester, M23 9BA
35 Fern Bank Drive, Manchester, M23 9AL
49 Fern Bank Drive, Manchester, M23 9AL
24 Fern Bank Drive, Manchester, M23 9AJ

63 Gateacre Walk, Manchester, M23 9BA
12 Churchstoke Walk, Manchester, M23 9AD
20 Churchstoke Walk, Manchester, M23 9AD
767 Altrincham Road, Manchester, M23 9BD
40 Arden Lodge Road, Manchester, M23 9AE
765 Altrincham Road, Manchester, M23 9BD
12A Arden Lodge Road, Manchester, M23 9AE
28 Arden Lodge Road, Manchester, M23 9AE
36 Arden Lodge Road, Manchester, M23 9AE
45 Ferndown Road, Manchester, M23 9AW
47 Arden Lodge Road, Manchester, M23 9AF
35 Arden Lodge Road, Manchester, M23 9AF
759 Altrincham Road, Manchester, M23 9BD
11 Arden Lodge Road, Manchester, M23 9AF
59 Gateacre Walk, Manchester, M23 9BA
40 Gateacre Walk, Manchester, M23 9BA
39 Fern Bank Drive, Manchester, M23 9AL
31 Fern Bank Drive, Manchester, M23 9AL
45 Fern Bank Drive, Manchester, M23 9AL
8 Fern Bank Drive, Manchester, M23 9AJ
Timpson At Tesco, Tesco Stores Ltd, Altrincham Road, Manchester, M23 9TJ
B&M RETAIL LIMITED, Unit 1, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL
MATALAN RETAIL LTD, Units 2-3, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL
WICKS PLC, Unit 4, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL
51 Gateacre Walk, Manchester, M23 9BA
16 Churchstoke Walk, Manchester, M23 9AD
48 Claverham Walk, Manchester, M23 9PJ
24 Arden Lodge Road, Manchester, M23 9AE
4 Arden Lodge Road, Manchester, M23 9AE
779 Altrincham Road, Manchester, M23 9BD
18 Arden Lodge Road, Manchester, M23 9AE
41 Arden Lodge Road, Manchester, M23 9AF
4 Churchstoke Walk, Manchester, M23 9AD
14 Fern Bank Drive, Manchester, M23 9AJ
93 Gateacre Walk, Manchester, M23 9BA
85 Gateacre Walk, Manchester, M23 9BA
60 Gateacre Walk, Manchester, M23 9BA
48 Gateacre Walk, Manchester, M23 9BA
50 Gateacre Walk, Manchester, M23 9BA
38 Gateacre Walk, Manchester, M23 9BA
43 Fern Bank Drive, Manchester, M23 9AL
Pets At Home, Brookway Retail Park, Altrincham Road, Manchester, M23 9BL
42 Claverham Walk, Manchester, M23 9PJ
44 Claverham Walk, Manchester, M23 9PJ
6 Arden Lodge Road, Manchester, M23 9AE
775 Altrincham Road, Manchester, M23 9BD
41 Ferndown Road, Manchester, M23 9AW
53 Arden Lodge Road, Manchester, M23 9AF
44 Arden Lodge Road, Manchester, M23 9AE
89 Gateacre Walk, Manchester, M23 9BA
91 Gateacre Walk, Manchester, M23 9BA
21 Arden Lodge Road, Manchester, M23 9AF
23 Arden Lodge Road, Manchester, M23 9AF

64 Gateacre Walk, Manchester, M23 9BA
25 Arden Lodge Road, Manchester, M23 9AF
29 Arden Lodge Road, Manchester, M23 9AF
67 Gateacre Walk, Manchester, M23 9BA
55 Gateacre Walk, Manchester, M23 9BA
81 Gateacre Walk, Manchester, M23 9BA
77 Gateacre Walk, Manchester, M23 9BA
44 Gateacre Walk, Manchester, M23 9BA
47 Fern Bank Drive, Manchester, M23 9AL
6 Fern Bank Drive, Manchester, M23 9AJ
20 Fern Bank Drive, Manchester, M23 9AJ
789 Altrincham Road, Manchester, M23 9BD
771 Altrincham Road, Manchester, M23 9BD
10 Arden Lodge Road, Manchester, M23 9AE
49 Ferndown Road, Manchester, M23 9AW
39 Ferndown Road, Manchester, M23 9AW
55 Arden Lodge Road, Manchester, M23 9AF
763 Altrincham Road, Manchester, M23 9BD
4 Fern Bank Drive, Manchester, M23 9AJ
15 Arden Lodge Road, Manchester, M23 9AF
17 Arden Lodge Road, Manchester, M23 9AF
57 Gateacre Walk, Manchester, M23 9BA
54 Gateacre Walk, Manchester, M23 9BA
52 Gateacre Walk, Manchester, M23 9BA
36 Gateacre Walk, Manchester, M23 9BA
34 Amberwood Drive, Baguley, Manchester, M23 9NZ
97 Gateacre Walk, Brooklands, Manchester, M23 9BA
33 Wellington Grove, Cale Green, Stockport, SK2 6SL
95 Gateacre Walk, Manchester, M239ba
60 Gateacre Walk, Manchester, M23 9BA
59 Squinter Pip Way, Bowbrook, Shrewsbury, SY5 8PX
34 Gateacre Walk, Manchester, M23 9BA
33 Wellington Grove, Cale Green, Stockport, SK2 6SL
93, Gateacre Walk, Brooklands, M239BA
35 Yattendon Ave, Brooklands, Manchester
51 Gateacre Walk, Manchester, M23 9BA
93 Gateacre Walk, Manchester, M23 9BA
8 Ivy Avenue, Newton-le-Willows, WA12 8HE
101 Gateacre Walk, Manchester, M23 9BA
73 Gateacre Walk, Manchester, M23 9BA
14 Churchstoke Walk, Manchester, M23 9AD
30 Arden Lodge Road, Manchester, M23 9AE
12 Arden Lodge Road, Manchester, M23 9AE
38 Arden Lodge Road, Manchester, M23 9AE
785 Altrincham Road, Manchester, M23 9BD
33 Arden Lodge Road, Manchester, M23 9AF
37 Arden Lodge Road, Manchester, M23 9AF
757 Altrincham Road, Manchester, M23 9BD
761 Altrincham Road, Manchester, M23 9BD
8 Churchstoke Walk, Manchester, M23 9AD
9 Arden Lodge Road, Manchester, M23 9AF
95 Gateacre Walk, Manchester, M23 9BA
66 Gateacre Walk, Manchester, M23 9BA
62 Gateacre Walk, Manchester, M23 9BA

58 Gateacre Walk, Manchester, M23 9BA
42 Gateacre Walk, Manchester, M23 9BA
34 Gateacre Walk, Manchester, M23 9BA
12 Fern Bank Drive, Manchester, M23 9AJ
Tesco Stores Ltd, Altrincham Road, Manchester, M23 9TJ
61 Gateacre Walk, Manchester, M23 9BA
10 Churchstoke Walk, Manchester, M23 9AD
18 Churchstoke Walk, Manchester, M23 9AD
46 Claverham Walk, Manchester, M23 9PJ
8 Arden Lodge Road, Manchester, M23 9AE
26 Arden Lodge Road, Manchester, M23 9AE
20 Arden Lodge Road, Manchester, M23 9AE
777 Altrincham Road, Manchester, M23 9BD
32 Arden Lodge Road, Manchester, M23 9AE
2 Churchstoke Walk, Manchester, M23 9AD
97 Gateacre Walk, Manchester, M23 9BA
14A Arden Lodge Road, Manchester, M23 9AE
16 Arden Lodge Road, Manchester, M23 9AE
31 Arden Lodge Road, Manchester, M23 9AF
65 Gateacre Walk, Manchester, M23 9BA
73 Gateacre Walk, Manchester, M23 9BA
71 Gateacre Walk, Manchester, M23 9BA
46 Gateacre Walk, Manchester, M23 9BA

Appendix 2 – Planning constraints

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