MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137642/JO/2023
Date registered valid:	24 July 2023
Proposal:	Variation of condition 2 (specified plans) attached to planning permission referenced 128043/FO/2020 to allow addition of rear roof dormer
Address:	151 Lees Street, Manchester, M18 8QL
Ward(s):	Gorton & Abbey Hey Ward
Applicant:	Mr Nabeel Javaid, Diamond Investments Ltd
Agent (if any):	Mr V Alyas Architek
Case officer:	Ian Jarvis Tel: 0161 234 4079 Email: ian.jarvis@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	12 December 2023

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Standard consultations:
Printed: 1 August 2023 Expired: 22 August 2023

Neighbour notifications
Printed: 1 August 2023 Expired: 22 August 2023

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: Not applicable

Tree Preservation Order: Not applicable

This application relates to a site comprising a mostly vacant piece of land, between 151 and 163 Lees Street in Gorton.

There is a recent permission on the site for the erection of a pair of semi-detached houses and one detached house (Class C3) with associated car parking and boundary treatment (128043/FO/2020 - Approved 9-3-2021). Work has now started on site although, to date, these works are not significant with some foundations and low level walls constructed for one of the 3 properties.

The approved houses would be two storeys high, each with in-curtilage car parking and private amenity space. The houses will be of brick construction with pitched roofs and all units will have front and rear gardens and there will be bin storage areas and cycle stores/sheds in the rear gardens. The front boundary treatment would be 0.45 metre high brick walls with 0.4 metre high railings above. Level access is provided to all properties.

The current application seeks make some elevational changes to the proposed scheme. The major change is that the proposed units now each have a pitched roof, rather than a hipped roof, and each unit would have a rear dormer. The proposed dormer, to the pair of semi-detached houses, would be a single structure, that covers both properties, and along with a dormer to the detached unit, these additions would be of a rectangular shape, with a flat roof. The dormers would be sited away from all roof edges and would be constructed/finished in tiling to match the main roof of the proposed houses. Other, more minor changes are also proposed, with some changes to window position/sizes on the front and rear elevations.

This application therefore seeks to vary condition 2 (specified plans) attached to the existing planning permission.

Consultations & Notification Responses

Local residents - No comments received.

Highway Services - No objections.

Strategic Area and Citywide Support Manager - Conditions are proposed as indicated on the previous planning permission.

Greater Manchester Police - No comments received.

GM Ecology Unit - State that the amended plans do not materially change the ecological issues associated with this development, and their previous recommendations, in respect of the existing planning permission, still apply.

Issues

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;

b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 127).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.
A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states 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.

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 H1 goes on to state that new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed sited in sustainable locations and which takes account of the availability of developable sites in these areas;

- Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. Schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

Policy H4 relates to sites in East Manchester and states that, over the lifetime of the Core Strategy, East Manchester will accommodate around 30% of new residential development. Priority will be given to family housing and other high value,
high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre. These neighbourhoods include Ancoats, New Islington, Holt Town and Chancellor's Place; to the west of Alan Turing Way, and within Eastlands, Newton Heath, Openshaw and Gorton district centres as part of mixed-use schemes.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:
- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy EN19 relates to waste and states that the Council will require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.

Policy T2 states that outside the City Centre all new development should provide appropriate car parking facilities, taking account of the guidance in Appendix B (of the Core Strategy). In all parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B (this indicates maximum car parking standards for various uses).

Notwithstanding the above, Policy T2 requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking that may be required. Policy T2 requires the provision of proportionate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

Policy DM 1 states 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.

Unitary Development Plan - The site is unallocated in the plan.

Guide to Development in Manchester Supplementary Planning Guidance - Recognises the importance of an area 's character in setting the context for new development; New development should add to and enhance the area's distinct sense of place; Each new development should be designed having full regard to its context and the character of the area; Seeks to ensure high quality development through good and inclusive design; Buildings should front onto streets; Site boundaries and treatment should contribute to the street scene; There should be a clear definition between public and private space; The impact of car parking areas should be minimised; New developments will be expected to meet designing out crime principles; The impact of development on the global environment should be reduced.

The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings.

The guidance advises that high quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. The guidance also advises that buildings should relate well to each other and building heights should be carefully considered. In terms of ease of movement, cul-de-sacs are discouraged, the street network should contribute to the character of the area, safe routes for cyclists and pedestrians will be promoted, and public transport should be easy to use. Places with attractive and successful public areas are encouraged with open spaces reflecting and accommodating future uses with children and young people being considered in the design and location of open spaces. Neighbourhoods should contain a mix of housing, safety and security are vital elements of the urban area, the impact of parking areas should be minimised and new developments should maximise access for disabled people.

Manchester Residential Quality Guidance 2016 -Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14 December 2016. The ambitions of the City are articulated in many places, but none more succinctly than in the 'Manchester Strategy' (2016). The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management.

The guidance sets standards for securing high quality and sustainable residential development in Manchester. The document includes standards for internal space within new dwellings and is suitable for applications across all tenures. It adopts the nationally described space standards and this has been applied to an assessment of the size and quality of the proposed houses.

Impact of proposed changes - The revisions indicated would increase the scale of works proposed, as the houses would now each have a pitched roof, rather than a hipped roof, but this is not considered to be a substantial increase. The proposed dormers are to the rear, and are of a typical design. Also, each property could have benefitted from a dormer, of a similar size, under permitted development rights, if this had been constructed, once the property had been built. In relation to the character of the area, the properties to the west and north are generally semi-detached properties with hipped roofs, but the former Garribaldi pub to the east, which is currently being refurbished, has a pitched roof, as do the row of residential properties opposite. The area therefore contains a mixture of roof styles, and the proposed change is considered to be in character with the general surrounding area. The other elevational changes are considered to be of a minor nature, relating only to a change in some window positions and sizes.

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: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application

advice has been sought in respect of this development where early discussions took place regarding the scale, design and appearance of the development, and accommodation type, along with highway impacts. There were also negotiations during the application process in relation to highways matters. The proposal is considered to be acceptable and therefore determined within a timely manner. The applicant has also been advised of pre-commencement conditions

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

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

Design and Access Statement
Waste Management Strategy dated 29 September 2020
Stamped as received by the City Council, as Local Planning Authority, on 1 October 2020.

Drawing numbered A3/05, stamped as received by the City Council, as Local Planning Authority, on 4 February 2021.

Drawings numbered A103 rev P1, A104 rev P1, A105 rev P1 and A106 rev P1, stamped as received by the City Council, as Local Planning Authority, on 24 July 2023.

Email from Vikas Alyas, dated 30 September 2023, which confirms that the proposed site layout is that shown on drawing numbered A3/05, with one car parking space, in front of the detached unit.

Email from Vikas Alyas, dated 28 November 2023, which confirms the proposed materials.

Email from Vikas Alyas, dated 29 November 2023, which confirms that the application relates to the variation of condition 2, of planning permission ref: 128043/FO/2020 only.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

2) The development shall only be constructed with the following materials:

Anglian red multi rustic brick
Marley Edgemere interlocking black slates
Anglian White Knight Outward Opening and Tilt and Turn PVC-U Window Systems in white PVC-U finish
Anglian White Knight PVC-U Residential Doorsets

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN1 and DM1 of the Manchester Core Strategy.

3) When the development commences, the development shall be carried out in accordance with the previously approved documents:

Enviro Solution Remediation Strategy, dated 21 April 2021, Envirocheck Geology Maps document, Encia Environmental Preliminary Geoenvironmental Investigation dated July 2009 (ref: 7505/2), Encia Environmental Geoenvironmental Appraisal dated August 2009 (ref:7505/3)

and Encia Environmental Trial Pit Log Sheets (ref:7505), all stamped as received by the City Council, as Local Planning Authority on 1 June 2021

Envirocheck Historical maps documents (ref: ES090721), stamped as received by the City Council, as Local Planning Authority on 9 July 2021

enSAFE Phase II Geo-Environmental Site Assessment dated March 2021 (ref:1CO109853P1RO), stamped as received by the City Council, as Local Planning Authority on 24 September 2021

Enviro Solution Phase I Environmental Site Assessment Report dated 17 November 2021 and stamped as received by the City Council, as Local Planning Authority on 17 November 2021

No occupation of the development shall take place until A completion/verification report is submitted to and approved by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy

4) The proposed residential accommodation shall be acoustically insulated in accordance with the details contained in the Martin Environmental Solutions Acoustic Assessment report dated March 2021 (ref:2072-1), stamped as received by the City Council, as Local Planning Authority on 1 June 2021. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Upon completion of the development and before first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

5) The development shall be carried out in accordance with the approved Construction Management Plan document, stamped as received by the City Council, as Local Planning Authority on 12 July 2021

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

6) The measures contained in the Brennanwood Developments Ltd Code for Sustainable Homes Design Stage Assessment Analysis document, dated 28 April 2011 and Energy Council

Energy Statement dated 29 January 2021 (ref: Z45994), stamped as received by the City Council, as Local Planning Authority on 1 June 2021, shall be implemented in the construction of the approved development. Prior to occupation of any of the houses a post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of Manchester's Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

7) The development hereby permitted shall be carried out only in accordance with the approved drainage scheme, as indicated in the following documents:

Flood Map for Planning dated 27 May 2021 and stamped as received by the City Council, as Local Planning Authority on 1 June 2021

Enviro Solutions amended Suds Strategy document dated May 2021, stamped as received by the City Council, as Local Planning Authority on 4 August 2021

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding,, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to national policies within the NPPF and NPPG and policy EN14 of the Manchester Core Strategy

8) The approved landscaping scheme, as indicated in drawing number BG21.718-BRGR-ZZ-ZZ-DR-L-00001 rev P01, stamped as received by the City Council, as Local Planning Authority on 1 June 2021, shall be implemented not later than 12 months from the date the buildings are first occupied. 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 and DM1 of the Manchester Core Strategy.

9) 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.

10) 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 openings, including windows and doors, shall be inserted within the elevations of the building, other than those shown on the approved drawings.

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

11) The permanent biodiversity enhancement measures indicated in the Brindle and Green Ecology report, stamped as received by the City Council, as Local Planning Authority on 1 June 2021, shall be installed in accordance with these details and thereafter maintained.

Reason - To provide bird and bat boxes to comply with policy EN15 of the Manchester Core Strategy.

12) Prior to the first occupation of any of the residential units, the electric vehicle charging points indicated on drawing numbered A3/05, stamped as received by the City Council, as Local Planning Authority, on 4 February 2021, shall then be fully implemented in accordance with the approved scheme and thereafter maintained.

Reason - In the interest of the residential amenity of the occupants of the development due to the air quality surrounding the development and to secure a reduction in air pollution from traffic or other sources in order to safeguard the amenity of nearby residents from air pollution, pursuant to policies SP1, EN16 and DM1 of the Manchester Core Strategy and Greater Manchester Air Quality action plan 2016.

13) The development hereby approved shall operate in accordance with the submitted Waste Management Strategy dated 29 September 2020 and, stamped as received by the City Council, as Local Planning Authority, on 1 October 2020 and drawing numbered A3/05, stamped as received by the City Council, as Local Planning Authority, on 4 February 2021.

The details of the agreed scheme shall be implemented upon commencement of the authorised use and maintained in situ thereafter.

Reason - In the interests of residential amenity pursuant to policies SP1, DM1 and EN19 of the Manchester Core Strategy and the guidance within the National Planning Policy Framework.

14) Prior to the first occupation of any of the residential units, the car parking and cycle storage arrangements indicated on drawing numbered A3/05, stamped as received by the City Council, as Local Planning Authority, on 4 February 2021, shall be fully implemented in accordance with the approved scheme and thereafter maintained.

Reason - To ensure there is adequate off street car parking provision and bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Greater Manchester Ecology Unit

48 Constable Street, Manchester, M18 8QJ
1 Monmouth Street, Manchester, M18 8DT
3 Monmouth Street, Manchester, M18 8DT
5 Monmouth Street, Manchester, M18 8DT
160 Lees Street, Manchester, M18 8QN
20 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
19 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
18 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
17 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
16 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
15 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
14 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
13 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
12 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
11 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
10 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
9 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
8 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
7 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
6 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
5 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
4 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
3 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
2 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
1 Freshwater Court, 46 Constable Street, Manchester, M18 8DP
Freshwater Court, 46 Constable Street, Manchester, M18 8DP
63 Constable Street, Manchester, M18 8QQ
147 Lees Street, Manchester, M18 8QL
8 Freshwater Street, Manchester, M18 8GH
6 Freshwater Street, Manchester, M18 8GH
4 Freshwater Street, Manchester, M18 8GH
137 Lees Street, Manchester, M18 8QL
9 Annable Road, Manchester, M18 8QR
10 Long Street, Manchester, M18 8QW
7 Annable Road, Manchester, M18 8QR
5 Annable Road, Manchester, M18 8QR
3 Annable Road, Manchester, M18 8QR
15 Annable Road, Manchester, M18 8QR
12 Long Street, Manchester, M18 8QW
1 Annable Road, Manchester, M18 8QR
55 Constable Street, Manchester, M18 8QQ
151 Lees Street, Manchester, M18 8QL
149 Lees Street, Manchester, M18 8QL
143 Lees Street, Manchester, M18 8QL
141 Lees Street, Manchester, M18 8QL
139 Lees Street, Manchester, M18 8QL
133 Lees Street, Manchester, M18 8QL

44 Constable Street, Manchester, M18 8QJ
Flat 1, 75 Constable Street, Manchester, M18 8GY
57 Constable Street, Manchester, M18 8QQ
Flat 2, 75 Constable Street, Manchester, M18 8GY
75 Constable Street, Manchester, M18 8GY
Flat At, Garibaldi Inn, 163 - 165 Lees Street, Manchester, M18 8QL
Flat Above, 73 Constable Street, Manchester, M18 8GY
69A Constable Street, Manchester, M18 8GY
4 Long Street, Manchester, M18 8QW
13 Annable Road, Manchester, M18 8QR
65 Constable Street, Manchester, M18 8QQ
59 Constable Street, Manchester, M18 8QQ
51 Constable Street, Manchester, M18 8QQ
135 Lees Street, Manchester, M18 8QL
73 Constable Street, Manchester, M18 8GY
77A Constable Street, Manchester, M18 8GY
69B Constable Street, Manchester, M18 8GY
79 Constable Street, Manchester, M18 8GY
2 Freshwater Street, Manchester, M18 8GH
71 Constable Street, Manchester, M18 8GY
8 Long Street, Manchester, M18 8QW
6 Long Street, Manchester, M18 8QW
2 Long Street, Manchester, M18 8QW
11 Annable Road, Manchester, M18 8QR
67 Constable Street, Manchester, M18 8QQ
61 Constable Street, Manchester, M18 8QQ
53 Constable Street, Manchester, M18 8QQ
49 Constable Street, Manchester, M18 8QQ
47 Constable Street, Manchester, M18 8QQ
145 Lees Street, Manchester, M18 8QL
77 Constable Street, Manchester, M18 8GY
Garibaldi Inn, 163 - 165 Lees Street, Manchester, M18 8QL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA