

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136979/FO/2023

Date registered valid: 3 July 2023

Proposal: Change of use from tanning salon (Sui Generis) to retail (Class E).

Address: 435B Barlow Moor Road, Manchester, M21 8AU

Ward(s): Chorlton Park Ward

Applicant: Mr B Smith, Sunseekers Sunbeds Ltd

Agent (if any): Mr Dave Winstanley, Peter Dickinson Architects Ltd

Case officer: Joshua Lee

Tel: 0161 219 2851

Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14/08/2023

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 19/07/2023

Standard consultations:

Printed: 14 July 2023 Expired: 4 August 2023

Neighbour notifications

Printed: 14 July 2023 Expired: 4 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

Proposal related to a commercial property on Barlow Moor Road. The property is a 95.5sqm ground floor commercial unit with street frontage. Above are modern apartments. The street scene features parking.

Listed building: Not applicable

Conservation area: Not applicable

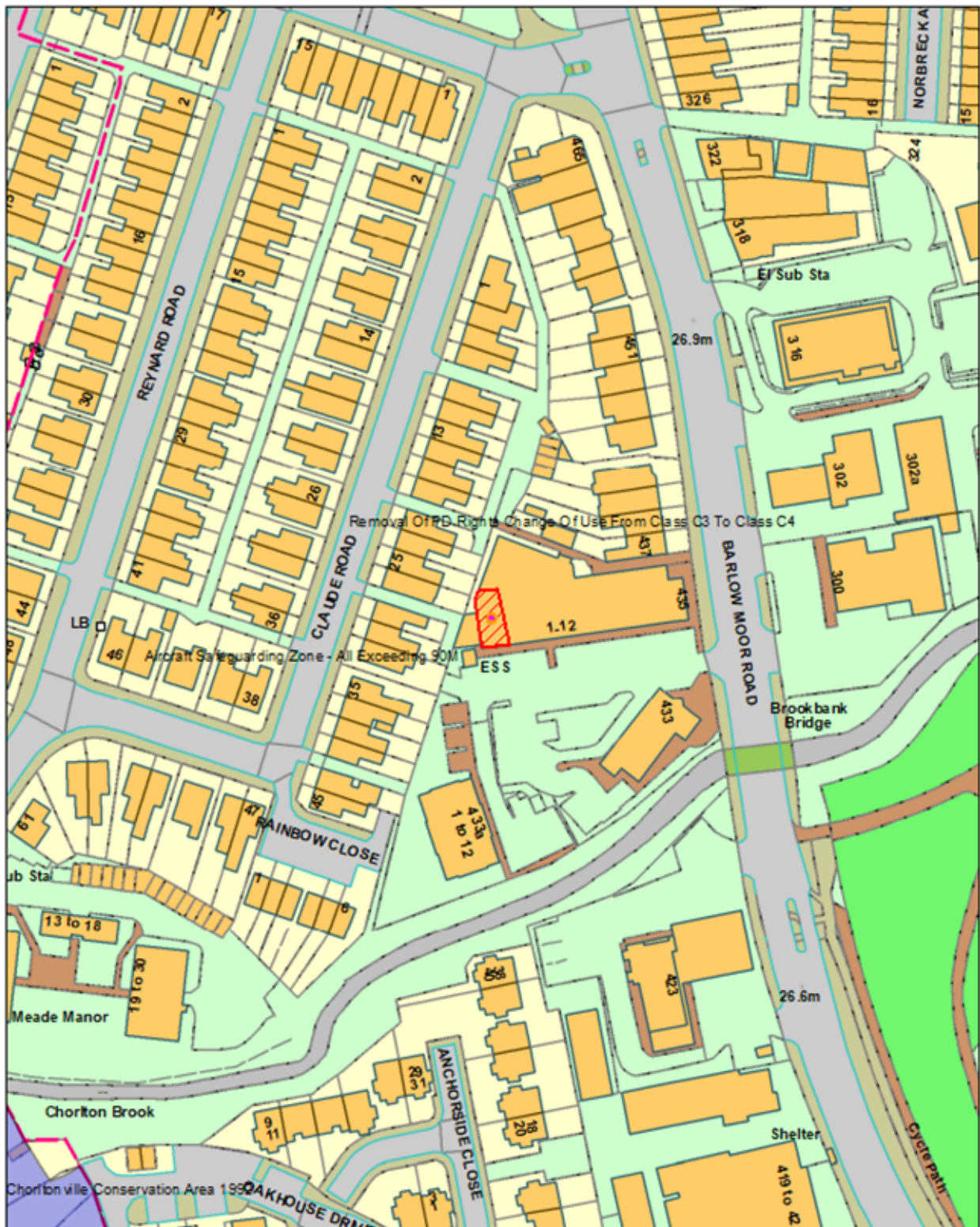
Tree Preservation Order: Not applicable



Figure 1. Street Scene

Description of area

The proposal is related to a site in a mixed commercial residential part of the Chorlton Park Ward of Manchester. The site sits within the District Centre of Chorlton. The site is located in a modern parade of commercial units with apartments above. Opposite is a KFC restaurant. Adjacent is residential dwellinghouses.



© Crown copyright and database rights 2023. Ordnance Survey 100019568

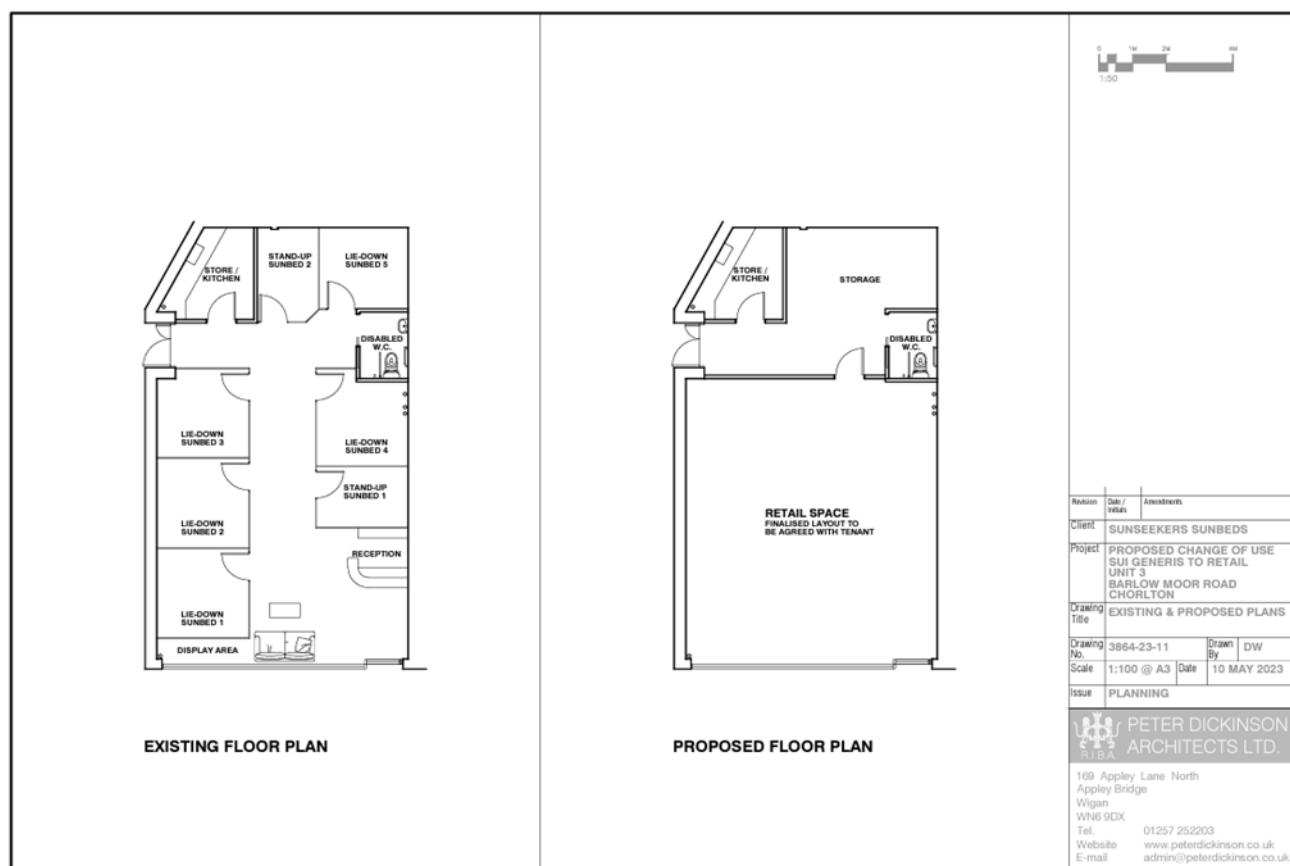


Description of development

The applicant is proposing the change of use from tanning salon (Sui Generis) to retail (Class E)

The proposal replaces the individual tanning rooms with a 63m² shopfloor area, 21m² storage area kitchen and WC.

It is of note that the unit was a Class A1 retail unit until 2019.



Planning History

124937/FO/2019

Description: Change of use from retail unit (Class A1) to tanning salon (Sui Generis)

Decision: Approved 25/11/2019

118725/FO/2017

Description: Change of use from vacant retail unit (Class A1) to Dental Practice (Class D1)

Decision: Approved 22/02/2018

CDN/17/0214

Description: Discharge of conditions 16 (secure by design), 17 (code for sustainable homes), 18b (contamination report) and 23 (vehicular access) attached to planning permission 105734/FO/2014/S1

Decision: Approved 28/06/2017

CDN/16/0422

Description: Discharge of conditions 3,5,7,8,9,10,11,12,13,14,15,16,17,18a,19,20,21,22 and 23 attached to application 105734/FO/2014/S1

Decision: Split 23/03/2017

114272/JO/2016

Description: Variation of condition no. 4 attached to planning permission 105734/FO/2014/S1 (approved 17/12/2014) to allow for servicing and collections between the following hours: 07:30 to 20:00, Monday to Saturday, and 08:30 to 20:00 on Sundays/Bank Holidays.

Decision: Approved 24/01/2017

114387/NMC/2016

Description: External alterations to agree the location of 4 no. louvres and removal of ATM

Decision: Approved 30/11/2016

CDN/17/0214

Description: Discharge of conditions 16 (secure by design), 17 (code for sustainable homes), 18b (contamination report) and 23 (vehicular access) attached to planning permission 105734/FO/2014/S1

Decision: Approved 29/06/2017

105734/FO/2014/S1

Description: Erection of three-storey mixed use building comprising 3no. retail units of (Class A1) retail space (762 square metres total) at ground floor with 12no. two bed apartments on above two floors following demolition of existing retail store.

Decision: 11/12/2014

Consultations & Notification Responses

Local Residents

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal.

1no local resident objected to the change of use with concerns regarding their allocated parking space being incorrectly used.

This has been taken into consideration within Policy DM 1 below.

Residents Associations and Groups

As per Appendix 1, Whalley Range Forum and Whalley Range Conservation Area Group were notified of the proposal.

No comments, objections, or representations in respect of this application was received.

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application.

There were no objections to the proposal. Comments have been included within the section Manchester Core Strategy Policy DM 1 – Development Management.

An informative regarding highways licensing has been added to the decision.

Manchester City Council Environmental Health

Manchester City Council Flood Risk Management were consulted on this application.

There were no objections to the proposal. Comments have been included within the section Manchester Core Strategy Policy DM 1 – Development Management.

Several conditions were recommended and attached to the decision.

Policies & Principle

Relevant Policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

The following policies are considered relevant in the consideration of this application.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#) ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:
 - Policy DM 1 - Development Management
 - Policy SP 1 - Spatial Principles
 - Policy EC 2 – Existing Employment Space
 - Policy EC 9 – South Manchester
 - Policy C 2 – District Centres
 - Policy C 6 – South Manchester District Centres - Chorlton, Didsbury, Fallowfield, Levenshulme and Withington
 - Policy C 10 – Leisure and the Evening Economy
 - Policy EN 1 - Design Principles and Strategic Character Areas
 - Policy EN 8 – Adaptation to Climate Change
 - Policy EN 16 - Air Quality
 - Policy EN 18 - Contaminated Land and Ground Stability
 - Policy EN 19 - Waste
- [Extant Unitary Development Plan Policies \(UDP\)](#) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy are still considered relevant to this proposal.
 - Policy DC1 for Residential Extensions
 - Policy DC10 for Food and Drink Uses
 - Policy DC26 for Development and Noise
- [The National Planning Policy Framework \(The NPPF\)](#) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018,

19 February 2019, and 20 July 2021. This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:

- Section 4 – Decision-making
- Section 6 – Building a strong, competitive economy
- Section 12 – Achieving well-designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policies.

Principle

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed development is deemed to accord with all relevant policy of the Manchester Core Strategy, Extant UDP and the NPPF.

Manchester Core Strategy Policy DM 1 – Development Management

All new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The proposal has been assessed against the following issues:

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

The applicant is seeking a change of use from tanning salon (Sui Generis) to retail (Class E)

The proposed change of use relates to a 95.5sqm commercial unit in a row of shops with apartments above.

No exterior changes are proposed.

Overall, it is considered that the proposed development has appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in accordance with the development management principle.

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 unit is located in a row of shops and sits opposite a KFC Restaurant. The Class E use class is in fitting with the local surroundings.

It is of note the unit has been accepted as a retail unit before 2019.

The site sits within the Chorlton District Centre (Policy C6), which allows for retail and services to serve the local community. The Class E use would align to this policy.

The character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

Overall, it is considered that the proposed development has minimal impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in accordance 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 has no exterior changes and the effect on privacy is minimal.

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

The applicant has not specified any new plant or machinery in the proposal. If new plant is to be fitted, to minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, a condition has been added for a noise report.

It is recognised that demolition and/or construction works are often noisy and obtrusive to the local residential amenity. Contractors are expected to follow best practice to minimise the temporary effect on residents referring to [Manchester City Council Planning and Noise Technical Guidance](#) and [IAQM/EPUK](#) Construction Guidance on controlling emissions.

Given that the proposals are located within an existing parade of shops, situated within an established residential area, the proposed change of use is unlikely to give rise to a significant increase in the level of vehicular trips. It is therefore accepted that the development is unlikely to generate any highway safety, traffic, or network capacity concerns.

On balance the proposal has minimal effect on privacy, local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance with this development management principle.

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

The proposal does not alter the existing access to the premises or create an unnecessary barrier to access and egress.

Although the proposed doors will not open out on to the adopted highway, Highways recommend that all doors open inwards in order to ensure no conflict with passing pedestrians.

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

Refuse storage and collection.

Bin storage and servicing will remain as existing with use of an external bin store to the side of the property within an enclosed fenced area.

The applicant has said they will continue with the existing waste contractor, but a tanning salon and a retail outlet may have different waste outputs.

In the interest of amenity and public health a condition has been attached for a scheme for the storage and disposal of refuse

It is recognised that demolition and/or construction works often generate commercial waste. Contractors are expected to follow best practice of waste management and follow [Manchester City Council Commercial Waste guidelines](#).

The proposal is in accordance with this development management principle.

Vehicular access and car parking

No additional car parking provision is proposed. Customers arriving by car would have the opportunity to utilise the existing parking provision situated at the property frontage. No significant increase in parking demand is envisaged as part of the proposed change of use.

A local resident commented that some of the parking in the vicinity is allocated parking for residents of the adjacent residential apartments. Signage is in place demarcating the private vs public spacing and any issues would neither be diminished or exacerbated by the change of use given the existing use class.

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

Effects relating to biodiversity, landscape, archaeological or built heritage

The proposal does not sit in a conservation area or near a 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 proposal has no impact on green infrastructure.

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

Flood risk and drainage.

The site does not sit in a flood risk area and therefore no flood statement or assessment was required.

Although a flood risk assessment is not required it is expected that applicants are aware of the Manchester, Salford, and Trafford Strategic Flood Risk Assessment.

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

Manchester Core Strategy Policy SP 1 - Spatial Principles

The 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'.

This proposal is considered to accord with the principles of this policy.

Manchester Core Strategy Policy EC 2 – Existing Employment Space

This policy outlines the key principles to retain and enhance existing employment space and sites.

This proposal is considered to accord with the principles of this policy.

Manchester Core Strategy Policy EC 9 – South Manchester

This policy outlines the key principles for employment opportunities and development in South Manchester.

This proposal is considered to accord with the principles of this policy.

Manchester Core Strategy Policy C 2 – District Centres

This policy outlines the strategy for development within district centres. Development will support thriving district centres, with distinct local character, providing a good range of

accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services.

This proposal is considered to accord with the principles of this policy.

Manchester Core Strategy Policy C 6 – South Manchester District Centres - Chorlton, Didsbury, Fallowfield, Levenshulme and Withington

This policy outlines the strategy for development within district centres in South Manchester.

This proposal is considered to accord with the principles of this policy.

Manchester Core Strategy Policy C 10 – Leisure and the Evening Economy

This policy outlines the key principles around development management of proposals pertaining to Leisure and the Evening Economy.

This proposal is considered to accord with the principles of this policy.

Manchester Core Strategy Policy EN 1 – Design Principles and Strategic Character Areas

This policy outlines key design principles for development in Manchester most notably that all development in Manchester will be expected to follow the seven principles of urban Design.

This proposal sits within the ‘Southern Character Area’.

This proposal is considered to accord with the principles of this policy.

Manchester Core Strategy Policy EN 8 – Adaption to Climate Change

This policy outlines the key principles of how all new development will be expected to be adaptable to climate change.

The development is considered to accord with the aspirations of this policy.

Manchester Core Strategy Policy EN 16 – Air Quality

This policy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport.

The proposed development would not give rise to air quality issues when the development is operational.

This proposal is considered to accord with the principles of this policy.

Manchester Core Strategy Policy EN 18 - Contaminated Land and Ground Stability

Policy EN 18 of the Core Strategy set out the principle of development on contaminated land or unstable land.

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

This proposal is considered to accord with the principles of this policy.

Manchester Core Strategy 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.

This proposal is considered to accord with the principles of this policy.

Extant Unitary Development Policies (UDP)

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain) and are relevant to this proposal.

Policy DC10. Food and Drink Uses

This policy outlines the key issues when considering proposed Food and Drink uses.

This proposal is considered to accord with the principles of this policy.

Policy DC26. Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City

This proposal is considered to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

The NPPF has been adhered to and considered at all stages of the application.

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 6. Building a strong, competitive economy

Section 6. of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt.

Section 12. Achieving well-designed places

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

This proposal is considered to accord with the principles of this policy.

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)

Relevant policy and guidance have been considered within Policy DM 1 of the Core Strategy.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise. For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords 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. The proposal was assessed 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. Drawing – Site Plan, BLOCK PLAN OF THE SITE, received 15 May 2023

- b. Drawing - Location Plan, THE LOCATION PLAN, 3864-23-11, received 15 May 2023
- c. Drawing – Existing & Proposed, FLOOR PLANS, 3864-23-11, received 15 May 2023
- d. Waste Management, Proforma for Planning Applications, received 05 June 2023

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

3. Use class change and hours of operation

The authorised development relates the use of the ground floor of 435B Barlow Moor Road for Class E (Commercial, business and service) with the following hours of operation.

- a. Mon – Sat: 07:30 - 22:00
- b. Sunday and Bank Holidays: 08:30 - 2100

Reason - For the avoidance of doubt and in the interests of local amenity, pursuant to policies SP1, EC 2, EC 9, C2, C6, C 10, and DM1 of the Core Strategy for the City of Manchester.

4. Deliveries to commercial premises

Deliveries, servicing, and collections, including waste collections shall not take place outside the following hours:

- a. 07:30 to 20:00, Monday to Saturday,
- b. no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation and to reduce noise and general disturbance in accordance with policies SP 1 and DM 1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan

5. External plant/equipment/servicing

In the event new plant or machinery (including refrigeration, chillers, and HVAC) the following applies

- a. Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (L_{Aeq}) below the typical background (L_{A90}) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.
- b. Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise and to reduce noise and general disturbance in accordance with policies SP 1 and DM 1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan

6. Waste

- a. Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The proforma/ Waste Management Strategy must include the following information:
 - i. Estimated volumes and types of waste produced by the development;
 - ii. Details of internal and external stores for both waste and recycling, including any plans and designs;

- iii. Details of how waste will be transferred between stores and to the collection location; and
- iv. Details of number and capacity of bins proposed and collection frequency.
- v. Other details as per 'Waste Proforma v1.0' - refer to guidance at: http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

- b. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP 1, EN 19 and DM 1 of the Core Strategy for the City of Manchester.

Informative(s) to be attached to decision for approval

1. 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 Applications and Network Resilience teams via Contact Manchester (Tel: 0161 234 5004 / Email: highwaylicences@manchester.gov.uk).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Chorlton Voice

Flat 12, 435 Barlow Moor Road, Manchester, M21 8AU
435 Barlow Moor Road, Manchester, M21 8AU
Flat 1, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 2, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 3, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 4, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 5, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 6, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 7, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 8, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 9, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 10, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 11, 435 Barlow Moor Road, Manchester, M21 8AU
Flat 2, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 10, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 12, 433A Barlow Moor Road, Manchester, M21 8AU
Offices Rear Of 437, Barlow Moor Road, Manchester, M21 2AN
Flat 9, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 6, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 4, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 1, 433A Barlow Moor Road, Manchester, M21 8AU
31 Claude Road, Manchester, M21 8BZ
27 Claude Road, Manchester, M21 8BZ
Flat 8, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 7, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 5, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 3, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 11, 433A Barlow Moor Road, Manchester, M21 8AU
433 Barlow Moor Road, Manchester, M21 8AU
Kfc (gb)ltd, 433 Barlow Moor Road, Manchester, M21 8AU
437A Barlow Moor Road, Manchester, M21 8AU
437 Barlow Moor Road, Manchester, M21 8AU
33 Claude Road, Manchester, M21 8BZ
29 Claude Road, Manchester, M21 8BZ
25 Claude Road, Manchester, M21 8BZ
21 Claude Road, Manchester, M21 8BZ

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