

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137140/FO/2023
Date registered valid: 12 June 2023
Proposal: Erection of a two storey residential dwellinghouse with living accommodation in the roof space together with associated external works following demolition of existing dwellinghouse
Address: 334 Wilbraham Road, Manchester, M21 0UX
Ward(s): Chorlton Park Ward

Applicant: Mr Ali Mohammed Salim
Agent (if any): Mr Farhan Rama Archirama Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 9th October 2023



Application details

Type of application:	Full Application Consent	
Development type:	Minor Dwellings	
Date of site visit:	11 July 2023	
Standard consultations:	Printed: 29 June 2023	Expired: 20 July 2023
Neighbour notifications	Printed: 29 June 2023	Expired: 20 July 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

The proposal site contains a two storey detached dwelling within the Chorlton Park Ward area of Manchester. The property is constructed externally from red brick, concrete roof tiles and has white UPVC windows and doors. The proposal site has a small front garden with low boundary wall treatment with hedging access along the sides leading into the rear garden. Off road car parking is available at the front. The property benefits from a front porch and detached garage to the rear.



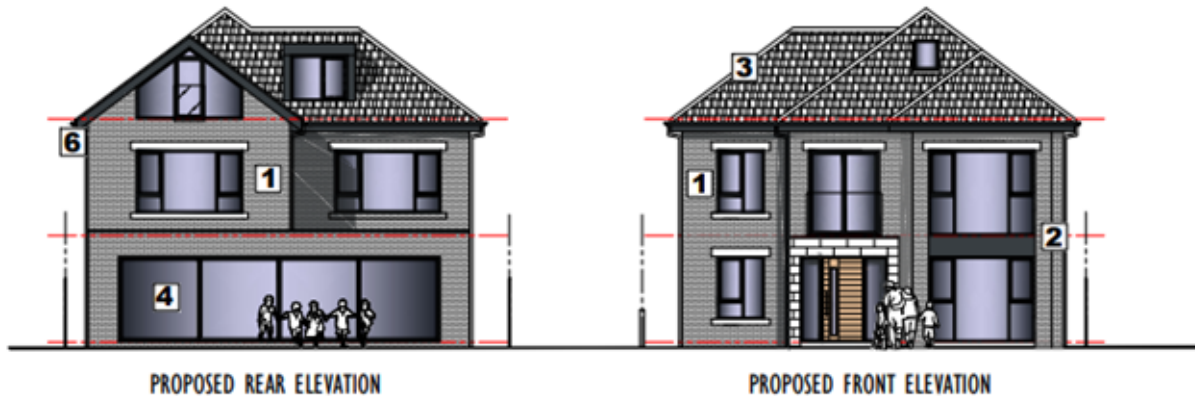
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of a two storey residential dwellinghouse with living accommodation in the roof space together with associated external works following demolition of existing dwellinghouse



Consultations & Notification Responses

Local residents/public opinion - There have been no comments/representations received as a result of this proposal.

Environmental Health – No comments have been received as a result of this proposal.

Highways

TRIP GENERATION AND JUNCTION CAPACITY:

Given that the proposed development is replacing an existing residential dwelling, the number of vehicular trips associated with site is expected to be minimal. It is therefore accepted that the adjacent highway network can facilitate such additional demands with no highway safety or capacity concerns.

SITE ACCESSIBILITY:

The site is well accessed by sustainable modes. Regular bus services are routed along Wilbraham Road and provides connections to Chorlton, The Trafford Centre, Arrowfield Estate, Gorton and Piccadilly Gardens. The closest Metrolink facility is located at Chorlton Tram Stop and provides connections to Manchester Airport, Shaw & Crompton, East Didsbury, Rochdale and Victoria via Market Street.

PARKING AND ACCESS:

The existing parking area at the front of the property will be retained and offer parking for up to 3 vehicles. This is acceptable to Highways.

Vehicular access to the site is gained from Wilbraham Road. It is noted that an existing vehicular crossover is present in this location in order to facilitate this access. It is required, in line with MCC Residential Guidelines, that the provision of an Electrical Vehicle charging point (minimum 7kW) is made available. Plans confirm that a wall mounted EV charging point will be in place. This is acceptable to Highways.

CYCLE PARKING:

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

BOUNDARY TREATMENTS:

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

REFUSE AND SERVICING:

Designated refuse storage has been accommodated for the dwelling with kerbside collection noted from Wilbraham Road. Highways consider this to be acceptable in order to prevent any obstruction to passing pedestrians on the adjacent footway.

CONSTRUCTION MANAGEMENT:

A Construction Management Plan should be provided by the applicant prior to any construction works beginning. The Construction Management Plan should detail the phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway. The document should also consider ongoing construction works and contractor parking in the locality. It is also requested the applicant provides a dilapidation survey as part of the Construction Management Plan document. The survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

It is recommended that the above is conditioned and attached to any planning permission that may be granted.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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 extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

132847/FH/2022 - Date Valid: 11.02.2022 - Target Date: 08.04.2022 Erection of a part single, part two storey side and extension following demolition of existing detached garage to provide additional living accommodation

129798/FH/2021 - Date Valid: 29.03.2021 - Target Date: 24.05.2021 Erection of a part single/part 2 storey rear extension to form additional living accommodation

134989/FH/2022 - Date Valid: 26.09.2022 Target Date: 21.11.2022 Erection of a two storey front and side extension; erection of a single storey rear extension and raising of roof with associated elevational alterations to form additional living accommodation.

087782/FH/2008/S1 - Date Valid: 03.10.2008 - Target Date: 28.11.2008 Erection of a single storey side extension to form additional living accommodation

Residential Amenity

The applicant is seeking planning permission for the erection of a two storey residential dwellinghouse with living accommodation in the roof space together with associated external works following demolition of existing dwellinghouse. The dwelling would result in a large five bedroom property, one of the bedrooms would include en suite facilities. The ground floor would have two lounges, kitchen, dining area and utility room. A shower room would be situated on the ground level, family bathroom on the first floor and bathroom on the second floor. Following raised concerns by the City Council, the proposal has been amended to reflect a more common approach to the main roof appearance of the property to reflect that of the other properties within the street scene.

Following demolition of the existing dwelling, the applicant proposes to build a new dwelling which would be situated within the same position of the site as the existing principle elevation. This would be set back considerably from the back of footpath measuring approximately 12m.

Ground floor

The ground floor would measure 10.0m in width extending rearwards measuring 18.6m on the east elevation and 18.0m on the west elevation retaining a gap to the shared boundaries with the adjacent properties measuring 1.0m and 600mm respectively. Floor to ceiling windows are proposed on the front elevation with a projecting front porch and smaller window on the opposite side. Three further windows are proposed on the west elevation with a door and two elongated

windows on the rearrest elevation. On the east elevation would comprise two elongated windows with large sliding doors on the rear elevation. A flat roof is proposed on the front porch and rear elevation which would comprise a large roof light.

First floor

The first floor element would measure 10.0m in width projecting rearwards on the east elevation measuring approximately 12.8m and 17.8m on the west elevation. The overall height would measure approximately 8.9m. The roof would be hipped to reflect the existing roof and other properties within the area, however there would be a gable element to the rear. The applicant has included a contextual drawing demonstrating how the new dwelling would fit into the site and wider area taking inspiration from other properties within the area particularly no. 326 Wilbraham Road. Although roof details vary along the street, the roof design is considered to be acceptable and architecturally does not detract from the street scene and is similar in height, scale and massing as the other properties in the area.

There is a floor to ceiling window proposed on the front elevation, Juliet balcony and window with four windows proposed on the west side elevation, one window proposed on the east side elevation and two large windows proposed on the rear elevation. To ensure there is no overlooking or loss of privacy given by the windows proposed along the side, a condition for obscure glazing has been added. It is not anticipated that the windows to the front and rear of the dwelling would provide any further overlooking than that of the windows on the adjacent properties and is normally what is expected on a residential property.

Roof space

As part of the new build, the applicant proposes to utilise the roof space which would have two bedrooms, bathroom and small storage area. The front of the roof would have a roof light with a construction of a small flat roof dormer to the rear. This would measure approximately 1.8m in width to a height of 1.5m and would have a window overlooking the rear garden. The gable element of the roof to the rear would also have glazing.

Front and rear amenity space

The scheme involves some landscaping in the form of mixed shrub planting along the border with the retention of the existing fencing to the rear. The front would see the creation of a new driveway finished in resin bound gravel and new laurel hedging to the boundary at the front. The proposed landscaping is characteristic with that of a domestic property with lawn areas to the rear.

Overall, it is felt that the proposal can be acceptably accommodated at the application site and is considered that the proposal would not interfere with the existing characteristics of the area. Given the staggered appearance of the proposed dwelling, terracing would not be an issue. Furthermore, there is additional space retained to the shared boundaries with the adjacent properties. It is not anticipated that the proposal would give rise to undue harm caused by the demolition of the existing property and the introduction of new dwelling in its place.

The size and footprint of the proposed dwellinghouse is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

Therefore, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policies Sp1 and DM1.

Siting, scale and massing

The size and footprint of the proposed dwelling is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible. Given the height, projection and relationship to adjacent properties, it is considered that the proportions of the new dwelling are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the site.

It is therefore considered that the scale and mass of the proposed scheme is satisfactory and is considered to accord with the principles set out policies DM1 and SP1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is recommended that a condition of the planning approval shall be that materials shall be submitted for approval to ensure that the dwelling fits comfortably in the street scene. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring properties at either side and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable

Refuse

The applicant has retained space to the shared boundary on both sides measuring 1.0m and 600mm respectively and therefore the storage of refuse bins can be kept at the rear of the property as there would be continued access along the side. This would comply with policy EN19 of the Core Strategy.

Parking

The proposed drawings indicate that there would be two off road car parking spaces provided by the driveway at the front of the property, which accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

In addition, an electric charging point would be sited on the front elevation of the property as shown on the proposed site plan.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 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.

Recommendation: Approve

Article 35 Declaration

Positive and proactive working 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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan.

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

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

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

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

Received on 4th October 2023 numbered PL02 Revision B Proposed Plans and Elevations

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) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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 and DM1 of the Core Strategy.

4) A Construction Management Plan should be provided by the applicant prior to any construction works beginning. The Construction Management Plan should detail the phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway. The document should also consider ongoing construction works and contractor parking in the locality. It is also requested the applicant provides a dilapidation survey as part of the Construction Management Plan document. The survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004)

5) 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 garages, extensions, roof dormers, porches or outbuildings and boundary treatment, including fencing and walls, shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - 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 policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

7) In line with MCC Residential Guidelines, secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one-per-unit and shall be implemented prior to the first occupation of the building and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

8) Before first occupation the windows in the side elevation facing no. 332 and 336 Wilbraham Road shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

Informatives

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. Please see 'Contacts' section below.

Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances. Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details). Important information regarding water and wastewater pipelines and apparatus It is the applicant's responsibility to investigate and demonstrate the exact relationship between United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service, including United Utilities (see 'Contacts' section below). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See 'Contacts' Section below. United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps. Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Any agreement to divert our underground assets will be subject to a diversion application, made

directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which is available on our website. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational. It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.

DRAINAGE

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)

advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The applicant should consider their drainage plans in accordance with the drainage hierarchy outlined above.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable. This will be managed through either our 'S106 Sewer Connections' or 'S104 Adoptions' processes.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C - Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout. The applicant should not presume that the principles outlined within a drainage strategy will meet the detailed requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in

writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section below.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for. In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit

<https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/>

and go to section 7.7 for compulsory metering. To promote sustainable development United Utilities offers a reduction in infrastructure charges for applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when considering any water or wastewater design <https://www.unitedutilities.com/buildersdevelopers/your-development/planning/building-sustainable-homes/> Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' Section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the 'Live Chat' function, please visit: <http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - SewerAdoptions@uuplc.co.uk

Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

437 Wilbraham Road, Manchester, M21 0UZ
338 Wilbraham Road, Manchester, M21 0UX
332 Wilbraham Road, Manchester, M21 0UX
336 Wilbraham Road, Manchester, M21 0UX
330 Wilbraham Road, Manchester, M21 0UX
427 Wilbraham Road, Manchester, M21 0UT
425 Wilbraham Road, Manchester, M21 0UT
423 Wilbraham Road, Manchester, M21 0UT

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