

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135749/FH/2022

Date registered valid: 23 March 2023

Proposal: Erection of single storey rear extension, part single part two storey side extension, hip to gable roof alteration and rear roof dormer; with associated elevational alterations

Address: 926 Rochdale Road, Manchester, M9 7EP

Ward(s): Charlestown Ward

Applicant: Mr Xin Liu Chen

Agent (if any): Mr Gary Wong Garywong Workshop Limited

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 June 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 May 2023

Standard consultations:

Printed: 26 April 2023 Expired: 17 May 2023

Neighbour notifications

Printed: 26 April 2023 Expired: 17 May 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: No

Tree Preservation Order: No

Description of area

The application site relates to 926 Rochdale Road within the north Manchester ward of Charlestown. The application site relates to a detached, red brick, two storey dwellinghouse which is sited at an elevated position off Rochdale Road, with a steep slope leading to the property. The property has a hipped roof and double bay windows with decorative rosemary tiles. Amenity space to the front of the property consists of a single driveway, a steep bank of grassed land and steps leading to the front door. Amenity space to the rear is characterised by a grassed garden.

On site work had begun for a side extension and rear extension, as approved under 116731/FH/2017 (erection of 2 storey side and part single and part 2 storey rear extension to form additional living accommodation- approved 10 August 2017). The applicant explained work had started but stopped due to issues with the builder.

Description of development

The submitted application seeks planning permission for the erection of single storey rear extension, part single part two storey side extension, hip to gable roof alteration and rear roof dormer; with associated elevational alterations.

The single storey rear extension would create an enlarged kitchen/dining room and when on site was partially built and differs in footprint from the existing form of the property prior to the part implementation of 116731/FH/2017.

The side extension would create three floors, due to the change in level from the ground floor of the side extension to the entrance to the front door. It would create storage on the lower ground level, additional living space on the ground floor and an additional bedroom on the first floor. At lower ground and ground level, the extension would align closely with the bay windows at the site and at first floor level, the side extension would have a setback of 2 metres with the lowering of the roof.

The hip to gable roof alteration would be evident across both the side extension and host property.

The rear roof dormer would create a children's play room and study room and would sit on the roof of the host property (with hip to gable roof alteration). It would have an approximate cubic volume of 16.5.

The proposal would involve the insertion of three windows, two skylights and a door within the front elevation, a window within the side elevation, and sliding doors and 9 windows to the rear elevation, and 4 skylights within the single storey rear extension. Some of the 9 windows to the rear would involve the elevational alterations to the first floor, replacing the Juliet balconies as seen at the rear elevation as existing.

Materials to be used throughout the proposal would match that of the host property.

Amended plans

Plans were amended following concerns. The original submission included changes to the front amenity space including levelling off the bank of land to the front to create additional parking. This element of the proposal would change the character of the area and would be considered visually incongruous. The properties along this stretch of Rochdale Road sit at an elevated position with a gap between the road and the built form and a change to such an extent would be considered wholly inappropriate. In addition, the size of the dormer has been reduced and the two storey side extension has been set back, to mirror the side extension granted at the neighbouring property, 924 Rochdale Road (planning ref: 126052/FH/2020). A front porch was shown on the plans which was not included within the description of development on the application form and has been subsequently removed from the drawings.

Planning history

116731/FH/2017- Erection of 2 storey side and part single and part 2 storey rear extension to form additional living accommodation.
Approved 10 August 2017.

063451/FH/NORTH1/01- Retrospective application for the erection of 2.97m high timber & block boundary wall to side of dwelling.
Approved- 23 January 2002.

The following planning application is also considered relevant to the consideration of this application:

126052/FH/2020- 924 Rochdale Road- Erection of a part single, part two storey side extension, single storey rear extension, alteration to roof including installation of rear dormer, creation of vehicular access and parking area from Polefield Road together with installation of boundary treatment.

Approved 25 March 2020.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Environmental Health

Environmental Health reviewed the application and had no comments to make.

Highway Services

Highways were consulted on the application and provided the following response:
The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

Given that the proposed development will not result in any increase in residential units, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.

The applicant states that the existing garage on-site is not used due to the size not being suitable for parking, therefore the area of existing hard standing is used to park 1 vehicle. The proposals suggest that an additional area of hardstanding will be installed at the front of the site, which will provide parking for up to 4 vehicles. A dropped kerb access is already in place to allow access to the existing driveway. It is understood that the dropped kerb will remain and will not be extended.

Plans suggest that the existing wall will be demolished (due to damage) and rebuilt. 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.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

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)

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) 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;
- b) 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
- c) 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.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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 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.

Policy SP1 (Spatial Principles); which sets out 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, amongst these include: 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.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable

of being shared equally by the owners or occupiers of the two properties concerned;

- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of Development

The submitted development application is for the erection of single storey rear extension, part single part two storey side extension, hip to gable roof alteration and rear roof dormer; with associated elevational alterations. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Single storey rear extension:

The single storey rear extension would be sited approximately 2 metres from the shared boundary with no.924 Rochdale Road. Due to the change in topography at the site, the rear extension would sit at a lower position and due to the neighbouring side extension with a gable wall, the immediate neighbours would not be impacted by the proposal.

No.928/930 Rochdale Road would not feel the impact of this element due to the two storey side extension.

Several openings are to be inserted in the rear elevation of the extension however due to the sunken nature of the property, it would not give rise to any overlooking to the properties with garden areas to the rear. A bathroom would be created on the ground floor and a condition would be attached to any approval granted for the window to be obscure glazed. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. Although the rear extension would be sited close to the boundary with no.1 Polefield Road, as the proposal is sunken and the boundary relates to no.1 Polefield Road's rear amenity space only, any impact is not considered to be severe.

Part single, part two storey side extension:

The side extension would create a lower ground level, ground and first floor level. A separate storage space would be created at the lower ground level. The side extension would be sited approximately 0.8 metres at the closest point and 1.6 metres at the farthest point with the boundary of the neighbouring properties no.928/930 Rochdale Road. Given the side extension would be sited at a lower level than the neighbouring properties due to the changing topography, some impact would be lost. Although the side extension would create additional built form closer to the entrance of the neighbouring properties and be close to windows within the side extension of the neighbouring property, it is not considered to create an overbearing feature and create any loss of light implications.

The proposal at the first floor level would be set back by 2 metres, this is considered adequate to further reduce some of the impact to the neighbouring properties and ensure the proposal appears as a subservient feature and such would not create a visually obtrusive feature to the streetscene.

Hip to gable roof alteration:

Although the hip to gable roof alteration would change the appearance of the property and add additional bulk close to both of the immediate neighbours, it is not considered to create an overbearing feature for the neighbours, especially given the gable element of the side extension is set back by 2 metres from the primary elevation of the host property.

Rear roof dormer:

Since the dormer window would not include any windows to be inserted in the side elevations, no overlooking to neighbouring properties would occur. Although additional windows would look onto the applicant's rear amenity space and although this may allow overlooking to the rear amenity space of no.1 and no.3 Polefield Road, this would be minimal. This element of the proposal would not give rise to overshadowing or loss of light implications.

The ridge height of the dormer is no higher than the existing and the dormer does not project further than the roof plane. It is considered acceptable additions to the roof of the property. As such, the dormer is not considered to be a detrimental and overpowering feature and would not be easily seen from the streetscene.

Associated elevational alterations:

Elevational alterations would include the insertion of windows at first floor level. Given the property looks onto its own rear amenity space, no adverse privacy implications are expected to occur. All bathroom windows within the first floor of the rear elevation would be conditioned to be obscure glazed.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

Single storey rear extension:

At the greatest extent, the proposal would have a length of 6 metres. Although this projection exceeds the rearward projection of 3.65 metres as stated within Policy DC1.3 of the UDP, Permitted Development rights using the Larger Homes Extension Route can allow extensions up to 6-8 metres. Given the rear extension would be sited at a lower position in terms of topography, the form of this element of the proposal is considered acceptable.

Part single, part two storey side extension:

The side extension has been set back at the first floor, with a setback of 2 metres. This is considered necessary to ensure the proposal is pursuant to Policy DC1.4, to create a subservient feature at the site and help reduce the visual impact of the hip to gable alteration. This is considered acceptable and follows a similar style of development for the neighbouring property no.924 Rochdale Road (planning ref: 126052/FH/2020).

Hip to gable roof alteration:

The hip to gable roof alteration would be for both the host property and the side extension. Although it is acknowledged that the alteration would impact the appearance of the front of the property, the introduction of gable roofs is evident within the recently approved planning application 126052/FH/2020. As such, the precedent of this element of work means in this instance the roof alteration is acceptable. Similar hip to gable roof alterations could be erected through the route of Permitted Development.

Rear roof dormer:

Although it is acknowledged that the dormer would be large in size, the dormer would sit on the roof of the host property only. In addition, a dormer of a similar size was approved under 126052/FH/2020. A similar rear dormer could be erected through the route of Permitted Development.

Associated elevational alterations:

The associated elevational alterations are considered acceptable in size and form, pursuant to Policy DC1 of the UDP.

Materials:

The materials to be used throughout the proposal would match the host property. As such, the materials are considered acceptable and a materials condition to this effect would be attached to any approval granted.

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.

Car Parking

Car parking provision would be unaffected by the proposal.

Bin Storage

Bin storage would be unaffected by the proposal.

Gas Membrane

The dwellinghouse lies within 250m of a landfill site . It is therefore recommended that any approval has a condition attached to require that prior to above ground works, appropriate and comprehensive construction designs of a proprietary gas protection membrane to be installed within the extensions shall be submitted to and approved, in order to alleviate any possibility of landfill gas ingress to the building. Furthermore, the development shall be implemented in accordance with the approved scheme.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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

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. In this instance officers have worked with the applicant in a positive and proactive manner, acceptable revised plans were received and appropriate conditions have been attached to the decision notice.

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:

- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 15 December 2022.
- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 23 March 2023.
- Drawing- Existing & Proposed- Garage, numbered 001 REV 07, stamped as received by the City Council as Local Planning Authority on 15 June 2023.
- Drawing- Existing & Proposed- GF Plan, numbered 002 REV 07, stamped as received by the City Council as Local Planning Authority on 15 June 2023.
- Drawing- Existing & Proposed- 1F Plan, numbered 003 REV 06, stamped as received by the City Council as Local Planning Authority on 15 June 2023.
- Drawing- Existing & Proposed- Loft Layout Plan, numbered 004 REV 07, stamped as received by the City Council as Local Planning Authority on 15 June 2023.
- Drawing- Existing & Proposed- Roof Plan, numbered 005 REV 07, stamped as received by the City Council as Local Planning Authority on 15 June 2023.
- Drawing- Existing & Proposed- Elevation, numbered 008 REV 07, stamped as received by the City Council as Local Planning Authority on 15 June 2023.
- Drawing- Existing & Proposed- Elevation, numbered 009 REV 07, stamped as received by the City Council as Local Planning Authority on 15 June 2023.
- Drawing- Existing & Proposed- Elevation, numbered 006 REV 08, stamped as received by the City Council as Local Planning Authority on 15 June 2023.
- Drawing- Existing & Proposed- Elevation, numbered 007 REV 08, stamped as received by the City Council as Local Planning Authority on 15 June 2023.
- Drawing- Proposed- Layout Floor Plan, numbered 001, stamped as received by the City Council as Local Planning Authority on 15 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 Manchester Core Strategy.

3) Before first occupation, the ground floor bathroom window and all bathroom windows to the first floor of the property within the rear elevation, as shown on 'Drawing- Existing & Proposed- GF Plan, numbered 002 REV 07', stamped as received by the City Council as Local Planning Authority on 15 June 2023 and 'Drawing- Existing & Proposed- 1F Plan, numbered 003 REV 06', stamped as received by the City Council as Local Planning Authority on 15 June 2023, 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

4) 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 extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

6) Prior to above ground works, appropriate and comprehensive construction designs of a proprietary gas protection membrane to be installed within the extensions hereby approved shall be submitted to and approved in writing by the City Council as local planning authority, in order to alleviate any possibility of landfill gas ingress to the building. The development shall be implemented in accordance with the approved scheme.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

Informatives

1) 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)

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

25 Middleton Old Road, Manchester, M9 8DS
15 Middleton Old Road, Manchester, M9 8DS
23 Middleton Old Road, Manchester, M9 8DS
21 Middleton Old Road, Manchester, M9 8DS
Flat 5, 19 Middleton Old Road, Manchester, M9 8DS
Flat 4, 19 Middleton Old Road, Manchester, M9 8DS
Flat 3, 19 Middleton Old Road, Manchester, M9 8DS
Flat 2, 19 Middleton Old Road, Manchester, M9 8DS
Flat 1, 19 Middleton Old Road, Manchester, M9 8DS
928 Rochdale Road, Manchester, M9 7EP
930 Rochdale Road, Manchester, M9 7EP
934 Rochdale Road, Manchester, M9 7EP
932 Rochdale Road, Manchester, M9 7EP
17 Middleton Old Road, Manchester, M9 8DS
3 Polefield Road, Manchester, M9 6FN
1 Polefield Road, Manchester, M9 6FN
1097 Rochdale Road, Manchester, M9 7FW
924 Rochdale Road, Manchester, M9 7EP
9 Polefield Road, Manchester, M9 6FN
13 Polefield Road, Manchester, M9 6FN
11 Polefield Road, Manchester, M9 6FN

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA