

Planning

Growth & Development

Delegated officer report for planning application

Application no.	135780/FO/2022
Date registered valid:	19 December 2022
Proposal:	Creation of a 2-bed apartment in basement, together with associated external alterations
Address:	129 Barlow Moor Road, Manchester, M20 2AJ
Ward(s):	Didsbury West Ward
Applicant:	Mr Harrison, MCR1 Ltd
Agent (if any):	Mr Richard Elliott, MacMarshalls Ltd
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	12 May 2023

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Standard consultations:

Printed: 5 January 2023 Expired: 26 January 2023

Neighbour notifications

Printed: 5 January 2023 Expired: 26 January 2023

Site notice

No site notice has been produced

Press advert

Published: 10 January 2023 Expired: 31 January 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Silverwood is a large Victorian villa located at the junction of Barlow Moor Road and Palatine Road. Formerly in use as a private school, planning permission to convert it into 10 apartments was approved under reference 111296/FO/2016/S2 in November 2016. That consent also granted permission for the conversion of a coach house into a dwelling and the erection of six dwellings in the grounds, these dwellings have all been erected. Consent to provide an additional flat in the basement was granted in March 2021 under reference 127904/FO/2020.

To the west of the site the relocated prep school, while to the north, on the opposite side of Palatine Road, there is a commercial parade. To the east, on the opposite side of Palatine Road, there are a number of dwellinghouses, while to the south, there is a residential property in multiple occupancy. Both Albert Park Conservation Area and Blackburn Park Conservation Area are located opposite the site.

Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicant is proposing to provide an additional 2-bed apartment in basement, together with associated external alterations.

Consultations & Notification Responses

Local Residents – Two letters have been received from local residents, the comments have been summarised as follows:

- The basement was initially excavated in 2020, it was then left unfinished and supported by "temporary" *acrow* poles until late 2022. Accordingly, the flats of Silverwood House sustained considerable - and ongoing - damage to plastering, door frames, and window features from the excavation-related subsidence. The developer has made no effort to rectify this damage, and has ignored multiple requests from the flat owners on this issue.
- Silverwood House has insufficient water pressure for the existing properties. The developer has made some effort to rectify this situation, which have not lasted, and they have since ignored leaseholder requests for assistance. Further properties will exacerbate this issue.
- Finally, there is insufficient parking on the development to accommodate new properties. The documentation details that there will be sufficient spaces, but this does not reflect the reality

West Didsbury Residents Association – No comments received.

Highway Services – Highway Services have made the following comments:

- The application is proposing the creation of an additional 2-bed apartment in the basement of Silverwood House. This will increase the number of apartments within the overall building to 12.
- The associated external alterations will be contained within the site boundary and will not impinge upon the adopted highway, this is acceptable to Highways.
- Vehicular and pedestrian access/egress points will remain as existing, which is acceptable to Highways. The proposals would also not affect existing car parking provision.

- It is noted that the existing waste and servicing arrangements will continue which is acceptable to Highways.
- No additional car parking provision will be made available as part of the application. As such, the approved 15no. car parking spaces associated with the 11no. apartments would then need to cater for demand associated with an additional dwelling. Highways has concerns on the lack of additional car parking provision and requires further information/justification on such.

Environmental Health – Suggests the imposition of a waste management and acoustic insulation condition.

MCC Flood Risk Management – Suggests the following informative be included with the decision notice:

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Cadent – No objection to the proposal and requests an informative be included with the decision notice.

Policies

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

its appearance and retail function. Further small retail units will be appropriate. Development of the evening economy will be carefully managed to ensure that this complements the vitality of the retail and the amenity of nearby residents.

Policy H1, Overall Housing Provision – This policy states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors and goes on to state that new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes account of the availability of developable sites in these areas;
- Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. schemes

should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;

- Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- Be designed to give privacy to both its residents and neighbours.

Policy H6, *South Manchester* – South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

Policy DM1, *Development Management* – This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Saved UDP Policies – Policy DC26, *Development and Noise*, states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Issues

Principle of the Proposal – Given the previous consent to convert a part of the basement in to a self-contained flat, the principle of the proposal is considered acceptable. Notwithstanding the above, the impact upon residential and visual amenity and pedestrian/highway safety needs to be assessed.

Space Standards – The City Council adopted the Manchester Residential Quality Guidance in

December 2016 and within that document reference is made to the use of a combination of the Nationally Described Space Standards and the London Housing Design Guide space standards to form Manchester's space standards (SS) for residential developments.

The amount of floor space proposed is approximately 90m². As the guidance recommends that between 61m² to 70m² of accommodation is provided it is considered that the proposal complies with the space standards.

Residential Amenity – The comings and goings of residents or visitors to the proposed apartment would not have a detrimental impact upon the levels of residential amenity enjoyed by the occupants of the adjoining dwellings. Furthermore, the proposal would not impact upon the existing levels of privacy enjoyed by the residents of those dwellings.

Overall, it is not considered that the proposal would not have a detrimental impact upon the levels of amenity enjoyed by local residents.

Visual Amenity – The proposal would not have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site.

Design – The design of the elevational alterations (i.e. light well) is considered acceptable and in keeping with the overall design of the building.

Impact on Conservation Areas – It is not considered that the proposal would have a detrimental impact upon the character of the Albert Park Conservation Area and the Blackburn Park Conservation Area.

Pedestrian and Highway Safety – It is not considered that the additional residential unit would generate such significant levels of traffic or concentrated traffic movements so as to prove detrimental to the levels of pedestrian and highway safety enjoyed along Barlow Moor Road or Palatine Road in the vicinity of the site.

Car Parking – 15 car parking spaces were approved as part of the original planning permission, these are to be retained. These 15 spaces provide parking facilities for the 12 units within Silverwood (11 apartments and the coach house). It is considered that sufficient spaces would still be provided for future occupants of the Silverwood element of the scheme even if the number was increased with the addition of the proposed basement flat, i.e. to 13 units.

As the level of parking provision includes for 1 space per flat and 2 visitor spaces and given the prevalence of public transport in the area, it is considered that the level of car parking is acceptable in this instance.

Refuse Storage – As suggested by Environmental Health, a condition requiring the submission of waste storage and recycling details would be attached to any approval granted.

Trees – The proposal would not have an impact on any existing trees within or adjacent the application site.

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

Officers have worked with the applicant in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning application.

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 stamped as received on 19 December 2022:

- a) 554 A104 REV A
- b) VDG-M013-XX-ZZ-1211 REV 01
- c) VDG-M1013-XX-ZZ-1212 REV 01
- d) VDG-M013-XX-ZZ-1220 REV 01

and the following document stamped as received on 11 May 2023:

- e) Measurement of Environmental Noise, Report Reference Number: 9451-4

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) Upon completion of the development and before first occupation of the residential accommodation, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report (Measurement of Environmental Noise, Report Reference Number: 9451-4). The report shall also undertake post completion testing to confirm that the internal noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to Policy DM1 in the Manchester Core Strategy and saved UDP Policy DC26.

4) Before the development is occupied, a scheme for the storage, disposal and recycling of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the accommodation is occupied.

Reason - In the interests of amenity and public health, pursuant to Policy DM1 in the Manchester Core Strategy.

5) The car parking hereby approved shall be laid out, demarcated and made available prior to the occupation of the residential accommodation hereby approved.

Reason - In the interests of pedestrian and highways safety and to ensure the satisfactory development of the site, pursuant to Policy DM1 in the Manchester Core Strategy.

6) Prior to the occupation of the development hereby approved, confirmation that the physical security measures detailed below have been incorporated into the proposal, shall be submitted to and approved by the City Council as local planning authority:

a) All openings to the light well areas are compliant and certified to BS PAS 24.

b) Light wells should be fitted with a monitored alarm system with PIR monitors which should comply with either:

BS EN 50131 and PD 6662 for wired systems or BS 6799 for wireless systems

c) The apartment entrance door must be compliant with and certified to BS PAS 24 (it is advised that these doors do not have fixed sidelights and are provided with door viewers instead)

d) Windows must be compliant with and certified to BS PAS 24 or BS 7950.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Informatives

1) Drainage Informative – The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

2) Cadent Informative – Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations - Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
West Didsbury Residents Association
Flat 2, 173 Palatine Road, Manchester, M20 2GH
195 Palatine Road, Manchester, M20 2UN
94 Barlow Moor Road, Manchester, M20 2PN
90A Barlow Moor Road, Manchester, M20 2PN
Flat 5, 171 Palatine Road, Manchester, M20 2GH
Flat 6, 169 Palatine Road, Manchester, M20 2GH
116 Barlow Moor Road, Manchester, M20 2PN
Ravenswood, 1 Spath Road, Manchester, M20 2GA
98A Barlow Moor Road, Manchester, M20 2PN

169 Palatine Road, Manchester, M20 2GH
102A Barlow Moor Road, Manchester, M20 2PN
162 Palatine Road, Manchester, M20 2QH
100A Barlow Moor Road, Manchester, M20 2PN
Flat 3, 173 Palatine Road, Manchester, M20 2GH
Flat 1, 173 Palatine Road, Manchester, M20 2GH
Flat 5, 173 Palatine Road, Manchester, M20 2GH
Ground Floor Flat, 174 Palatine Road, Manchester, M20 2UW
125 Barlow Moor Road, Manchester, M20 2PW
197 Palatine Road, Manchester, M20 2UN
106B Barlow Moor Road, Manchester, M20 2PN
106 Barlow Moor Road, Manchester, M20 2PN
Flat B, Stanton Grange Mews, 160 Palatine Road, Manchester, M20 2QH
2 Tripps Mews, Manchester, M20 2JT
5 Tripps Mews, Manchester, M20 2JT
4 Tripps Mews, Manchester, M20 2JT
3 Tripps Mews, Manchester, M20 2JT
199 Palatine Road, Manchester, M20 2UN
Flat 21, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 3, Hawthornden, 201 Palatine Road, Manchester, M20 2TT
Flat 8, Hawthornden, 201 Palatine Road, Manchester, M20 2TT
Flat 11, Hawthornden, 201 Palatine Road, Manchester, M20 2TT
Flat 6, Hawthornden, 201 Palatine Road, Manchester, M20 2TT
123 Barlow Moor Road, Manchester, M20 2TS
171 Palatine Road, Manchester, M20 2GH
Flat 4, 169 Palatine Road, Manchester, M20 2GH
Flat 5, 169 Palatine Road, Manchester, M20 2GH
Flat 1, 169 Palatine Road, Manchester, M20 2GH
Flat 3, 169 Palatine Road, Manchester, M20 2GH
Flat 2, 169 Palatine Road, Manchester, M20 2GH
Flat 1, 129 Barlow Moor Road, Manchester, M20 2AJ
Flat 8, 129 Barlow Moor Road, Manchester, M20 2AJ
Flat 7, 129 Barlow Moor Road, Manchester, M20 2AJ
Flat 5, 129 Barlow Moor Road, Manchester, M20 2AJ
127A Barlow Moor Road, Manchester, M20 2PW
Flat 10, 129 Barlow Moor Road, Manchester, M20 2AJ
Flat 2, 129 Barlow Moor Road, Manchester, M20 2AJ
125A Barlow Moor Road, Manchester, M20 2PW
127C Barlow Moor Road, Manchester, M20 2PW
Flat 3, 129 Barlow Moor Road, Manchester, M20 2AJ
Flat 4, 129 Barlow Moor Road, Manchester, M20 2AJ
125B Barlow Moor Road, Manchester, M20 2PW
127 Barlow Moor Road, Manchester, M20 2PW
Flat 9, 129 Barlow Moor Road, Manchester, M20 2AJ
Flat 6, 129 Barlow Moor Road, Manchester, M20 2AJ
5 Agalia Gardens, Manchester, M20 2PZ
7 Agalia Gardens, Manchester, M20 2PZ
Flat 5, 178 Palatine Road, Manchester, M20 2UW
Belong Morris Feinmann, 178 Palatine Road, Manchester, M20 2UW
Flat 10, 135 Barlow Moor Road, Manchester, M20 2PW
Cambridge House, 133 Barlow Moor Road, Manchester, M20 2PW
Flat 1, 135A Barlow Moor Road, Manchester, M20 2PW
Flat 3, 135A Barlow Moor Road, Manchester, M20 2PW
Flat 6, 135A Barlow Moor Road, Manchester, M20 2PW

135A Barlow Moor Road, Manchester, M20 2PW
96A Barlow Moor Road, Manchester, M20 2PN
Flat 21, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 20, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 7, 171 Palatine Road, Manchester, M20 2GH
Flat 9, Hawthornden, 201 Palatine Road, Manchester, M20 2TT
Flat 1, 171 Palatine Road, Manchester, M20 2GH
92A Barlow Moor Road, Manchester, M20 2PN
Flat 12, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 2, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 23, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 22, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 19, Ravenswood, 1 Spath Road, Manchester, M20 2GA
104 Barlow Moor Road, Manchester, M20 2PN
Flat 12, 135 Barlow Moor Road, Manchester, M20 2PW
Flat 5, 135A Barlow Moor Road, Manchester, M20 2PW
1 Tripps Mews, Manchester, M20 2JT
Flat 27, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 2, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 7, Hawthornden, 201 Palatine Road, Manchester, M20 2TT
Flat 25, Ravenswood, 1 Spath Road, Manchester, M20 2GA
112 Barlow Moor Road, Manchester, M20 2PN
Flat 1, 178 Palatine Road, Manchester, M20 2UW
8 Agalia Gardens, Manchester, M20 2PZ
9 Agalia Gardens, Manchester, M20 2PZ
Flat 4, 178 Palatine Road, Manchester, M20 2UW
Flat 11, 135 Barlow Moor Road, Manchester, M20 2PW
Flat 18, 135 Barlow Moor Road, Manchester, M20 2PW
Flat 16, 135 Barlow Moor Road, Manchester, M20 2PW
Flat 16, Hawthornden, 201 Palatine Road, Manchester, M20 2TT
Flat 8, 135A Barlow Moor Road, Manchester, M20 2PW
Flat 9, 135A Barlow Moor Road, Manchester, M20 2PW
Flat 11, 135A Barlow Moor Road, Manchester, M20 2PW
Flat 1, 106 Barlow Moor Road, Manchester, M20 2PN
Flat C, Stanton Grange Mews, 160 Palatine Road, Manchester, M20 2QH
100 Barlow Moor Road, Manchester, M20 2PN
Flat 9, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 6, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat A, Stanton Grange Mews, 160 Palatine Road, Manchester, M20 2QH
Flat 6, 171 Palatine Road, Manchester, M20 2GH
Flat 3, 171 Palatine Road, Manchester, M20 2GH
92 Barlow Moor Road, Manchester, M20 2PN
Didsbury Business Centre, 137 Barlow Moor Road, Manchester, M20 2PW
Flat 15, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 14, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 5, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 18, Ravenswood, 1 Spath Road, Manchester, M20 2GA
174A Palatine Road, Manchester, M20 2UW
Flat 13, 178 Palatine Road, Manchester, M20 2UW
Flat 7, 178 Palatine Road, Manchester, M20 2UW
Flat 9, 135 Barlow Moor Road, Manchester, M20 2PW
Flat 4, 135 Barlow Moor Road, Manchester, M20 2PW
Flat 15, Hawthornden, 201 Palatine Road, Manchester, M20 2TT
Flat 2, 135A Barlow Moor Road, Manchester, M20 2PW

Flat 13, 135A Barlow Moor Road, Manchester, M20 2PW
Flat 11, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 24, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 17, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Didsbury Dental Practice, 90 Barlow Moor Road, Manchester, M20 2PN
Flat 5, Hawthornden, 201 Palatine Road, Manchester, M20 2TT
Flat 16, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 10, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 20, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 10, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 11, 178 Palatine Road, Manchester, M20 2UW
Flat 9, 178 Palatine Road, Manchester, M20 2UW
Flat 8, 178 Palatine Road, Manchester, M20 2UW
Flat 5, 135 Barlow Moor Road, Manchester, M20 2PW
Flat 2, 135 Barlow Moor Road, Manchester, M20 2PW
Flat 15, 135 Barlow Moor Road, Manchester, M20 2PW
Flat 7, 135A Barlow Moor Road, Manchester, M20 2PW
95 Old Lansdowne Road, Manchester, M20 2NZ
Flat 12, Hawthornden, 201 Palatine Road, Manchester, M20 2TT
Flat 4, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 5, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 3, 178 Palatine Road, Manchester, M20 2UW
Flat 12, Ravenswood, 1 Spath Road, Manchester, M20 2GA
174B Palatine Road, Manchester, M20 2UW
Flat 6, 178 Palatine Road, Manchester, M20 2UW
Flat 6, 135 Barlow Moor Road, Manchester, M20 2PW
Flat 17, 135 Barlow Moor Road, Manchester, M20 2PW
93A Old Lansdowne Road, Manchester, M20 2NZ
Flat 14, Hawthornden, 201 Palatine Road, Manchester, M20 2TT
Flat 4, 135A Barlow Moor Road, Manchester, M20 2PW
Flat 15, 135A Barlow Moor Road, Manchester, M20 2PW
Flat 6, 173 Palatine Road, Manchester, M20 2GH
Flat 2, 171 Palatine Road, Manchester, M20 2GH
Flat 4, Hawthornden, 201 Palatine Road, Manchester, M20 2TT
Flat 7, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 16, Ravenswood, 1 Spath Road, Manchester, M20 2GA
108 Barlow Moor Road, Manchester, M20 2PN
6 Agalia Gardens, Manchester, M20 2PZ
Cambridge House Lodge, 133 Barlow Moor Road, Manchester, M20 2PW
Flat 2, 106 Barlow Moor Road, Manchester, M20 2PN
166 Palatine Road, Manchester, M20 2QH
164 Palatine Road, Manchester, M20 2QH
Flat 4, 171 Palatine Road, Manchester, M20 2GH
Flat 12, 178 Palatine Road, Manchester, M20 2UW
Flat 10, 178 Palatine Road, Manchester, M20 2UW
Flat 2, 178 Palatine Road, Manchester, M20 2UW
Flat 8, 135 Barlow Moor Road, Manchester, M20 2PW
Flat 7, 135 Barlow Moor Road, Manchester, M20 2PW
Flat 1, 135 Barlow Moor Road, Manchester, M20 2PW
Flat 14, 135 Barlow Moor Road, Manchester, M20 2PW
Flat 3, 135 Barlow Moor Road, Manchester, M20 2PW
Moor Allerton Preparatory School, 129 - 131 Barlow Moor Road, Manchester, M20 2PW
93B Old Lansdowne Road, Manchester, M20 2NZ
Flat 17, Hawthornden, 201 Palatine Road, Manchester, M20 2TT

Flat 12, 135A Barlow Moor Road, Manchester, M20 2PW
Flat 16, 135A Barlow Moor Road, Manchester, M20 2PW
Flat 10, 135A Barlow Moor Road, Manchester, M20 2PW
Flat 14, 135A Barlow Moor Road, Manchester, M20 2PW
108A Barlow Moor Road, Manchester, M20 2PN
173 Palatine Road, Manchester, M20 2GH
Flat 4, 173 Palatine Road, Manchester, M20 2GH
Flat 1, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 3, Barfield House, 3 Spath Road, Manchester, M20 2BX
98 Barlow Moor Road, Manchester, M20 2PN
Flat 7, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 4, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 15, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 11, Ravenswood, 1 Spath Road, Manchester, M20 2GA
114 Barlow Moor Road, Manchester, M20 2PN
Flat 9, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 18, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 13, Hawthornden, 201 Palatine Road, Manchester, M20 2TT
Flat 10, Hawthornden, 201 Palatine Road, Manchester, M20 2TT
Flat 2, Hawthornden, 201 Palatine Road, Manchester, M20 2TT
Flat 3, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 17, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 14, Ravenswood, 1 Spath Road, Manchester, M20 2GA
96 Barlow Moor Road, Manchester, M20 2PN
118 Barlow Moor Road, Manchester, M20 2PN
Flat 8, Barfield House, 3 Spath Road, Manchester, M20 2BX
Flat 8, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 6, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 26, Ravenswood, 1 Spath Road, Manchester, M20 2GA
Flat 1, Ravenswood, 1 Spath Road, Manchester, M20 2GA
102 Barlow Moor Road, Manchester, M20 2PN

Appendix 2 – Planning constraints

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