

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133158/FO/2022

Date registered valid: 17 March 2022

Proposal: Change of use of ground floor from public house (sui generis) to retail store (Class E) with associated elevational alterations

Address: 548 Gorton Lane, Manchester, M18 8EH

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Bilal Ashraf, 94 Longford Road West, Stockport, SK5 8EH

Agent (if any): Mr Colin Williams, Alpha Design, 11 Gilda Crescent Road, Salford, M30 9AG

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 July 2023

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 4 April 2022

Standard consultations:

Printed: 1 April 2022 Expired: 22 April 2022

Neighbour notifications

Printed: 1 April 2022 Expired: 22 April 2022

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 planning application relates to a former public house situated at the junction of Gorton Lane and Borwell Street. The building has a broadly triangular configurations with a small yard area accessed via Borwell Street and providing an entrance to upper floor residential accommodation. The entrance to the yard is immediately adjoined by an entrance to a larger yard area that services an adjoining residential property at 22 a Borwell Street. The adjoining property appears to incorporate first floor accommodation that extends to the front of the building but has been excluded from the application site.

The main building has a pitched roof comprising grey slate. It has a roofscape articulated with chimney stacks. As the building returns the Borwell Street its height reduces from a gable adjoining a lower pitched roof element. A further reduction in height leads to the formation of a flat roof single storey toilet block.

The building has some architectural merit. It comprises crème painted walls with stone detailing painted black. The ground floor windows have been enclosed with metal shutters following the closure of the public house.

There is a bus stop outside the Gorton Lane frontage. Apart from H-bar markings on Borwell Street there are no adjacent parking restrictions.



Fig. 1 – Views of the application site from Gorton Lane Road and Borwell Street

Description of development

The development has commenced and relates to the ground floor of the premises and involves the formation of a shop area and internal reconfiguration to facilitate access to the upper floor flat, WC and a bin storage enclosure (with related elevational alterations to facilitate the installation in ward opening doors and access to Borwell Street). External alterations have involved the external enclosure of window openings. The following opening hours have been applied for:

Monday to Sunday (including bank holidays) – 7.00 am to 11.00 pm

Advertising signage has been installed since the submission of this planning application and is considered under advertisement application ref: 133158/FO/2022. The applicant has confirmed that the residential accommodation above the shop is occupied by resident staff.

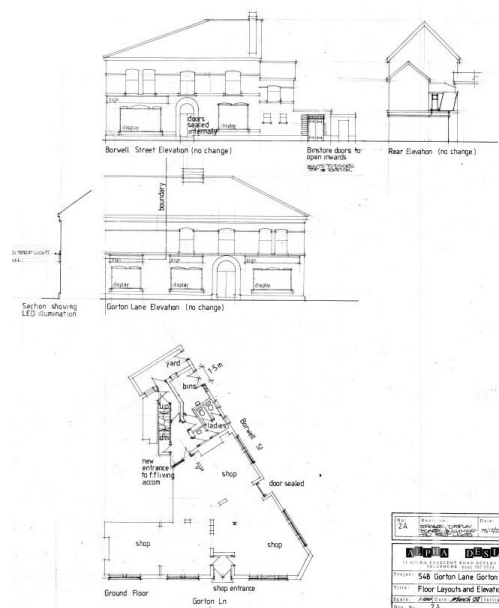


Fig. 2 Proposed layout and elevations

Internal access to the first floor flat is maintained. The applicant has indicated that the accommodation is currently occupied by a member of staff employed at the premises.

The property is also the subject of advertisement application ref: 135807/AO/2022 relating to the display of advertisements.

Site History

135807/AO/2022 - Installation of 3 x externally illumination signage panels and non-illuminated vinyl signage to the Gorton Lane and Borwell Street elevations

133888/FO/2022 - Retrospective application for the installation of ATM into the Gorton Lane ground floor elevation of building
Refused 21 July 2022

133889/AO/2022 - Retrospective application for the installation of advertisement signage relating the installation and ATM in the ground floor Gorton Lane elevation
Refused 21 July 2022

Consultations & Notification Responses

Local residents – Two emails of objection have been received expressing the following concerns:

- i. The formation of operation of the retail use took place prior to the granting of planning permission.
- ii. Concern regarding the appearance of enclosed window openings, prior to the application of vinyl signage.

Highway Services – No objection but the following comments have been received:

- i. In comparison with the former public house usage, it is anticipated that the level of trips will impact significantly on the adjacent highway network. It is expected that most trips will be undertaken on foot or by sustainable transport modes.
- ii. The site is well served by sustainable modes with regular bus services routed along Gorton Lane.
- iii. There is no parking on site.
- iv. It is recommended that secure and sheltered cycle storage is made available for staff.
- v. The pedestrian access arrangements are acceptable from a highway perspective.
- vi. The existing refuse storage area within the rear yard will continue to be utilised. Bins will be presented to the collection point on Borwell Street by the occupant on waste collection days. Measures should be put in place to ensure bins are removed following collection to avoid obstruction posed to pedestrians.
- vii. It is unclear from the submitted documents what additional servicing activity will be required, i.e., deliveries, stock replenishment etc.
- vii. Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council as local highways authority.

Environmental Health – The following comments have been received:

- i. Opening hours should be agreed and conditioned.
- ii. Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 7:30 am to 8:00 pm, Monday to Saturday with no deliveries/waste collections on Sundays / Bank Holidays.
- iii. The premises should be conditioned to prevent noise break out to neighbouring residential uses base on a noise study.
- iv. A condition is requested to ensure that external plant and equipment is appropriately acoustically insulated.
- v. The waste management should be conditioned to ensure arrangement for pulpable recycling.
- vi. Any required external lighting should be conditioned to control glare.

Flood Risk Management Team – No objection

Greater Manchester Police Design for Security – No objection but recommendations are made regarding the incorporation of appropriate security and crime reductions measures.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a mechanism through 'which locally-prepared plans for housing and other development can be produced.' It states that 'at the heart of the Framework is a presumption in favour of sustainable development.' However, the Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Furthermore, the statutory status of the development plan remains as the starting point for decision making. In 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion. The development would be secure an active use for the ground floor of the building and appropriate security arrangements are capable of being implemented. The existing access arrangements to upper floor residential uses would not be affected by the development. Chapter 8 would thereby be positively responded to.

Chapter 9: Promoting sustainable transport - States that in assessing specific applications for development, it should be ensured that:

- i. The potential impact of development on transport networks can be addressed;
- ii. Provide opportunities for walking, cycling and public transport use (Paragraph 104).

The development would provide a local convenience store that would be accessible via sustainable transport modes and reducing the need for private car usage. The site is highly accessible via public transport and There is scope for serving from Borwell Street. Given the constrained o the site there would be no scope for cycle storage. On balance, chapter 9 would be positively responded to.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. In considering this application the following aspects of the PPG have been appropriately responded to:

- i. Consultation and pre-decision matters;
- ii. Health and well-being;
- iii. Noise.

It is considered that the development would be appropriately related to the above objectives for the reasons set out in the report.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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.' The following policies are relevant to the proposed development:

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would make a positive contribution to the local retail offer and secure a sustainable development with a limited contribution to local employment. Policy SP1 would thereby be accorded with.

Policy C 8 - Local Centres – States that local shopping and service provision in local centres should be retained where it remains viable and provides an important service to the local community. However, it also states that the provision of new small scale retail facilities will be encouraged where they would provide for local every day needs and would not be harmful to the vitality and diversity of nearby centres. The proposals would accord with this aspect of the proposal. Potential harm to amenity would be managed through the attached operational conditions. The development would thereby be appropriately related to policy C8.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:

- i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
- ii. The sustainable waste management needs of the end user will be met.

Satisfactory waste enclosures would be provided and confirmation of details for the storage of pulvable waste can be delivered through the included condition. On this basis, policy EN19 would be accorded with.

Policy T1 (Sustainable transport) - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to sustainable modes of transport. In this case, the development would not generate significant traffic and accessible on foot and other transportation modes. Policy T1 would be appropriately responded to.

Policy DM1 (Development Management) - 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. Relevant considerations in this case are:

- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development with due regard to the character of the surrounding area;
- o Effects on amenity;
- o Accessibility - In relation to inclusive access and sustainable transport modes;
- o Community safety and crime prevention;
- o Design for health;
- o Refuse storage and collection.

The development would provide a sustainable use for building previously characterised by activity, i.e., a public house. Existing stepped access would be maintained. Conditions have been included to safeguard amenity. Appropriate waste management would be provided through the final details to be agreed by condition. Policy DM1 would thereby be accorded with.

Unitary Development Plan (UDP) saved policies -The following saved UDP policies are also considered to be relevant:

Policy DC26 (Development and noise)

Policy DC26.1 - Has been related to the proposals contribution to the local noise environment, in relation to the operation of the proposed extension and the additional activity it may generate, including customers and traffic movements and the undertaking of servicing and deliveries. In case, it is considered that noise disturbance from pedestrian and vehicular would be absorbed

into the surrounding noise environment. Noise outbreak would be addressed through condition. Policy DC26 would thereby be accorded with.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. In this case, additional details relating to the proposed layout of the development, including arrangements for the provision of waste storage enclosures, has been provided. On the basis of the submitted and supplementary details, the appropriate assessment of the proposed development has been undertaken.

Principle of the development – The development would provide a use for a building that otherwise be difficult to occupy. It would also help to service day to day shopping needs. The levels of activity, noise and disturbance would not be as significant the previous use as a public house. On this basis, the principle of the development is considered to be acceptable.

Use – A condition has been included to limited for occupation as a retail shop (Class E(a)). Limitations to use within Class E are considered necessary to safeguard residential amenity.

Opening hours – Have been conditioned as applied for:

Monday to Sunday (including bank holidays) – 7.00 am to 11.00 am.

Servicing hours - A condition has been included to safeguard residential amenity by restricting servicing hours to: 7:30 am to 8:00 pm, Monday to Saturday with no deliveries / waste collections on Sundays / Bank Holidays.

Elevational alterations – The enclosure of windows and related applied signage have had some visual impact. However, the enclosures still allow the configuration of window openings to be discerned thereby maintaining the characteristic of the elevational composition. The insertion of doors to the bin store are considered to be appropriate and condition has been included to ensure servicing with inward opening gates.

External plant and equipment – The installed air conditioning units at the front and side of the building do not form part of the planning application. The installed equipment will need to be considered through a separate planning application and a related condition is attached.

Noise – The applicant has provided details of how noise insulation may be achieved. However, these details are not sufficiently detailed and a condition has been included to ensure that submission, approval and implantation of an scheme of acoustic attenuation.

Highways issues – Traffic generated by customer and servicing vehicle is likely to be transitory and it appears that the neighbouring streets have capacity to accommodate on street parking. Given the use of the property as a convenience store, its operation responds to local need and customers are likely to travel to and from the premises by foot. The site does not have the capacity to support customer or staff cycle storage. It is not considered that the use would unduly harm the operation of the highway.

Access - The existing stepped access to the ground floor from development has been maintained. Given the absence of a forecourt area, it is not considered that this existing circumstance can be improved through the inclusion of an access ramp.

Crime and security - Although comments have not been received from Gorton Lane and Borwell Street would be retained. Given the constraints of the site there is no scope to improve these arrangements. As these would be no changes to the existing circumstances and the development deliver positive benefits these arrangements are considered to be acceptable.

GM Police Design for Security - An informative has been included that recommends that all new door, locks, lighting CCTV cameras and other security measures fitted as part of the development should accord with Secured by Design standards.

Waste management – The bin store enclosure has the capacity to accommodate the required number of bins. However, a condition has been considered necessary to ensure that sufficient bins are provided to secure appropriate segregated waste and recycling storage.

Opening hours - The development is related to the following requested opening hours that are considered to be acceptable given the previous use of the property:

Monday to Sunday (including Bank holidays): 7.00 to 23.00.

Servicing hours - A condition has been included to relate deliveries, servicing and collections to the following hours as a safeguard to residential amenity:

Monday to Saturday - 7:30 am to 8:00 pm

No deliveries / waste collections on Sundays and Bank Holidays.

Flood risk – As the site is in Flood Zone 1, a specific drainage condition is not required.

Conclusion - It is considered that the development provides an appropriate and sustained use for building with an established commercial character.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, additional details relating to the proposed layout of the development, including arrangements for the provision of waste storage enclosures, has been provided. On the basis of the submitted and supplementary details, the appropriate assessment of the proposed development has been undertaken.

Condition(s) to be attached to decision for approval

1) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on 9 March 2022, 14 March 2022 and 20 December 2022:

Planning application forms

Site location plan with a red edge

Floor layouts and elevations (proposed) Ref: 2A.

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 for the City of Manchester.

2) 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 premises shall be used for any other purpose (including any other purpose in Class E 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 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than for the operation of a retail shop within the ground floor of 548 Gorton Lane Manchester M18 8EH.

Reason - To safeguard the amenities of the occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

3) The premises shall not be open outside the following hours:
Monday to Sunday (including Bank holidays): 7.00 to 23.00.

Reason - In interests of residential amenity and in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:
Monday to Saturday: 7.30 am to 8.00 pm

Sunday and Bank Holidays - No deliveries / waste collections.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) a) Within 3 months of the date of the planning permission hereby granted, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to a scheme of acoustic attenuation to prevent noise transfer from the ground floor retail use (Class E) to the residential accommodation above based on the findings of a related noise survey report. The approved scheme shall be implemented in full and to a timescale to be agreed in writing by the City Council as a local planning authority.

b) Following the implementation of the scheme of acoustic attenuation, a verification report shall be submitted to the City Council as local planning authority to a previously agreed timescale, confirming the undertaking of the recommendations and requirements in the approved noise survey report. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. The agreed details of the verification report shall be approved in writing by the City Council as local planning authority and implemented to an agreed timescale.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

6) Within 3 months of the date of the planning permission hereby granted, the waste management details shown on drawings referenced Floor layouts and elevations (proposed) Ref: 2A, shall be supplemented with a scheme to submitted to and approved in writing by the City Council as local planning authority detailing the provision and capacities of bins for the storage of segregated waste and recycling. The agreed details shall be implemented in accordance with and agreed timescale and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

7) External gates to the bin storage enclosure as shown on drawings referenced Floor layouts and elevations (proposed) Ref: 2A shall be maintained with an inward opening mechanism at all times.

Reason – In the interests of residential amenity and highway safety pursuant to policy SP1 And DM1 of the Core Strategy for the City of Manchester.

8) The planning permission hereby granted does not confer consent for the display of advertisements as shown on drawings referenced Floor layouts and elevations (proposed) Ref: 2A or the installation of external air conditioning units.

Reason – For the avoidance of doubt and the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC14 of the Core Strategy for the City of Manchester.

Informative

1) The following security measures are recommended:

- i. Any new external fittings should be certified to Secured by Design standards.
- ii. If cash is to be kept within the property overnight, a time delay safe certified to LPS 1183 should be installed and kept within a secure room that is only accessible by the members of staff.
- iii. Any staff areas that are to be included within the property should be access controlled and restricted to members of staff only.
- iv. An intruder alarm should be installed with contacts on all external doors and with movement detectors. The alarm should be monitored by an appropriate body.
- v. A CCTV system should be included within these premises with capacity to monitor external doorways and all internal spaces.

Appendix 1 – List of consultees & neighbours notified

Highway Services
 Environmental Health
 MCC Flood Risk Management
 Greater Manchester Police

22A Borwell Street, Manchester, M18 8FH
 1 Argyle Street, Manchester, M18 8EJ
 22 Borwell Street, Manchester, M18 8FH
 20 Borwell Street, Manchester, M18 8FH
 7 Argyle Street, Manchester, M18 8EJ
 5 Argyle Street, Manchester, M18 8EJ
 3 Argyle Street, Manchester, M18 8EJ
 562 Gorton Lane, Manchester, M18 8EH
 544 Gorton Lane, Manchester, M18 8AN
 546 Gorton Lane, Manchester, M18 8AN
 1A Ansell Close, Manchester, M18 8EE
 Flat 30, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 28, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 25, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 23, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 21, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 18, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 16, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 14, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 11, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 1, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 556 Gorton Lane, Manchester, M18 8EH
 550 Gorton Lane, Manchester, M18 8EH
 3 Heversham Walk, Manchester, M18 8AY
 1 Heversham Walk, Manchester, M18 8AY
 542 Gorton Lane, Manchester, M18 8AN
 Flat 29, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 27, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 26, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 24, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 22, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 20, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 19, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
 Flat 17, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE

Flat 15, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
Flat 13, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
Flat 12, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
Flat 10, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
Flat 9, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
Flat 8, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
Flat 7, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
Flat 6, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
Flat 5, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
Flat 4, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
Flat 3, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
Flat 2, Thomas Regan Court, 1 Ansell Close, Manchester, M18 8EE
1 Borwell Street, Manchester, M18 8AQ
18 Oxenholme Walk, Manchester, M18 8AP
16 Oxenholme Walk, Manchester, M18 8AP
14 Oxenholme Walk, Manchester, M18 8AP
8 Robe Walk, Manchester, M18 8EB
6 Robe Walk, Manchester, M18 8EB
4 Robe Walk, Manchester, M18 8EB
2 Robe Walk, Manchester, M18 8EB
16 Robe Walk, Manchester, M18 8EB
14 Robe Walk, Manchester, M18 8EB
12 Robe Walk, Manchester, M18 8EB
10 Robe Walk, Manchester, M18 8EB
18 Borwell Street, Manchester, M18 8FH
16 Borwell Street, Manchester, M18 8FH
564 Gorton Lane, Manchester, M18 8EH
560 Gorton Lane, Manchester, M18 8EH
558 Gorton Lane, Manchester, M18 8EH
554 Gorton Lane, Manchester, M18 8EH
552 Gorton Lane, Manchester, M18 8EH
7 Heversham Walk, Manchester, M18 8AY
5 Heversham Walk, Manchester, M18 8AY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH2