

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135320/FO/2022

Date registered valid: 31 October 2022

Proposal: Installation of metal railings to existing boundary walls and replacement pedestrian gates

Address: Xaverian College, Lower Park Road, Manchester, M14 5RB

Ward(s): Rusholme Ward

Applicant: Mr S Channell Xaverian College Lower Park Road, Manchester, M14 5RB

Agent (if any): Miss C Parsons Pozzoni Architecture Woodville House, 2 Woodville Road, Altrincham, WA14 2FH

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22.12.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28th November 2022

Standard consultations:

Printed: 15 November 2022 Expired: 6 December 2022

Neighbour notifications

Printed: 15 November 2022 Expired: 6 December 2022

Site notice

Posted: 28 November 2022 Expired: 19 December 2022

Press advert

Published: 22 November 2022 Expired: 13 December 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Victoria Park Conservation Area 1972

Tree Preservation Order: No specific TPOs applicable although trees around the site are protected by virtue of CA designation

Description

The application proposals relate to the boundary walls around the Xaverian College campus which is located in the Rusholme ward of Manchester. The College occupies a mix of new and converted buildings focused around an open area green space, however the Campus is spread over two distinct areas to the east and west of Lower Park Road. Many of the older buildings on the Campus are former residential villas which have been converted and extended to accommodate educational use. The campus is located within Victoria Park Conservation Area and contains the Grade II listed buildings known as Ward Hall, Marylands and Firwood which have all been converted for educational use in the past.

The northern boundary of the campus fronting Regent Place is formed of a high brick wall with mature boundary trees behind with a weld mesh type fence towards the eastern end of this boundary to the front of the listed Maryland building. The boundary then has a series of stone gates and posts to the entrance to Marylands before returning to a brick boundary wall along Lower Park Road with a further set of stone gate posts and gates at the entrance to the listed Firwood building. The boundary wall appears to be of an older age at this point with banding, coping stones and pier detailing which is absent on that part of the wall further to the north. The height and style of this boundary wall continues to the south and west along Crescent Range before a change in material to stone to the front of the Sunbury building and around on to Thurloe Street.

The existing boundary treatment to the front of the Grade II listed Ward Hall on Lower Park Road consists of a red brick boundary wall with stone coping and a lower level metal railing on top, there are gate posts and gates to the entrance to Ward Hall although these are not the original gates and posts. Recent additions to the boundary walls have been installed as part of the implementation of planning approval reference 123188/FO/2019.

Application proposals

The application proposals are for the installation of metal railings to existing boundary walls and replacement pedestrian gates to reflect the design and finish of other railings recently installed around the College campus as part of planning approval 123188/FO/2019.

Relevant Planning History

123188/FO/2019 - Installation of fencing and gates to campus boundaries between 2.4 m and 2.7 metres in height Approved by Planning and Highways Committee on 13th February 2020 - This approval has now been implemented

Consultations & Notification Responses

In accordance with the statutory requirements for advertising the type of application submitted the application was subject to site notice, advertisement in the Manchester Evening News and notification of addresses within the vicinity of the application site, no responses were received.

Highway Services – Raise no objections to the proposals from a pedestrian and highway safety point of view.

Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

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.

Policy EN 3, Heritage - Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

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:-

- o Appropriate siting, layout, scale, form, massing, materials and detail.
- o 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.
- o 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.
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- o Community safety and crime prevention.
- o Design for health.
- o Adequacy of internal accommodation and external amenity space.
- o Refuse storage and collection.
- o Vehicular access and car parking.
- o Effects relating to biodiversity, landscape, archaeological or built heritage.
- o Green Infrastructure including open space, both public and private.
- o The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- o Flood risk and drainage.
- o Existing or proposed hazardous installations.
- o Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques

Saved UDP Policies - Policies DC18 and DC19 are considered of relevance in this instance:

Policy DC18, Conservation Areas - Policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas by taking into consideration the following:

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i. the relationship of new structures to neighbouring buildings and spaces;
 - ii. the effect of major changes to the appearance of existing buildings;
 - iii. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv. the effect of signs and advertisements;
 - v. any further guidance on specific areas which has been approved by the Council.

- b. The Council will not normally grant outline planning permission for development within Conservation Areas.
- c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
- d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
- e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Listed Buildings - Policy DC19.1 states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

The National Planning Policy Framework (February 2021)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

The NPPF states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

Section 16 (Conserving and enhancing the historic environment) states that in determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d. the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

Guide to Development in Manchester Supplementary Planning Guidance

Recognises the importance of an area 's character in setting the context for new development; New development should add to and enhance the area's distinct sense of place; Each new development should be designed having full regard to its context and the character of the area; Seeks to ensure high quality development through good and inclusive design; Buildings should front onto streets; Site boundaries and treatment should contribute to the street scene; There should be a clear definition between public and private space; The impact of car parking areas should be minimised; New developments will be expected to meet designing out crime principles; The impact of development on the global environment should be reduced. The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and

skyline. Buildings should recognise the common building line created by the front face of adjacent buildings.

Legislative Requirements

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of the power to determine planning applications for any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle -The general principle of the installation of boundary treatments around an educational facility is considered acceptable and has been established through the recent approval of similar style of railings and gates to those now proposed to the remainder of the campus boundaries. In this instance further consideration is required to the impacts of the proposals on Victoria Park Conservation area and the grade II Listed Buildings on the Xaverian Campus known as Ward Hall, Firwood and Marylands.

Impact on the Victoria Park Conservation Area

Victoria Park conservation area was designated in March 1972. It extends from the backs of properties to the north of Daisy Bank Road and Oxford Place to Kent Road East and West, and Rusholme Grove in the south. The west boundary is Oxney Road and the backs of properties on Wilmslow Road. To the east the boundary is formed by Anson Road, the backs of properties on Langdale Road and Laindon Road, the backs of properties on Daisy Bank Road, Scarsdale Road, the backs of properties on Langdale Road and Anson Road.

The Conservation Area description notes that "In many cases the large spaces between buildings have been maintained and a significant number of trees retained. The gardens are enclosed by walls of stone or brick, most of which are of medium height with or without a hedge behind them for additional height. Other walls are high enough to screen the house and grounds entirely from the road. At the entrances to properties there were large gates and gate piers, many of which have unfortunately been demolished".

Given the extent of the Xaverian Campus it contains a variety of types and heights of boundary treatments which is generally reflective of the Conservation Area as a whole which does have a range of boundary types reflecting the various ages of development and renewal that have taken place over the last 185 years .



View north along Lower Park Road

The application proposals would not result in the replacement of historic boundary walls or gate posts but additions to them in the form of steel ornamental railings and gates. There are other examples of railings in the Conservation Area of varying ages and types with most being painted black. In addition to existing railings within the Conservation Area there are still remnants within the existing boundary walls around the Xaverian Campus that indicate the former presence of railings to some stretches of wall as seen in the photograph below of the boundary wall to the Crescent Range frontage.



View east along Crescent Range

The proposed addition of ornamental steel railings would not be an incongruous addition to the existing boundary treatments to the Xaverian Campus and are not considered to give rise to unacceptable impacts on the character of the Conservation Area. The railings would retain visual permeability into the Campus where such views exist currently and reflect historic boundary treatment types that were present at the time of the formation and laying out of Victoria Park in the 1830s and 40s.



View west along Regent Place

Given the range and types of boundary treatments and that evidence indicates that elements of the existing boundary walls have previously had railings it is considered that the principle of the proposals would give rise to less than substantial harm to Victoria Park Conservation Area and the magnitude of harm would be sit at the lower scale of harm.

Impact on the Grade II Listed buildings Ward Hall, Maryland and Firwood

Ward Hall was a Villa constructed circa 1840 but now in use as part of the wider Xaverian Campus. Ward Hall was subject to refurbishment works and extensions relatively recently.

The front boundary wall has stone copings and a low metal railings attached to the top with hedge and tree planting at a higher level behind. It is considered that the inclusion of higher railings and gates to the south of Ward Hall to the front of the more modern Birtles building than those currently in situ would not harm the setting of Ward Hall which could still be appreciated from Lower Park Road.

Firwood (Grade II Listed Building)

Firwood is a fine example of an ornate Victoria Park villa dating from the later period of villa development in Victoria Park, subsequently extended on several occasions to accommodate educational use. It is a good example of a high-status residence in Manchester from the second half of the nineteenth century which gives it a high historical value. It is a thought to be the only surviving Alfred Waterhouse villa in the City. The main building is set approximately 18 metres from the boundary wall with the entrance gates set 23 metres to the north of the building. The proposed railings would be installed to the top of the boundary wall. It is considered that whilst there would be some impact to the setting of the Listed Building this is considered to be less than substantial harm and the public benefit to ensure security for the users of the educational facilities on the site outweighs this identified harm.

Marylands (Grade II Listed Building)

Marylands is a very good example of an ornate Victoria Park villa dating from the later period of villa development in Victoria Park. The building was originally constructed as a grand residential villa for a high status resident and the merchant's villa and both the external and some internal ornamentation reflect this. The building has a variety of ornamentation including brick banding, stylised Lombard friezes, decorated heads; columnar stone mullions, carved heads, tall ridge chimneys and interior features as such it has a high aesthetic value.

The listed building is bounded by a brick wall, hedging, stone gate posts and black tall (2.7m) weld mesh fencing to Regent Place. The proposals seek the installation of railings atop the boundary wall to the west of the listed building.

It is not considered that the setting to the Listed Building would be altered as a result of the proposals and the inclusion of ornamental railings is not considered to give rise to unacceptable impacts on the Marylands Listed Buildings.

As set out above whilst there are identified impacts on the setting of the identified Listed Buildings these impacts are considered to give rise to less than substantial harm. This identified harm is considered to be outweighed by the public benefit derived from the proposals to ensure the continued safety and security of the users of the educational facilities on the Xaverian Campus.

Trees

The proposals seek to install railings to existing walls and therefore impacts on trees are anticipated to be related to the potential need for pruning of branches that may be in close proximity to the proposed boundary treatments. It is considered that the proposals would not give rise to unacceptable impacts on trees on the site, it is proposed to add a condition of any approval that works in the vicinity of any trees or tree roots are subject to a method statement submitted to the Council for approval.

Design

The applicant has provided a precedent image of the type of ornamental metal railings and gates proposed to be installed which would reflect those already installed the railings would be painted black. It is considered that the details indicated are an acceptable design for the Conservation Area..

Safety and Security

The applicant has submitted a supporting statement which indicates the need for the proposed boundary treatments to reduce the risk posed by the potential activities of others that might threaten the health, safety and welfare of the College community. The College indicate that whilst there are clear benefits to securing the College's site for the purpose of ensuring the security of property this is not the primary intention of this application.

The provision of a safe and secure site for the users of the College Campus is considered to be a material consideration. The provision of a safe and secure campus would assist the College to meet its obligations to staff and pupils and is considered to derive public benefit to enable the College to continue its occupation of its campus and the Listed Buildings within it.

Conclusion

The application proposals have been fully assessed and are considered to be acceptable. Some harm has been identified to Victoria Park Conservation Area and the three Listed Buildings on the Xaverian Campus against the requirements set out in the National Planning Policy Framework the harm identified is considered to be less than substantial and is outweighed by the public benefit derived from the application proposals.

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 application has been considered in a positive and proactive manner as required by The Town and Country Planning (Development Management Procedure) (England) Order 2015 and any problems arising in relation to dealing with the application has been communicated to the applicant.

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:

5154_1101 REV J BOUNDARY TREATMENT; 5154_1106 REV A RAILING DETAILS both as received by the City Council on the 31st October 2022

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

3) Prior to the installation of any railings in the vicinity of existing trees at the site a detailed arboricultural method statement for any works in the vicinity of trees or their root protection areas on the site shall be submitted to and approved in writing by the City Council as local

planning authority. The development shall be carried out in accordance with the approved details.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies SP1 and DM1 of the Core Strategy

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

Appendix 1 – List of consultees & neighbours notified

Rusholme, Fallowfield & Moss Side Civic Society
Highway Services
Rusholme, Fallowfield & Moss Side Civic Society

Greygarth, 1 Lower Park Road, Manchester, M14 5RS
PaddyPower, 79 Wilmslow Road, Manchester, M14 5SU
Ground Floor, 75 Wilmslow Road, Manchester, M14 5TB
71 - 73 Wilmslow Road, Manchester, M14 5TB
81 - 83 Wilmslow Road, Manchester, M14 5SU
Flat 3, Brookfield Villa, Upper Park Road, Manchester, M14 5RT
Flat 1, Brookfield Villa, Upper Park Road, Manchester, M14 5RT
40 Ellerslie Court, Upper Park Road, Manchester, M14 5RH
75A Wilmslow Road, Manchester, M14 5TB
Unit 1, Dagenham Road, Manchester, M14 5ED
Unit 2, Dagenham Road, Manchester, M14 5ED
Unit 4, Dagenham Road, Manchester, M14 5ED
Unit 3, Dagenham Road, Manchester, M14 5ED
12 Ellerslie Court, Upper Park Road, Manchester, M14 5RH
15 Ellerslie Court, Upper Park Road, Manchester, M14 5RH
14 Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Carolside, Upper Park Road, Manchester, M14 5RT
Hulme Hall, Oxford Place, Manchester, M14 5RR
6 Crescent Range, Manchester, M14 5RW
Apartment 19, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Adimistrations House, Hulme Hall, Oxford Place, Manchester, M14 5RR
Flat 1, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Flat 216, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 215, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 214, Park Hall, Thurloe Street, Manchester, M14 5SG
79A Wilmslow Road, Manchester, M14 5SU
Flat 3, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Flat 18, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 17, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 2, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Flat 4, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Unit 5, Dagenham Road, Manchester, M14 5ED
Units 6 And 7, Dagenham Road, Manchester, M14 5ED
Flat 210, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 209, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 211, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 212, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 213, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 100, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 105, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 103, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 104, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 102, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 101, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 1, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 4, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 3, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 2, Park Hall, Thurloe Street, Manchester, M14 5SG

Units 3 And 4 Opposite 1A, Walmer Street East, Manchester, M14 5SS
69A Wilmslow Road, Manchester, M14 5TB
Apartment 13, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
69 Wilmslow Road, Manchester, M14 5TB
Flat At, Xaverian College, Lower Park Road, Manchester, M14 5RB
9 Lower Park Road, Manchester, M14 5RQ
17 Lower Park Road, Manchester, M14 5RQ
15 Lower Park Road, Manchester, M14 5RQ
Flat 12, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
12 Crescent Range, Manchester, M14 5RW
4 Crescent Range, Manchester, M14 5RW
Church And Community Hall, Thurloe Street, Manchester, M14 5SG
Flat 9, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
St Edwards Presbytery, 13 Thurloe Street, Manchester, M14 5SG
16 Crescent Range, Manchester, M14 5RW
30 Deyne Avenue, Manchester, M14 5SY
8 Crescent Range, Manchester, M14 5RW
8 Oxford Place, Manchester, M14 5RZ
6 Oxford Place, Manchester, M14 5RZ
Park Hall, Thurloe Street, Manchester, M14 5SG
Brookfield Villa, Upper Park Road, Manchester, M14 5RT
Flat 2A, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Flat 3A, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Flat 13, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Flat 15, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Flat 14, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Flat 16, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
28 Deyne Avenue, Manchester, M14 5SY
27 Deyne Avenue, Manchester, M14 5SY
66 Oxney Road, Manchester, M14 5SZ
25 Deyne Avenue, Manchester, M14 5SY
64 Oxney Road, Manchester, M14 5SZ
75 Wilmslow Road, Manchester, M14 5TB
23 Deyne Avenue, Manchester, M14 5SY
Apartment 20, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
29 Deyne Avenue, Manchester, M14 5SY
26 Deyne Avenue, Manchester, M14 5SY
Flat 3C, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Flat 115, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 112, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 109, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 106, Park Hall, Thurloe Street, Manchester, M14 5SG
Apartment 7, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 21, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 2, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 16, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
39 Ellerslie Court, Upper Park Road, Manchester, M14 5RH
37 Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Flat 206, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 205, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 204, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 113, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 7, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
23 Ellerslie Court, Upper Park Road, Manchester, M14 5RH

Apartment 34, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 27, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
11 Lower Park Road, Manchester, M14 5RQ
14 Crescent Range, Manchester, M14 5RW
Flat 203, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 117, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 8, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 10, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Apartment 29, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 1, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
20 Crescent Range, Manchester, M14 5RW
Flat 10, Park Hall, Thurloe Street, Manchester, M14 5SG
38 Ellerslie Court, Upper Park Road, Manchester, M14 5RH
24 Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Flat 15, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 2B, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
10 Crescent Range, Manchester, M14 5RW
Flat 202, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 200, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 16, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 9, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 5, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 11, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Apartment 36, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 3, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Flat 114, Park Hall, Thurloe Street, Manchester, M14 5SG
10 Lower Park Road, Manchester, M14 5QZ
Catering Flat 1, Hulme Hall, Oxford Place, Manchester, M14 5RR
Flat 201, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 108, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 14, Park Hall, Thurloe Street, Manchester, M14 5SG
Apartment 8, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Flat 12, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 7, Park Hall, Thurloe Street, Manchester, M14 5SG
Apartment 17, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 5, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 32, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
22 Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Flat 3B, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Flat 207, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 208, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 116, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 110, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 6, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 5, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Flat 6, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Apartment 33, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 30, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 35, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 28, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 11, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Flat 8, Carfax Court, 7 Lower Park Road, Manchester, M14 5RQ
Moxom Limited, Dagenham Road, Manchester, M14 5ED
18 Crescent Range, Manchester, M14 5RW

Flat 111, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 107, Park Hall, Thurloe Street, Manchester, M14 5SG
Flat 11, Park Hall, Thurloe Street, Manchester, M14 5SG
Apartment 26, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 10, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
25 Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 9, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 6, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 4, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Apartment 18, Ellerslie Court, Upper Park Road, Manchester, M14 5RH
31 Ellerslie Court, Upper Park Road, Manchester, M14 5RH
Flat 2, Brookfield Villa, Upper Park Road, Manchester, M14 5RT
13 Lower Park Road, Manchester, M14 5RQ
70 Oxney Road, Manchester, M14 5SZ
68 Oxney Road, Manchester, M14 5SZ

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
Conservation Area - Victoria Park Conservation Area 1972
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA