

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134931/JO/2022

Date registered valid: 12 September 2022

Proposal: Variation of condition 10 (servicing hours) attached to planning permission referenced 130189/FO/2021 to allow servicing Monday to Sunday (including Bank Holiday) 05:00 to 00:00 hrs

Address: Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6FS

Ward(s): Rusholme Ward

Applicant: Lidl Great Britain Limited C/o Agent

Agent (if any): Mr Joshua Ambrus, Rapleys, York House, York Street, Manchester, M2 3BB

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 21 November 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Retail

Date of site visit: 22 September 2022

Standard consultations:

Printed: 15 September 2022 Expired: 6 October 2022

Neighbour notifications

Printed: 15 September 2022 Expired: 6 October 2022

Site notice

Posted: 22 September 2022 Expired: 13 October 2022

Press advert

Published: 27 September 2022 Expired: 18 October 2022

Departure from Development Plan: No

Environmental Statement: Not required

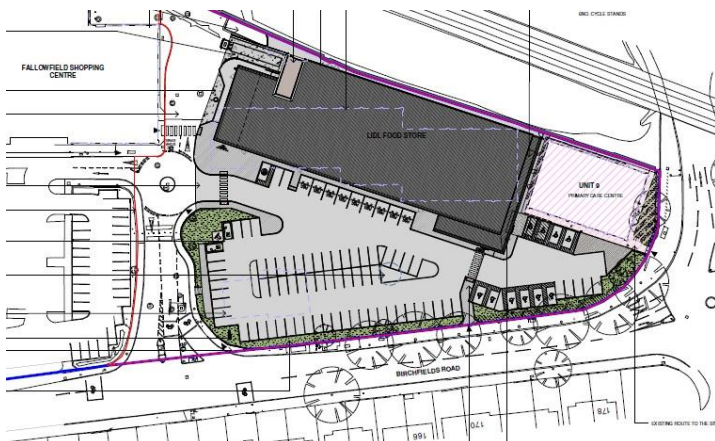
Description of site/building and surroundings

The application site forms part of the existing Fallowfield Retail Park which is proposed to be redeveloped pursuant to planning permission referenced 130189/FO/2021 which allowed for the demolition of existing units 4, 5, 6, 7, 8, and 10 and erection of a single storey building to form new retail foodstore (Use Class E) and separate hot food delivery unit (sui generis) with associated car parking and landscaping. It is proposed that the retail store be operated by Lidl.

Fallowfield Retail Park is an out of centre retail park comprising 9 single storey units, eight of which are retail units and with one unit is used as a medical centre.

To the west, the retail park is supported by a large, surface level, communal car park.

The host retail park is bounded Birchfields Road to the west, Birchfields Primary school to the north, Moseley Road to the south and functioning railway lines to the east. Opposite the site on the other side of Birchfields Road are two storey, residential dwellinghouses.



Proposed site plan showing the position of the proposed store, the site access and the nearest residential properties opposite along Birchfields Road

The site is enclosed by a timber rail and soft landscaping, with vehicular access gained via a signalised junction off Birchfields Road. The proposed development will be accessed via the existing vehicular access off Birchfield Road and via a mini-roundabout within the site itself. A shared service yard is located to the rear left hand side of the proposed building.

The immediate area surrounding the site contains a mixture of residential and educational institutions to the west and north; commercial units to the south; and railway lines to the east. Opposite the site to the west, the area is predominantly residential in character.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Planning permission is sought to vary condition 10 (servicing hours) attached to planning permission referenced 130189/FO/2021 which allowed for the demolition of existing units 4, 5, 6, 7, 8, and 10 and erection of a single storey building to form new retail foodstore (Use Class E) and separate hot food delivery unit (sui generis).



CGI of the proposed store in situ

Presently, condition 10 states:

Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours:

*07.30 to 20.00 hrs Monday to Saturday;
No deliveries/waste collections on Sundays and Bank Holidays.*

Reason - To safeguard the amenities of nearby occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

The current application seeks to vary the servicing hours to allow servicing Monday to Sunday (including Bank Holiday) 05:00 to 00:00 hrs.

The application has been made pursuant to section 73 of the current Town and Country Act 1990 for a minor material amendment.

Consultations & Notification Responses

Local Residents/Occupiers – 2 representations have been received. 1 in support and 1 objection based on a loss of amenity due to noise and disturbance.

It is considered that the proposed hours are totally unacceptable in a residential area and will cause residents a major loss of amenity which would impact on sleep and mental health.

Highway Services – No objection.

Environmental Health – An objection is raised. It is considered that the proposed servicing hours are excessive given the residential location.

Planning History

130189/FO/2021

Demolition of existing units 4, 5, 6, 7, 8, and 10 and erection of a single storey building to form new retail foodstore (Use Class E) and separate hot food delivery unit (sui generis) with associated car parking and landscaping. *Approved 12 May 2022.*

131990/DEM/2021

Prior Approval for the demolition of units 4-8 and 10 at Fallowfield Shopping Centre. *Approved 25 November 2021.*

128975/DEM/2020

Prior Approval for the demolition of the overhead canopy relating to units 3 and 4. *Approved 26 January 2021.*

090133/FO/2009/N2

Change of use of retail unit (Class A1) to health centre (Class D1) and associated external alterations. *Approved 16 July 2009.*

079605/FO/2006/N2

Erection of single storey building (494sqm total) comprising class A1 retail use. Associated alterations to existing parking and landscaping. *Approved 3 August 2006.*

070183/OO/2003/N2

Outline application for siting and means of access to increase shopping floorspace by 614 sqm with alterations to car park. *Approved 18 February 2004.*

043793/MO/CENTL2/93

Erection of a neighbourhood shopping centre comprising 8 retail units and a "drive-thru" restaurant including 258 car parking spaces after demolition of existing bus depot. *Approved 23 September 1993.*

042615

Erection of buildings to form a neighbourhood shopping centre including a restaurant/leisure facility with 303 vehicle parking spaces after demolition of existing bus depot. *Approved 21 January 1993.*

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'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.

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policy of the Unitary Development Plan is also considered relevant:

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.

National Planning Policy Framework

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Sections 4, 12 and 15 are considered relevant to the consideration of this application.

National Planning Policy Guidance (2014)

The Government produced a suite of documents to act as a live resource which set out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy.

The relevant sections of the NPPG in this case are as follows:

Noise

Noise needs to be considered when development may create additional noise or would be sensitive to the prevailing acoustic environment (including any anticipated changes to that environment from activities that are permitted but not yet commenced).

Local planning authorities’ should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose-built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

Other legislative requirements

Section 149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

Issues

Principle

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions are to be made in accordance with the development plan, unless material considerations indicate otherwise.

The NPPF at paragraphs 2 and 47 reinforces this requirement and at paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as a starting point for decision making, and that where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposed variation of servicing hours is not considered acceptable.

It is maintained that the proposed variation to the servicing hours would cause undue noise and disturbance, which in turn would undermine the living conditions of the nearest residential occupiers situated to the opposite side of Birchfields Road. The impact to residential amenity is outlined further below.

Residential Amenity

Policies DM1 and SP1 of the Core Strategy indicate that consideration should be given to the effects of development upon the amenity, living conditions and the well-being of residents.

Saved policy DC26 states that consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Paragraph 130(f) of the NPPF states that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users, whilst paragraph 174(e) states that planning policies and decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

In the case of this application, the City Council are concerned that the nearest residential occupiers to the opposite side of Birchfields Road will be unduly impacted from servicing activities, including deliveries at unsociable times.

Servicing is proposed to take place in a shared area to the rear, left side of the proposed store.

As highlighted within the submission for the host permission, this is expected to involve Lidl's standard articulated delivery vehicle (up to 16.5 metres) entering the site via the main retail park entrance off Birchfields Road and servicing the store at a designated loading bay.

At present, servicing hours for the approved store are restricted to 07.30 to 20.00 hrs Monday to Saturday, with no deliveries/waste collections on Sundays and Bank Holidays. The remaining units within the retail park are subject to a condition which restricts servicing times to the same hours.

The proposed servicing hours variation would allow the store to service for an additional 2^{1/2} earlier in the morning and 4 hours later in the evening, as well as on Sundays and Bank Holidays.

The applicant has submitted a Noise Assessment to back-up the assertion that the proposed alteration to the servicing hours would not have any unacceptable impact.

Whilst the findings of this assessment are not necessarily disputed, the Council, including Environmental Health, still have significant concerns that the proposed alteration would be excessive and has the potential to impact upon residential amenity.

Daytime hours are typically defined as being 07.00 to 23.00 hours. The additional hours sought would be outside of these hours, when background noise levels would be much lower.

Notwithstanding the findings of the submitted assessment, it is believed that the impact would more one of amenity, due to irregular instances of general disturbance, rather than measurable noise levels which could constitute a statutory noise nuisance.

Given the proximity of residential properties situated to the other side of Birchfields Road, approximately 73 metres to the west, there is concern that by allowing the retail unit to be occupied by Lidl to service early in the morning or late at night, would cause undue noise and disturbance nuisance which would have an unacceptable detrimental impact to the living conditions of nearby residential occupiers.

Residents would be subjected to noise and disturbance at a time when they are reasonably entitled to relaxation time and undisturbed sleep. The impact would be especially acute during warmer weather when windows may well be open. Noise could manifest itself as a result of vehicle movements (including the use of signalised junction to the access the retail park), vibrations, the use of equipment and reversing beepers etc..

It is considered therefore that on balance that the existing opening hours strike a reasonable balance between the needs of the business and the living conditions of surrounding residents. The additional hours proposed would tip that balance and materially increase noise and disturbance in the vicinity of the site to the detriment of residents' living conditions.

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: Refuse

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. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

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

1) The additional servicing hours proposed would have a detrimental impact upon the level of amenity afforded to nearby residential occupiers to the opposite side of Birchfields Road. The additional hours sought would generate an unacceptable level of additional activity, vehicle movements and general noise and disturbance at unsociable hours. The proposed application is therefore contrary to saved policy DC26 of Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited
Highway Services
Environmental Health

6 Kingsmere Avenue, Manchester, M19 2DB
41 Lytham Road, Manchester, Manchester, M19 2AT
146 Birchfields Road, Manchester, M14 6PE
35 Kingsway Avenue, Manchester, M19 2DH
3 King Edward Street, Manchester, M19 3FY
168 Birchfields Road, Fallowfield, Manchester, M14 6Fs
41 Collingwood Road, Manchester, M192AP
174 Birchfields Road, Manchester, M14 6PE
51 - 53 Lindsay Avenue, Manchester, M19 2AR
Flat Above, 57 Kingsway, Manchester, M19 2LL
Sainsbury's, Unit A, Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6PP
166 Birchfields Road, Manchester, M14 6PE
41 Lytham Road, Manchester, M19 2AT
Kwik Fit, Belvedere Road, Manchester, M14 6PD
53A Kingsway, Manchester, M19 2LL
178 Birchfields Road, Manchester, M14 6PE
170 Birchfields Road, Manchester, M14 6PE
176 Birchfields Road, Manchester, M14 6PE
41 Collingwood Road, Manchester, M19 2AP
43 Collingwood Road, Manchester, M19 2AP
Unit E, Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6FS
53 Lindsay Avenue, Manchester, M19 2AR
Unit F, Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6FS
6 Peaceville Road, Manchester, M19 2DQ
Aaa (uk) Ltd, 244 - 250 Moseley Road, Manchester, M14 6PD
47 Kingsway, Manchester, M19 2LL
57 Kingsway, Manchester, M19 2LL
169 Birchfields Road, Manchester, M14 6PJ
172 Birchfields Road, Manchester, M14 6PE
96 Monica Grove, Manchester, M19 2BW
132 Birchfields Road, Manchester, M14 6PE
128 Birchfields Road, Manchester, M14 6PF
32 Lindsay Avenue, Manchester, M19 2AG
44 Lytham Road, Manchester, M19 2AS
33 Kingsway Avenue, Manchester, M19 2DH
37 Kingsway Avenue, Manchester, M19 2DH
Unit G, Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6FS
Unit C, Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6FS
90 Birchfields Road, Manchester, M14 6PH
84 Birchfields Road, Manchester, M14 6PH
33 Lindsay Avenue, Manchester, M19 2AR
38 Lindsay Avenue, Manchester, M19 2AG
46 Lindsay Avenue, Manchester, M19 2AG
51 Kingsway, Manchester, M19 2LL
63 Kingsway, Manchester, M19 2LL
61 Kingsway, Manchester, M19 2LL
Autopoint, 15 Belvedere Road, Manchester, M14 6BA
17 Belvedere Road, Manchester, M14 6BA

42 Lytham Road, Manchester, M19 2AS
47 Lindsay Avenue, Manchester, M19 2AR
49 Lindsay Avenue, Manchester, M19 2AR
35 Lindsay Avenue, Manchester, M19 2AR
45 Lindsay Avenue, Manchester, M19 2AR
37 Lindsay Avenue, Manchester, M19 2AR
244 - 250 Moseley Road, Manchester, M14 6PD
51A Kingsway, Manchester, M19 2LL
50 Kingsway, Manchester, M19 2DD
2 Peaceville Road, Manchester, M19 2DQ
54 Kingsway, Manchester, M19 2DD
52 Kingsway, Manchester, M19 2DD
Manchester Enterprise Academy Central, 60A Lytham Road, Manchester, M14 6PL
55A Kingsway, Manchester, M19 2LL
43 Lytham Road, Manchester, M19 2AT
Unit J, Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6FS
Hawthorn Medical Centre, Unit K, Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6FS
5 Kingsmere Avenue, Manchester, M19 2DB
37 Lytham Road, Manchester, M19 2AT
31 Lindsay Avenue, Manchester, M19 2AR
65 Kingsway, Manchester, M19 2LL
Flat 9, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 7, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 6, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 8, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 5, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 17, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 21, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 19, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 18, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 16, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 20, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 15, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 12, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 13, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 10, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 14, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 11, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 3, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 4, Apex House, 266 Moseley Road, Manchester, M19 2ZH
Flat 1, Apex House, 266 Moseley Road, Manchester, M19 2ZH
39 Collingwood Road, Manchester, M19 2AP
40 Lindsay Avenue, Manchester, M19 2AG
44 Lindsay Avenue, Manchester, M19 2AG
48 Lindsay Avenue, Manchester, M19 2AG
42 Lindsay Avenue, Manchester, M19 2AG
36 Lindsay Avenue, Manchester, M19 2AG
34 Lindsay Avenue, Manchester, M19 2AG
58 Kingsway, Manchester, M19 2DA
78 Kingsway, Manchester, M19 2DA
60 Lytham Road, Manchester, M19 2AS
68 Kingsway, Manchester, M19 2DA
37 Collingwood Road, Manchester, M19 2AP

33 Lytham Road, Manchester, M19 2AT
35 Kingsway Avenue, Manchester, M19 2DH
31 Kingsway Avenue, Manchester, M19 2DH
158 Birchfields Road, Manchester, M14 6PE
116 Birchfields Road, Manchester, M14 6PF
148 Birchfields Road, Manchester, M14 6PE
82 Birchfields Road, Manchester, M14 6PH
108 Birchfields Road, Manchester, M14 6PH
134 Birchfields Road, Manchester, M14 6PE
70 Kingsway, Manchester, M19 2DA
11 Kingsmere Avenue, Manchester, M19 2DB
181 Birchfields Road, Manchester, M14 6PJ
58 Lytham Road, Manchester, M19 2AS
161 Birchfields Road, Manchester, M14 6PJ
159 Birchfields Road, Manchester, M14 6PJ
31 Lytham Road, Manchester, M19 2AT
56 Lytham Road, Manchester, M19 2AS
152 Birchfields Road, Manchester, M14 6PE
162 Birchfields Road, Manchester, M14 6PE
179 Birchfields Road, Manchester, M14 6PJ
175 Birchfields Road, Manchester, M14 6PJ
61A Kingsway, Manchester, M19 2LL
59 Kingsway, Manchester, M19 2LL
44 Kingsway Avenue, Manchester, M19 2DH
52 Lytham Road, Manchester, M19 2AS
50 Lytham Road, Manchester, M19 2AS
39 Lindsay Avenue, Manchester, M19 2AR
104 Birchfields Road, Manchester, M14 6PH
124 Birchfields Road, Manchester, M14 6PF
120 Birchfields Road, Manchester, M14 6PF
160 Birchfields Road, Manchester, M14 6PE
76 Kingsway, Manchester, M19 2DA
114 Birchfields Road, Manchester, M14 6PF
138 Birchfields Road, Manchester, M14 6PE
62 Lytham Road, Manchester, M14 6PL
185 Birchfields Road, Manchester, M14 6PJ
177 Birchfields Road, Manchester, M14 6PJ
98 Birchfields Road, Manchester, M14 6PH
56 Kingsway, Manchester, M19 2DA
3 Kingsmere Avenue, Manchester, M19 2DB
35 Lytham Road, Manchester, M19 2AT
110 Birchfields Road, Manchester, M14 6PF
46 Kingsway Avenue, Manchester, M19 2DH
2 Kingsmere Avenue, Manchester, M19 2DB
1 Kingsmere Avenue, Manchester, M19 2DB
64 Lytham Road, Manchester, M14 6PL
171 Birchfields Road, Manchester, M14 6PJ
163 Birchfields Road, Manchester, M14 6PJ
130 Birchfields Road, Manchester, M14 6PF
154 Birchfields Road, Manchester, M14 6PE
136 Birchfields Road, Manchester, M14 6PE
144 Birchfields Road, Manchester, M14 6PE
29 Kingsway Avenue, Manchester, M19 2DH
173 Birchfields Road, Manchester, M14 6PJ

48 Kingsway Avenue, Manchester, M19 2DH
142 Birchfields Road, Manchester, M14 6PE
50 Kingsway Avenue, Manchester, M19 2DH
Unit H, Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6FS
39 Lytham Road, Manchester, M19 2AT
Unit D, Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6FS
Unit B, Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6FS
183 Birchfields Road, Manchester, M14 6PJ
94 Birchfields Road, Manchester, M14 6PH
86 Birchfields Road, Manchester, M14 6PH
106 Birchfields Road, Manchester, M14 6PH
100 Birchfields Road, Manchester, M14 6PH
122 Birchfields Road, Manchester, M14 6PF
118 Birchfields Road, Manchester, M14 6PF
4 Peaceville Road, Manchester, M19 2DQ
88 Birchfields Road, Manchester, M14 6PH
48 Lytham Road, Manchester, M19 2AS
96 Birchfields Road, Manchester, M14 6PH
92 Birchfields Road, Manchester, M14 6PH
102 Birchfields Road, Manchester, M14 6PH
74 Kingsway, Manchester, M19 2DA
66 Kingsway, Manchester, M19 2DA
72 Kingsway, Manchester, M19 2DA
60 Kingsway, Manchester, M19 2DA
69 Kingsway, Manchester, M19 2LL
67 Kingsway, Manchester, M19 2LL
10 Kingsmere Avenue, Manchester, M19 2DB
4 Kingsmere Avenue, Manchester, M19 2DB
167 Birchfields Road, Manchester, M14 6PJ
Birchfields Primary School, Lytham Road, Manchester, M14 6PL
156 Birchfields Road, Manchester, M14 6PE
150 Birchfields Road, Manchester, M14 6PE
30 Lindsay Avenue, Manchester, M19 2AG
165 Birchfields Road, Manchester, M14 6PJ
157 Birchfields Road, Manchester, M14 6PJ
112 Birchfields Road, Manchester, M14 6PF
164 Birchfields Road, Manchester, M14 6PE
168 Birchfields Road, Manchester, M14 6PE
140 Birchfields Road, Manchester, M14 6PE
53 Kingsway, Manchester, M19 2LL
55 Kingsway, Manchester, M19 2LL
49 Kingsway, Manchester, M19 2LL
7 Kingsmere Avenue, Manchester, M19 2DB
6 Kingsmere Avenue, Manchester, M19 2DB
46 Lytham Road, Manchester, M19 2AS
64 Kingsway, Manchester, M19 2DA
8 Kingsmere Avenue, Manchester, M19 2DB
12 Kingsmere Avenue, Manchester, M19 2DB
43 Lindsay Avenue, Manchester, M19 2AR
62 Kingsway, Manchester, M19 2DA
42 Kingsway Avenue, Manchester, M19 2DH
9 Kingsmere Avenue, Manchester, M19 2DB
54 Lytham Road, Manchester, M19 2AS
41 Lindsay Avenue, Manchester, M19 2AR

3, King Edward Street, Manchester, M19 3FY
78 Connaught Avenue, Burnage, Manchester, M19 2NN
41 Collingwood Road, West Point, Manchester, M19 2AP

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA