

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133490/FO/2022

Date registered valid: 29 June 2022

Proposal: Continuation of use of building as a mechanics garage for vehicle servicing and repairs (Class B2)

Address: 342 Slade Lane, Manchester, M19 2BX

Ward(s): Burnage Ward

Applicant: Brictorian Properties Limited 342 Slade Lane, Manchester, M19 2BX

Agent (if any): Mr Saghir Hussain Create It Studio Architects Universal Square,
Devonshire Street North, Manchester, M12 6JH

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Decline to Determine Application

Date of recommendation: **23 August 2022**

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 13 July 2022

Standard consultations:

Printed: 11 July 2022 Expired: 1 August 2022

Neighbour notifications

Printed: 11 July 2022 Expired: 1 August 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 and area



The application site is located on south-west corner of Slade Lane and Monica Grove. There is a commercial and retail parade located to the north of the Slade Lane with Monica Grove and Grange Avenue, respectively. Notwithstanding the above, the surrounding area is predominantly residential comprising a mix of semi-detached and terraced housing with sheltered accommodation, known as West Point Lodge, to the east side of Slade Lane.

The application site is occupied by single storey pitched roof buildings and surrounded by hardstanding. The existing buildings are set behind the building line formed to Slade Lane and Monica Grove and abuts the alleyway separating the rear of the site from no.17 Monica Grove.

The site is approximately 700 square metres in size.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking planning permission for the continued use of building as a mechanics garage for vehicle servicing and repairs (Class B2).

Consultations & Notification Responses

Publicity - The occupiers of adjacent premises were notified, and the following response have been received.

Local residents/public opinion – A total of 20 representations have been received objecting to the application, the concerns raised are as follows:

- **Highway Safety/Congestion/Lack of Car Parking**– The majority of objections raised concerns with the impact of the site on highway safety in terms of vehicles in particular vans parking on street corners and footpaths close to the junction of Slade Lane and Monica Grove. Comments were also made about the lack of available car parking or storage on site for vehicles and they are often stored and repaired on the local highway. Testing of vehicles also takes place on the local highway which has been raised as a concern for highway safety reasons.
- **Contamination/Hazardous Substances** – One representation raised concerns about contamination of the land and the storage of hazardous substances on the site.
- **Operating outside the stated hours of opening** – Some of the representations raised that the garage is often used outside of their stated opening hours and at weekends.
- **Litter** – A few of the representations received have raised litter as being an issue on the site.
- **Poorly Maintained Buildings** – One representation raised concerns that the buildings are in a poor state of repair causing negative impact on visual amenity.
- **Noise** – Some representations raised concerns with noise being generated from the site particularly in the morning, weekends and into the evenings, with one representation raising that there was noise emitting from the site at 9pm.

Highway Services - Highways have raised concerns with the application in relation to the amount of on-site parking generated by the business where pavement parking is an issue and where inconsiderate parking impedes visibility at the junction of Monica Grove with Slade Lane giving rise to safety concerns. To support this application, Highway Services require that parking restrictions are placed on the west side of Slade Lane (outside the garage) as well as at the Monica Grove junction. The parking restrictions would require a traffic order and would be progressed via S278 agreement and wholly at the applicant's expense.

In addition, Highway Services have also raised concerns that the on-site parking is not prioritised for customer parking and would therefore recommend that a car parking management plan be conditioned as part of any approval which provides priority for customer parking.

Pedestrian and vehicle access arrangements are acceptable from a highway perspective.

Further details are requested for Waste Management particularly location of the Eurobin.

Environmental Health – No objection request conditions for fumes/odours for vehicle spraying, hours of opening and servicing hours, acoustically insulating the premises, and commented that

No vehicle repair activities shall take place in the external areas of the site. The verification assessment for the site must be undertaken when the site is in full operation. External equipment insulation condition was also requested together with a waste management condition as Environmental Health raised concerns with lack of information provided on general waste estimations but that the applicant has not provided any information regarding industrial waste disposal (e.g Waste Oil).

MCC Flood Risk Management – No objection and no drainage conditions.

Greater Manchester Police – No objection.

Relevant Planning History

107412/FO/2014/N2 Recv: 13.11.2014 Application Temporarily Approved - 22.12.2014	Use of part of forecourt to 342 Slade Lane for the sale and display of 8 no. cars for a temporary period of 12 months
096950/FO/2011/N2 Recv: 12.09.2011 Application Approved - 07.11.2011	Erection 3, three- storey houses arranged in 2 terraces fronting Slade Lane and Monica Grove respectively (6 houses in total) with associated gardens, car parking and boundary treatments.

Policy

Unitary Development Plan for the City of Manchester (UDP)

The relevant UDP Policy is saved policies E3.5 and DC26.

Policy E3.5 requires the Council will promote measures which will lead to a safer environment for all people living in and using the City. These measures will include improving road safety.

Policy DC26.3 advises that developments likely to result in unacceptably high levels of noises will not be permitted in residential areas.

Core Strategy

The relevant Core Strategy Policies are SP1, DM1 and T1

Policy SP1 sets down the spatial principles that will guide development in the City. The emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. It goes on to say that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including (amongst others):-

- making a positive contribution to the health, safety and wellbeing of residents

Policy DM1 says;

All development should have regard to the following specific issues, (amongst others), for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Policy T1 advises that to deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport, the Council will support proposals that amongst others would reduce the negative impacts of road traffic, for example, congestion, air pollution and road accident casualties. Taking into account the needs of road uses according to a broad hierarchy consisting of in order of priority:

1. pedestrians and disabled people
2. cyclists, public transport,
3. commercial access,
4. general off peak traffic; and,
5. general peak time traffic.

National Planning Policy Framework 2021

Paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

Paragraph 7 tells us that the purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 11 Plans and decisions should apply a presumption in favour of sustainable Development and that for decision making this means approving development proposals that accord with an up to date development plan without delay.

Issues

Consideration of Planning Application 127524/FO/2020 with regards to Section 70C of the Town and Country Planning Act 1990

Legislation

Section 70C(1) of the Town and Country Planning Act 1990 states that a local planning authority may decline to determine an application if granting planning permission for the development "would involve granting, whether in relation to the whole or any part of the land to which a pre-existing enforcement notice relates, planning permission in respect of the whole or any part of the matters specified in the enforcement notice as constituting a breach of planning control."

Does Section 70C apply?

In this instance, on 4 March 2011 the Council issued an enforcement notice (reference ENF/09679/09) in relation to the following specified breach of planning control:

Without planning permission, the material change of use of the land and buildings to a mixed use comprising of a car wash, together with display and sale of vehicles and use as a vehicle service and repair garage.

The notice was to take effect on 8 April 2011 and required the cessation of use of the land and buildings as a car wash, for the display and sales of vehicles and the use as a vehicle service and repair garage, removing all equipment associated with the operation of those uses.

A compliance period was specified as four months following the notice taking effect.

The reason for the Council issuing the notice was given as;

It appears to the Council that the above breaches of planning control have occurred within the last ten years.

The Council considers that it is expedient to issue this notice because the site falls within a densely populated area at times when residents could reasonably expect peace and quiet, thereby reducing the amenity of the surrounding residents to an unacceptable level. The mixture of uses serve to generate additional traffic as a result of their operation, thereby increasing the risks to highway users in terms of road safety, significantly harming the living conditions of neighbouring residents, with particular reference to noise and disturbance resulting from the increased comings and goings, commencing upon the opening of the business, until late into the evening when the premises close.

The site does not include sufficient arrangements for the parking of vehicles within its curtilage in order to accommodate the current mixture of uses. This will result in vehicles being moved to the kerbside whilst waiting for or following repair, servicing, painting, car washing or similar operations. It is considered that the resulting levels of on-street parking by customers' vehicles and recovery vehicles, together with associated traffic movement within the vicinity of the site exacerbates existing highways difficulties and traffic congestion, leading to greater possibility of pedestrian and vehicular conflict, to the detriment of pedestrian and highway safety and residential amenity.

Should Section 70C be used?

The Council has a discretion as to whether or not to use the power in Section 70C. The following matters appear relevant to the exercise of that discretion.

The aim of Section 70C is to prevent a developer from having 'two bites of the cherry' in respect of unauthorised development. In this case, the applicant had a right of appeal against the enforcement notice within the appropriate timeframe, and thereby have the merits of the development assessed by the Secretary of State via the deemed application under Ground (a). The applicant's failure to 'bite the cherry' at that point would not preclude the Council from exercising the power under s.70C.

Comparison of the Enforcement notice and application.

The notice was targeted against the mixed use of the land and buildings as a car wash, for the display and sale of vehicles and the use as a vehicle service and repair garage, removing all equipment associated with the operation of those uses. The notice was subsequently complied with by the previous owners/occupiers of the site. Since then, the site has largely been unoccupied until recently, when an unauthorised change of use for vehicle repairs (operating under the name of "Burnage Autoz") took place. This planning application is for the continued use of the site for vehicle servicing and repairs (Class B2).

It is noted that the enforcement notice was targeted against a mixed use, which would not fall within a specified use class (*sui generis*). However, part of that mixed use of the site was as a vehicle service and repair garage. The facts of this case are similar to a recent court case (*Finnegan v. Southampton CC [2020]*), which involved a change of use of a listed building to a mixed use as residential and for the storage, display and sale of motor vehicles. The notice was appealed and dismissed by the Secretary of State. A subsequent application for a change of use for a part of the site for the storage and display of vehicles (the notice had not been complied but was before criminal proceedings reached a final stage) was held to fall within Section 70C and the Council's decision to decline to determine it was upheld.

In this case, both the enforcement notice (in part) and the retrospective application refer to the use of the site for the repair and servicing of vehicles. With such overlap between the two, there can be no doubt that granting planning permission for the development set out in the retrospective application would involve granting permission for part of the matters specified in the enforcement notice.

It is accepted that the notice was issued more than ten years ago. However, there has been no material change in Council policy since then and the continued use of the site for vehicle and servicing repairs would fail to comply with those policies.

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: Decline to Determine Application

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

1) On 4 March 2011 the Council issued an enforcement notice in relation to the following specified breach of planning control:

Without planning permission, the material change of use of the land and buildings to a mixed use comprising of a car wash, together with display and sale of vehicles and use as a vehicle service and repair garage.

The notice came into effect on 8 April 2021 and required the cessation of the use of the land and buildings as a car wash, for the display and sales of vehicles and the use as a vehicle service and repair garage, removing all equipment associated with the operation of those uses.

Under Section 70C of the Town and Country Planning Act 1990, a Local Planning Authority may decline to determine an application for planning permission, if granting that permission would involve granting, wholly or partly a permission for any matters specified in a pre-existing enforcement notice. A notice is "pre-existing" if it had been issued before the receipt of the planning application being determined as specified by Section 70C(2).

In the opinion of the Local Planning Authority, the proposal of this planning application (ref: 133490/FO/2022) as set out in the documents and associated plans, relates to matters pertaining to a "pre-existing" enforcement notice, i.e. one issued prior to the receipt of the application on 11 April 2022 and are matters for which planning permission is deemed to be required.

As the Council has already deemed the development to be unacceptable and have taken formal action, any approval of the matters presently before me will be in direct contradiction to those decisions previously made. Therefore, pursuant to Section 70C of the Town and Country Planning Act 1990, the Council as Local Planning Authority, hereby declines to determine the application and the appropriate entry will be made in the planning register to reflect this decision

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
42 Grange Avenue, Manchester, M19 2DW
336 Slade Lane, Manchester, M19 2BL
356 Slade Lane, Manchester, M19 2BX
1 Ross Avenue, Manchester, M19 2HW
Flat 2, 320A Moseley Road, Manchester, M19 2LH
Flat 1, 320A Moseley Road, Manchester, M19 2LH
27 Monica Grove, Manchester, M19 2BQ
21 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
7 Auckland Road, Manchester, M19 2DL
Flat 8, 44 Grange Avenue, Manchester, M19 2DW
31 Monica Grove, Manchester, M19 2BQ
Flat B, 362 Slade Lane, Manchester, M19 2BU
Flat A, 362 Slade Lane, Manchester, M19 2BU
First Floor Flat, 374 Slade Lane, Manchester, M19 2BU
44 Grange Avenue, Manchester, M19 2DW
12 Deanbank Avenue, Manchester, M19 2EZ
8 Deanbank Avenue, Manchester, M19 2EZ
320 - 322 Moseley Road, Manchester, M19 2LH
340A Slade Lane, Manchester, M19 2BL
13 Edenhall Avenue, Manchester, M19 2BG
17 Edenhall Avenue, Manchester, M19 2BG
12 Auckland Road, Manchester, M19 2DL
10 Auckland Road, Manchester, M19 2DL
4 Deanbank Avenue, Manchester, M19 2EZ
2 Deanbank Avenue, Manchester, M19 2EZ
97 Albert Road, Manchester, M19 2FU
217A Slade Lane, Manchester, M19 2EX
Graphic House, 308 Moseley Road, Manchester, M19 2LH
Top Flat, 336 Slade Lane, Manchester, M19 2BL
Flat A, 33 Monica Grove, Manchester, M19 2BQ
Flat B, 33 Monica Grove, Manchester, M19 2BQ
374 Slade Lane, Manchester, M19 2BU
Levenshulme Cricket And Lawn Tennis Club, Slade Lane, Manchester, M13 0QE
10 Deanbank Avenue, Manchester, M19 2EZ
6 Deanbank Avenue, Manchester, M19 2EZ
372 Slade Lane, Manchester, M19 2BU
378 Slade Lane, Manchester, M19 2BU
3 Grange Avenue, Manchester, M19 2EY
29 Monica Grove, Manchester, M19 2BQ
32 Craighall Avenue, Manchester, M19 2BR
1 Craighall Avenue, Manchester, M19 2BR
22 Craighall Avenue, Manchester, M19 2BR
28 Craighall Avenue, Manchester, M19 2BR
13 Craighall Avenue, Manchester, M19 2BR
34 Monica Grove, Manchester, M19 2BN
225 Slade Lane, Manchester, M19 2EX

17 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
7 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
2 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
25 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
32 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
Flat 10, 44 Grange Avenue, Manchester, M19 2DW
14 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
40 Monica Grove, Manchester, M19 2BN
5 Auckland Road, Manchester, M19 2DL
292 Moseley Road, Manchester, M19 2LH
20 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
16 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
8 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
7 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
4 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
21 Monica Grove, Manchester, M19 2BQ
36 Monica Grove, Manchester, M19 2BN
1 Edenhall Avenue, Manchester, M19 2BG
26 Craighall Avenue, Manchester, M19 2BR
8 Monica Grove, Manchester, M19 2BN
38 Monica Grove, Manchester, M19 2BN
32 Monica Grove, Manchester, M19 2BN
16 Monica Grove, Manchester, M19 2BN
223A Slade Lane, Manchester, M19 2EX
225A Slade Lane, Manchester, M19 2EX
217 Slade Lane, Manchester, M19 2EX
14 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
5 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
4 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
28 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
27 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
Flat 12, 44 Grange Avenue, Manchester, M19 2DW
23 Edenhall Avenue, Manchester, M19 2BG
2 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
19 Edenhall Avenue, Manchester, M19 2BG
306 Moseley Road, Manchester, M19 2LH
5 Grange Avenue, Manchester, M19 2EY
366 Slade Lane, Manchester, M19 2BU
11 Craighall Avenue, Manchester, M19 2BR
21 Edenhall Avenue, Manchester, M19 2BG
221 Slade Lane, Manchester, M19 2EX
Unit A, Ross Avenue, Manchester, M19 2FU
18 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
13 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
33 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
22 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
23 Monica Grove, Manchester, M19 2BQ
Work Shop Rear Of, 342 Slade Lane, Manchester, M19 2BX
3 Ross Avenue, Manchester, M19 2HW
340 Slade Lane, Manchester, M19 2BL
42 Monica Grove, Manchester, M19 2BN
30 Monica Grove, Manchester, M19 2BN
320A Moseley Road, Manchester, M19 2LH
213 Slade Lane, Manchester, M19 2EX

376 Slade Lane, Manchester, M19 2BU
28 Monica Grove, Manchester, M19 2BN
26 Monica Grove, Manchester, M19 2BN
Flat 1, 44 Grange Avenue, Manchester, M19 2DW
Flat 2, 44 Grange Avenue, Manchester, M19 2DW
22 Monica Grove, Manchester, M19 2BN
298 Moseley Road, Manchester, M19 2LH
304 Moseley Road, Manchester, M19 2LH
334 Slade Lane, Manchester, M19 2BL
19 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
Flat 9, 44 Grange Avenue, Manchester, M19 2DW
12 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
17 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
Flat 3, 44 Grange Avenue, Manchester, M19 2DW
5 Ross Avenue, Manchester, M19 2HW
14 Craighall Avenue, Manchester, M19 2BR
12 Craighall Avenue, Manchester, M19 2BR
ZAGROS TRAVEL LTD, First Floor Facing Moseley Road, Graphic House, 308 Moseley Road, Manchester, M19 2LH
ALL COMMUNICATIONS LIMITED, Second Floor Facing Car Park, Graphic House, 308 Moseley Road, Manchester, M19 2LH
Ground Floor, Graphic House, 308 Moseley Road, Manchester, M19 2LH
HUMAN APPEAL INTERNATIONAL, First Floor Facing Car Park, Graphic House, 308 Moseley Road, Manchester, M19 2LH
10 Craighall Avenue, Manchester, M19 2BR
Beech House Bowling And Social Club, Ross Avenue, Manchester, M19 2HW
Unit D, Ross Avenue, Manchester, M19 2FU
LITTLE SPORTS COACHING LTD, Unit C, Ross Avenue, Manchester, M19 2HW
Unit B, Ross Avenue, Manchester, M19 2FU
12 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
10 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
6 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
1 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
15 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
8 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
3 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
16 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
11 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
9 Lancaster Court, 38 Grange Avenue, Manchester, M19 2FY
Ground Floor Flat, 374 Slade Lane, Manchester, M19 2BU
302 Moseley Road, Manchester, M19 2LH
296 Moseley Road, Manchester, M19 2LH
294 Moseley Road, Manchester, M19 2LH
12 Monica Grove, Manchester, M19 2BN
24 Monica Grove, Manchester, M19 2BN
9 Edenhall Avenue, Manchester, M19 2BG
20 Monica Grove, Manchester, M19 2BN
2 Monica Grove, Manchester, M19 2BN
14 Monica Grove, Manchester, M19 2BN
25 Edenhall Avenue, Manchester, M19 2BG
4 Monica Grove, Manchester, M19 2BN
286 Moseley Road, Manchester, M19 2LH
288 Moseley Road, Manchester, M19 2LH
7 Edenhall Avenue, Manchester, M19 2BG

300 Moseley Road, Manchester, M19 2LH
290 Moseley Road, Manchester, M19 2LH
99 Albert Road, Manchester, M19 2FU
95 Albert Road, Manchester, M19 2FU
338A Slade Lane, Manchester, M19 2BL
338 Slade Lane, Manchester, M19 2BL
221A Slade Lane, Manchester, M19 2EX
219A Slade Lane, Manchester, M19 2EX
Flat Above, Royal British Legion, Ross Avenue, Manchester, M19 2HW
219 Slade Lane, Manchester, M19 2EX
215 Slade Lane, Manchester, M19 2EX
223 Slade Lane, Manchester, M19 2EX
215A Slade Lane, Manchester, M19 2EX
Flat 11, 44 Grange Avenue, Manchester, M19 2DW
Flat 5, 44 Grange Avenue, Manchester, M19 2DW
31 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
29 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
Flat 7, 44 Grange Avenue, Manchester, M19 2DW
Flat 4, 44 Grange Avenue, Manchester, M19 2DW
Flat 6, 44 Grange Avenue, Manchester, M19 2DW
24 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
1 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
23 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
26 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
8 Auckland Road, Manchester, M19 2DL
2 Auckland Road, Manchester, M19 2DL
18 Craighall Avenue, Manchester, M19 2BR
368 Slade Lane, Manchester, M19 2BU
362 Slade Lane, Manchester, M19 2BU
The Grange, Grange Avenue, Manchester, M19 2EY
15 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
11 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
13 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
6 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
3 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
18 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
5 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
10 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
9 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
30 West Point Lodge, 249 Slade Lane, Manchester, M19 2FX
6 Auckland Road, Manchester, M19 2DL
3 Auckland Road, Manchester, M19 2DL
1 Grange Avenue, Manchester, M19 2EY
364 Slade Lane, Manchester, M19 2BU
5 Craighall Avenue, Manchester, M19 2BR
4 Craighall Avenue, Manchester, M19 2BR
24 Craighall Avenue, Manchester, M19 2BR
16 Craighall Avenue, Manchester, M19 2BR
15 Edenhall Avenue, Manchester, M19 2BG
34 Craighall Avenue, Manchester, M19 2BR
2 Craighall Avenue, Manchester, M19 2BR
18 Monica Grove, Manchester, M19 2BN
7 Craighall Avenue, Manchester, M19 2BR
3 Edenhall Avenue, Manchester, M19 2BG

20 Craighall Avenue, Manchester, M19 2BR
17 Monica Grove, Manchester, M19 2BQ
10 Monica Grove, Manchester, M19 2BN
4 Auckland Road, Manchester, M19 2DL
360 Slade Lane, Manchester, M19 2BU
8 Craighall Avenue, Manchester, M19 2BR
6 Craighall Avenue, Manchester, M19 2BR
30 Craighall Avenue, Manchester, M19 2BR
19 Monica Grove, Manchester, M19 2BQ
25 Monica Grove, Manchester, M19 2BQ
6 Monica Grove, Manchester, M19 2BN
5 Edenhall Avenue, Manchester, M19 2BG
370 Slade Lane, Manchester, M19 2BU
11 Edenhall Avenue, Manchester, M19 2BG
1 Auckland Road, Manchester, M19 2DL
358 Slade Lane, Manchester, M19 2BX
9 Craighall Avenue, Manchester, M19 2BR

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 - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH