

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133893/VO/2022

Date registered valid: 10 June 2022

Proposal: City Council Development - Alterations to boundary wall including rebuilding of sections of wall to existing heights and installing new copings and gate

Address: Fletcher Moss Gardens, Wilmslow Road, Manchester, M20 2SW

Ward(s): Didsbury East Ward

Applicant: Mr Mark Lister Manchester City Council Strategic Development Directorate, 8th Floor Town Hall Extension, PO Box 532, Manchester, M60 2LA

Agent (if any): Mr Robert Hutchinson Manchester City Council Corporate Core Directorate, 8th Floor Town Hall Extension, PO Box 532, Manchester, M60 2LA

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 August 2022



Application details

Type of application: Regulation 3 Consent
Development type: Minor Other
Date of site visit: 4 July 2022
Standard consultations: Printed: 17 June 2022 Expired: 8 July 2022
Neighbour notifications: Printed: 17 June 2022 Expired: 8 July 2022
Site notice: Posted: 4 July 2022 Expired: 25 July 2022
Press advert: Published: 21 June 2022 Expired: 12 July 2022
Departure from Development Plan: No
Environmental Statement: Not required
Listed building: Not applicable
Conservation area: Didsbury St James Conservation Area 1970
Tree Preservation Order: N/A

Description of site/building

The application site relates to a 45-metre-long section of brick boundary wall forming the eastern elevation to Fletcher Moss Gardens at the back of the Millgate Lane footpath. The wall runs in a north-south alignment with residential dwellings or their rear gardens facing it for much of its length. At the southern end, the wall abuts a brick chemical store and toilet block.

The wall is of solid brick 340mm thick in English Garden wall bond with flat or saddleback sandstone copers over. These are missing in some places. It is 2.1m high above footpath level on the Millgate Lane side and steps up to a maximum height of 2.5m adjacent to the entrance gate to The Croft (Alpine Café tearoom) outside space. North of the entrance gate there is a lower 1.15m high section which retains ground and significant vegetation and trees. Several Lime trees line the route of the wall, three of which are in conflict with it. These are located on the section of wall alongside The Croft. There are no TPO's on the trees, but they are afforded statutory protection by reason of being in the Conservation Area. On the advice of the Structural Surveyor, approximately 8no. courses of wall was taken down in this area in June 2021 to remove this section of wall falling onto the pavement.



There is noticeable evidence of lateral movement up to 160mm and structural distress which presents a future risk to pedestrians and traffic using Millgate Lane. This is likely to have been caused by vegetation behind the southern length of wall, and pressure from the retained soil and tree roots behind the northern section of the wall. There is also significant cracking to the wall adjacent to vegetation on the southern length of the wall.

Description of area

The site is within the southern boundary of the Didsbury St. James Conservation Area. Millgate Lane is characterised by a relatively unchanged, arcadian character with 4no. Grade II listed cottages at the north-eastern end of the lane and the elevated rear gardens of Nos.4 - 36 Kingston Road overlooking the site on the eastern side of the lane.

Description of development

City Council Development - Alterations to boundary wall including rebuilding of sections of wall to existing heights and installing new copings and gate.

Consultations & Notification Responses

Neighbours

47no. neighbours were notified of the proposal and a site notice displayed at the entrance into Millgate Lane. Two comments were received which made the following points:

1. Constant access required into garage (at Nos.26 and 28) facing the Millgate Lane gate. Would like contractor's to be aware of this when works are carried out so that sufficient room is provided to enable access/egress.
2. It is important that the specification for the installation of the new coping stones insists and includes that iron anchors are installed and not just sand and cement mortar. To prevent any future loss of the reinstalled coping stones, due night-hawk visits to steal the new stonework.

Highway Services

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

City Arborist

A Mitigation Planting Plan is required to replace the 3no. Lime trees that are proposed to be removed. This shall include details of the quantity, species, size and position of trees.

Didsbury Civic Society

No comments received

Policy

The application is subject to assessment under the following policy extracts and guidance of the planning regulatory framework:

Primary legislation

S72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (July 2021)

The National Planning Policy Framework establishes the government's planning policies for England and how Local Planning Authorities are expected to apply them to plan-making and decision taking. It is underpinned by the over-arching aim of achieving sustainable development on social, environmental, and economic grounds.

The Framework gives emphasis to a presumption in favour of sustainable development which means approving development, without delay, where it accords with the policies of the development plan, unless material considerations indicate otherwise.

The proposed development is considered to accord with Chapters 15 (Conserving and Enhancing the Natural Environment) and 16 (Conserving and Enhancing the Historic Environment) of the NPPF (2021) of which the following sections apply:

Chapter 15

174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) 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. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Chapter 16

194. Local planning authorities should require an applicant to identify and assess the significance of any heritage asset that may be affected by a proposal, including any contribution made by their setting, taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

195. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197 In determining 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.

199. 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.

200. 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. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

201. 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.

202. 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.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, 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.

Core Strategy

Policy DM1 - Development Management

This policy establishes the criteria that all development in the city should have regard to. This includes:

- appropriate siting, layout, scale, form, massing, materials and detail;
- design for health;
- adequacy of internal accommodation and amenity space.
- impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- that development should have regard to the character of the surrounding area;
- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- accessibility to buildings, neighbourhoods and sustainable transport modes;
- impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking; and
- impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

Policy EN3 – 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 EN9 - Green Infrastructure

New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Key features of Manchester's green infrastructure will include:

The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.

The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure as a result of development such as the Metrolink extension programme.

The encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas.

EN15 - Biodiversity and Geological Conservation

The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

The Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate, with reference to:

The Manchester Tree Strategy

Saved UDP Policy

The Development Plan policies for Manchester also include a number of saved UDP policies. For the purposes of this application, policy DC18.1 – Conservation Areas is material to the application.

Issues

The proposal is for like-for-like repair and refurbishment works to make safe the eastern section of boundary wall to Fletcher Moss Park for pedestrians and vehicles using Millgate Lane. Urgent works were undertaken in 2021 to remove a section comprising 8 courses and the works now proposed are to make good this and remaining sections of the wall over a 45-metre length. A site visit was carried out in June 2020 with the City Surveyor, City Arborist, Urban Design and Conservation Officer and Planning Officer to highlight the areas of concern and scope out the necessary interventions to secure the wall.

Three Lime trees which conflict with the wall are required to be removed. Details of this and the works to the wall are set out below, together with assessment of the proposal on the character of the Conservation Area. The submission is considered to achieve the over-arching aim of preserving and enhancing the Conservation Area as set out in the above planning policy framework. The application was subject to early engagement with the Council's Urban Design and Conservation Officer and City Arborist whose guidance together has informed the present proposal and appended conditions.

Works

The rebuilding works entail installing a new reinforced concrete strip foundation along the wall length which will be cast to support the new boundary wall. Where soft spots are encountered, the foundation will be replaced with an engineered granular fill to provide the necessary load-

bearing capacity. This will give the wall a long-lasting stability which is presently lacking and will contribute towards enhancing its future longevity and safety.

The wall is to be rebuilt to the same height with salvaged bricks that are to be cleaned of biological growth and surface contaminants before being re-used. Any new bricks that are required as infills are required to match. This will be determined by condition for samples which are required to be submitted prior to commencement of the works to ensure an appropriate match. The wall is proposed to be capped in new coping stones to match the existing in terms of their dimensions, profile and materials and will be secured to the wall by dowels into the wall head. At the base, weep holes will be incorporated into the new wall base to effect better drainage. Details of the capping/coping stones are required to be submitted prior to commencement of the works.

Invasive vegetation that has encroached into the bed joints at the top of the wall is to be cleared to prevent further undermining of the mortar and brick fabric. Repointing of the wall is to be carried out generally in a hydraulic lime-based mortar and local replacement of defective brickwork is to be carried out. At the southern end of the wall, the tie to the return wall of the chemical store building is to be reinstated with remedial wall ties. Details of the mortar mix, including the grain of aggregate exposure and the final finish which is to be achieved by use of a traditional churn brush, are required to be submitted to ensure an authentic finish.

Expansion joints are proposed to be built into the wall at intervals along its length to enable a small and safe degree of movement. The submitted drawings indicate that a waterproof filler will be used. The details of this are required to be submitted to ensure that an appropriate product is used.

Lastly, a new gate is proposed to replace the existing pedestrian gate to The Croft (Alpine tearoom), although this is rarely used. Details of the gate and ironmongery together with the fixing mechanism are required to be provided on condition of any approval.

Impact on Conservation Area

National and local policies and legislation protecting heritage assets require that local planning authorities identify the significance of those assets and that planning decisions preserve and enhance them or justify any harm in terms of the public benefits of the proposal.

The asset in this case is the Didsbury St. James Conservation Area which is designated on the basis of its collection of listed buildings, architectural details, and mature green landscaped setting. This includes details such as boundary walls and the numerous trees which give the Conservation Area its arcadian character.

The proposal represents a like-for-like solution to repairing and refurbishing the boundary wall to a park in the Conservation Area. The details submitted in the application indicate that best efforts will be made to retain and re-use as much original fabric as possible which is the preferred conservation-led approach that will preserve and enhance the character of the Conservation Area. Provided that satisfactory details are submitted and approved on condition of any approval prior to works commencing, the proposal will have a positive impact on the Conservation Area. There will also be the public benefit of achieving the safety of pedestrians and vehicles using Millgate Lane and the park. The proposal therefore accords with saved UDP policy DC18.1, Core Strategy policies EN3 and DM1 and with the general guidance within Chapter 16 of the NPPF and Guidance.

Trees

As noted above, there are trees along much of the length of the wall with 3no. Lime trees being in conflict with it approximately aligned with The Croft (Alpine tearooms). The City Arborist

assessed the proposal on site prior to submission of the application and has approved the removal of the 3no. trees to facilitate the rebuilding works provided that mitigation planting is submitted for approval. Trees make a valuable contribution both in terms of their character and potential for supporting biodiversity and removing air pollution. Core Strategy policies EN3, EN9 and EN15 and Chapter 15 of the NPPF, require that any loss of trees is re-provided to secure the identified benefits that they offer. Details of the species, number, location, and size of trees are therefore required to be submitted via a mitigation planting plan as set out in the appended condition below.

Other matters

Comments were received on public notification regarding two issues; the potential for theft of the capping/coping stones and securing residents' access to garages facing the site.

The first issue is covered in the report where the outline schedule of works indicate that the stones will be secured into the wall head by stone dowels.

The second issue is covered in the appended Informative which requires that contractors engage with residents regarding any road closures or obstructions which may temporarily prevent access to their rear garages.

Conclusion

The proposal achieves the aim of securing the wall that is in a precarious state and takes a conservation-led approach which preserves and enhances the character of the heritage asset provided that satisfactory details are submitted and approved on condition of any approval. The conditions are informed by engagement with the Council's Urban Design and Conservation Officer and City Arborist prior to the application being submitted and following a site visit with all parties in June 2020 to identify the issues and scope out the remedial actions reflected in this application.

The proposal accords with the extant policies within the development plan including DC18.1, DM1, EN3, EN9, EN15 and with the general guidance within Chapters 15 and 16 of the National Planning Policy Framework and Guidance documents.

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 local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The application received no objections on notification and has been approved with appropriate conditions in the interests of visual amenity and preservation of the heritage assets.

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 received on the 26th of May 2022 or as stated:

Application form

Location Plan received on the 10th of June 2022

Existing Elevation of Boundary Wall Ref: ZZ-S-5901 P01

Existing Elevation of Phase 2 Ref: 002

Proposed GA Structural Details Ref: ZZ-S-5001 P01

Proposed Wall Elevation Ref: DR B 0013 A received on the 10th of June 2022

AMP/44657.2 - Fletcher Moss Botanical Gardens - Millgate Lane Rebuilding and Repairing Boundary Wall

Schedule of Works Version 1

Topographical Survey Ref: sss-9540

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies EN3, SP1 and DM1 of the Manchester Core Strategy, saved policy DC18.1 of the Unitary Development Plan for the City of Manchester and Chapter 16 of the National Planning Policy Framework.

3) Prior to the commencement of repair works to the boundary wall, a detailed method statement and specification (including material specification for brick, capping/coping stones and the mortar mix including size of aggregates and brushed finish) for the removal, alteration, repair, re-pointing, cleaning and replacement works shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Best endeavours shall be made to use salvage all original brickwork and stonework and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration of the boundary wall, then notification shall be made to the City Council, as Local Planning Authority, prior to the commencing the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure satisfactory restoration and repair of the boundary wall in order to ensure that the historic fabric is retained where possible and appropriate materials are used in the restoration of the wall to secure its future preservation, pursuant to policy EN3 of the Manchester Core Strategy, extant policy DC18.1 of the Unitary Development Plan for the City of Manchester, and to comply with the general guidance within Chapter 16 of the NPPF/NPPG.

4) Notwithstanding the details as set out in condition 2 above, no development shall commence in relation to each of the following items, unless and until final details, including samples to view, of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Samples of any replacement bricks;
- (b) Design, dimensions, profile and materials of the replacement capping / coping stones;
- (c) Details of the HCL mortar mix matched to the original;
- (d) Size and distribution of aggregates and bristle churn brush finish that exposes the arris slightly;
- (e) 4no. 1m² sample boards showing the pointing finishes and brick bond;
- (f) Details, including the product specification of the movement joint filler;
- (g) Dimensions, design, materials, ironmongery and means of fixing any replacement gate.

All of the above shall be implemented in accordance with the approved details before the development commences.

Reason - To ensure satisfactory restoration and repair of the boundary wall in order to ensure that the historic fabric is retained where possible and appropriate materials are used in the restoration of the wall to secure its future preservation, pursuant to policy EN3 of the Manchester Core Strategy, extant policy DC18.1 of the Unitary Development Plan for the City of Manchester, and to comply with the general guidance within Chapter 16 of the NPPF/NPPG.

5) Prior to the works hereby approved commencing, a Mitigation Planting Plan that includes the quantity, species, position, and size of trees that are required to be provided to mitigate for the loss of the 3no. Lime trees on the Millgate Lane elevation that are in conflict with the boundary wall, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The mitigation planting shall be implemented in accordance with the agreed details and retained and maintained at all times thereafter.

Reason - In the interests of visual amenity to preserve and enhance the character of the Conservation Area, including the biodiversity and air quality value afforded by the trees, pursuant to saved UDP policy DC18.1, Core Strategy policies DM1, EN3, EN9 and EN16 and to comply with the general guidance within Chapters 15 and 16 of the NPPF/NPPG.

Informatives

1) The works hereby approved relate to the restoration and refurbishment of the boundary wall and gate only and do not confer or guarantee the removal of the 3no. Lime trees which are identified for removal to facilitate the works as set out in Section 3.1 of the AMP/44657.2 - Fletcher Moss Botanical Gardens - Millgate Lane Rebuilding and Repairing Boundary Wall Schedule of Works Version 1. For the avoidance of doubt, a separate application for Works to

Trees in a Conservation Area will be required to be submitted and approved in writing by the City Council as Local Planning Authority prior to the trees being removed.

2) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

3) Prior to the works hereby approved commencing, the contractor should contact those residents on Kingston Road whose access to rear garages may be impeded by the works, to discuss any temporary restrictions on access or alternative arrangements.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Highway Services
Neighbourhood Team Leader (Arboriculture)
Didsbury Civic Society

1 Skylark Close, Manchester, M20 2FQ
8 Kingston Road, Manchester, M20 2RZ
34 Kingston Road, Manchester, M20 2RZ
26 Kingston Road, Manchester, M20 2RZ
High Bank, Stenner Lane, Manchester, M20 2RQ
803 Wilmslow Road, Manchester, M20 2QR
801 Wilmslow Road, Manchester, M20 2QR
Flat At, Didsbury Hotel, 852 Wilmslow Road, Manchester, M20 2SG
Didsbury Hotel, 852 Wilmslow Road, Manchester, M20 2SG
Flat 8, Kingston Court, Kingston Road, Manchester, M20 2RZ
Flat 7, Kingston Court, Kingston Road, Manchester, M20 2RZ
Flat 6, Kingston Court, Kingston Road, Manchester, M20 2RZ
Flat 5, Kingston Court, Kingston Road, Manchester, M20 2RZ
Flat 4, Kingston Court, Kingston Road, Manchester, M20 2RZ
Flat 3, Kingston Court, Kingston Road, Manchester, M20 2RZ
Flat 2, Kingston Court, Kingston Road, Manchester, M20 2RZ
Flat 1, Kingston Court, Kingston Road, Manchester, M20 2RZ
Newlands, Stenner Lane, Manchester, M20 2RQ
The Croft, Millgate Lane, Didsbury, Manchester, M20 2SW
17 Millgate Lane, Didsbury, Manchester, M20 2SW
6 Kingston Road, Manchester, M20 2RZ
36 Kingston Road, Manchester, M20 2RZ
30 Kingston Road, Manchester, M20 2RZ
24 Kingston Road, Manchester, M20 2RZ
16 Kingston Road, Manchester, M20 2RZ
10 Kingston Road, Manchester, M20 2RZ
Kingston Court, Kingston Road, Manchester, M20 2RZ
805 Wilmslow Road, Manchester, M20 2QR
15 Millgate Lane, Didsbury, Manchester, M20 2SW
13 Millgate Lane, Didsbury, Manchester, M20 2SW
11 Millgate Lane, Didsbury, Manchester, M20 2SW
9 Millgate Lane, Didsbury, Manchester, M20 2SW
7 Millgate Lane, Didsbury, Manchester, M20 2SW
Fernbank, Stenner Lane, Manchester, M20 2RQ
40 Kingston Road, Manchester, M20 2RZ
4 Kingston Road, Manchester, M20 2RZ
32 Kingston Road, Manchester, M20 2RZ
28 Kingston Road, Manchester, M20 2RZ
22 Kingston Road, Manchester, M20 2RZ
20 Kingston Road, Manchester, M20 2RZ
18 Kingston Road, Manchester, M20 2RZ
14 Kingston Road, Manchester, M20 2RZ
12 Kingston Road, Manchester, M20 2RZ
20 Stenner Lane, Manchester, M20 2RQ
18 Stenner Lane, Manchester, M20 2RQ

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

Conservation Area - Didsbury St James Conservation Area 1970

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Green Belt Land - Green Belt Area (LDF)

Green Belt Land - Greater Manchester Green Belt Local Plan 1984

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

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