

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131918/FO/2021

Date registered valid: 17 November 2021

Proposal: Provision of activity space to include mini football pitch and activity areas together with associated lighting in existing park

Address: Ladybarn Park, Bounded By Mauldeth Road, Parsonage Road, And Parrs Wood Road, Manchester, M20 4XA

Ward(s): Withington Ward

Applicant: City in the Community, Manchester City Etihad Stadium, Etihad Campus, Manchester, M11 3FF

Agent (if any): Roberta Paludi, Darntonb3, 4th Floor, 10 South Parade, Leeds, LS1 5QS

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

Recommendation: Approve

Date of recommendation: 22.07.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 2 December 2021

Standard consultations:

Printed: 15 March 2022 Expired: 5 April 2022

Neighbour notifications

Printed: 15 March 2022 Expired: 5 April 2022

Site notice

Posted: 2 December 2021 Expired: 23 December 2021

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site

The site is currently used as a public park open recreation space and contains play equipment, a MUGA, unmarked full size grass pitches, skate park, tennis courts, basketball court, run-loop with markers, outdoor fitness equipment, bowls club, Friends of Ladybarn Park cabins, trim trail, garden areas, raised planters and a picnic areas. The site is within a residential area and has residential properties to the north, east, south and western boundaries. A railway line splits the site from the residential properties on the eastern boundary. Local business on part of the northern boundary along with a school on the majority of the southern boundary. The perimeter of the site is fenced with pedestrian and vehicular access gates located at the corners of the site with some pedestrian only access gates part way down the northern, eastern and western boundaries.

The site has an active bowls club and onsite cabins for The Friends of Ladybarn Park, a community group who help to maintain the park and put on events.

There are mature trees to the perimeter of the site and a line of poplar trees separating the sports pitches with the garden area to the southern section.

Application proposals

The proposals relate to the improvement of provision of new activity space within the existing activity area of the park currently consisting of hardstanding, fencing and associated equipment.

The proposed main pitch is located over the existing MUGA, with ancillary elements in the form of 1v1, football tennis and panna connect to the main pitch via coloured surfacing.

Existing footpaths would remain but will be resurfaced to the perimeter of the main pitch and ancillary areas - including the primary access footpath through the facility. Floodlighting and task lighting is provided as part of the proposed development. The floodlighting is restricted to the main pitch (average 200lux) with the footpath and ancillary areas to have around 75lux similar to street lighting levels. The application is supported by a lighting scheme and details of lumination levels. There would be 4 no. 10m high lighting poles with associated lighting.

All existing trees on site are to be retained with any works within the root protection area of any trees is to comply with the requirements of the submitted arboricultural method statement.

Main Pitch & Surfacing

The main mini-football pitch is 32.0m (L) x 20.0m (W) and is to be an all-weather pitch that will allow football to be played all year round. The pitch allows for small sided football either a single match using the full pitch, or 2 separate games using the smaller cross-play goals. Alternatively the pitch could be used for training, skills and other sports and activities. The goals are to use cargo nets to replicate a traditional football net but using a robust material - these are protected with steel frames.

Rebound boards either side of the main goals are to be printed to provide target practice.

The site is one of two public park sites in Manchester to incorporate a Play Zone Pilot Scheme. The Play Zone facility is to be an innovative take on mini-football, football training and multi-activity spaces.

Due to the proposed works excess ground and soil excavated to enable the works is to be disposed on in the form of a mounded area within the park to the south east of the main pitch area. This mound is to be graded and seeded to form a landscaped element within the park. The location of this mound has been amended since originally submitted to overcome a statutory objection received from Sport England. attached to

Consultations & Notification Responses

Nearby residents were notified of the proposals and a site notice was posted at the Park. 3 comments were submitted in support of the proposals indicating it would be a good addition to the park.

Withington Ward Members - We are emailing regarding the above planning application. As local Councillors, we love Ladybarn Park, and frequently use it. It is the largest green space in Withington Ward, and is very well used by local residents. It is a space where people can socialise, play and relax. It has benefitted not only from investment from the Council, but also from year-round hard work by the Friends group. That work has been rewarded with Gold awards from RHS North West Britain in Bloom, including in 2021.

However, we also know that there is scope for improvement in Ladybarn Park. In particular, the sports area is looking tired and in need of a revamp. We were therefore delighted when City in the Community chose Ladybarn Park as a site for investment. They have worked with us, the Friends group and other local residents, to produce a set of proposals that would vastly improve the existing sports provision. This would help to make Ladybarn Park even more popular with young people wanting to play football and other sports. This fits in with the agenda for a healthier, more active Manchester. Meanwhile, the proposed lighting would benefit park users

who can sometimes feel unsafe when walking through the park after dark. It can potentially also help deal with issues of antisocial behaviour in the park. From the proposals, it is clear that the lighting, which would be operated on a timer, would not be overly obtrusive to residents living on the section of Parsonage Road facing the park.

It is also positive that existing trees, shrubs and borders would not have to be removed or relocated in order to accommodate the proposed development. Nor would the bowling green be affected. Therefore the proposed development would fit in with the existing facilities and attractions in Ladybarn Park.

We are aware that there was an area of potential concern, regarding spoil from construction of the playzone. The proposals are that the spoil is to be landscaped. We would support suggestions to soil and seed the landscaped area to blend in with the surrounding grassland; or alternatively to use this area to create a wild flower garden. This would help improve biodiversity and would support aspirations of the Friends group - and our own aspirations as local Councillors. A greener, more bio-diverse ward is high on our local agenda. It would also have the potential to bring future Britain in Bloom awards.

On the basis of the above, we would therefore strongly support approval of this planning application. We look forward to seeing the proposed improvements becoming a reality, and making Ladybarn Park an even better space for local residents.

Withington Civic Society - The Society supports this planning application and believes the development will be a real asset to the community.

Neighbourhood Services (Parks) - Confirm that the Friends Group and all parties are satisfied and agreed with the mound location.

MCC Environmental Health - Confirm they are satisfied with the remediation strategy for the proposal. Agree that the Noise Impact Assessment does not indicate that the proposals would give rise to impacts in relation to noise although it is recommended that the proposed lighting of the play space be shut off at 9pm and verification that the proposed lighting levels are achieved. Construction working hours are also recommended to be appended to any decision.

Sport England - I can confirm the revised position alleviates Sport England's concerns and the original objection is now withdrawn.

The new Play Zone is located to the north of the wider playing field site, and forms part of the playing field. It is considered the Play Zone is an enhancement to the current outdoor sports facilities and meets Sport England Playing Fields Policy Exception E4, and Planning for Sport Objective 'Enhance':

Exception 4 The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- o of equivalent or better quality, and
- o of equivalent or greater quantity, and
- o in a suitable location, and
- o subject to equivalent or better access

Enhance: to enhance opportunities through better use of existing provision.

The mound is located on natural turf playing field but its revised position meets the following Exception to Sport England's Playing Fields Policy:

E3 - The proposed development affects only land incapable of forming part of a playing pitch and does not:

- o reduce the size of any playing pitch;
- o result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);

- o reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- o result in the loss of other sporting provision or ancillary facilities on the site; or
- o prejudice the use of any part of a playing field and any of its playing pitches.

Given the above assessment Sport England has no objection to this proposal as it meets the requirements of SportEngland's Playing Fields Policy, Sport England's Planning for Sport objectives, and paragraph 99 of the NPPF.

Network Rail - Lighting close to or adjacent to the railway boundary must not impact train drivers ability to perceive signals and therefore all column lighting is recommended to be: White LED; Flat bottom luminaires; Downlit throw lighting; Lighting to be directed away from the railway boundary.

Policy

The following local and national policies and documents are considered relevant in the determination of the application proposals.

National Planning Policy Framework

The Framework has been related to the proposed development, with particular emphasis given to the following:

Chapter 8: Promoting healthy and safe communities

Paragraph 92 states that planning decisions should aim to achieve healthy, inclusive and safe places which:

- a) Promote social interaction;
- b) Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;

Paragraph 92 discusses the importance of providing social, recreational and cultural facilities and services that communities need. It is considered that the proposal would facilitate the use of sports facilities throughout the year and continue to enable their use by the local community.

Paragraph 98 outlines the importance and crucial relationship supplying high quality recreational facilities are for health and well-being of communities, delivering wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. It is not considered that the development would harm residential amenity.

ii. Chapter 12: Achieving well-designed places

Paragraph 126 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 states that planning and decisions should ensure that developments:

- o Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- o Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- o Are sympathetic to local character;
- o Maintain a strong sense of place;
- o Create places that are safe, inclusive and accessible and which promote health and well-being and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

In this case, the development would involve upgrading an existing MUGA with higher quality facilities designed to be sympathetic to the wider recreational park and neighbouring properties. On this basis, it is considered that chapter 12 would be appropriately responded to.

National Planning Policy Guidance (NPPG)

The relevant sections of the NPPG are as follows:

Noise: states that '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.

These largely relate to detailed aspects of a planning submission which are addressed in the following section of the report; the conclusions of the necessary assessments are that the proposal accords with the general principles of the NPPG.

Manchester Core Strategy

Relevant policies include :-

Policy SP1

Policy DM1

Policy EN1

Policies EN 10, 11 and 12

Policy T2

UDP saved Policy DC26 Noise

Issues

Principle of Use

The proposed activity space within the existing playground, includes a mini football pitch with associated lighting and boundary treatment. This proposal is considered to be suitable for the application site as this is not a change of use and merely an upgrade of recreational activities within the existing site. It is deemed that this proposal will upgrade an existing MUGA with higher quality facilities designed to be sympathetic to the wider recreational park and neighbouring properties and therefore relate positively to specific requirements mentioned above within Manchester's Core Strategy and NPPF.

The implementation of higher quality provision is a crucial step in promoting a healthier lifestyle for this local community and in turn helps Manchester's wider strategic health strategies in tackling childhood obesity and mental health issues often seen in young males. The applicant's proposal will in turn provide suitable and a higher degree of recreational activities to be utilised by a wide variety of users. It is therefore deemed that this proposal relates positively to Chapter 8 of the NPPF delivering positive benefits for the local community and supporting efforts to address climate change.

Existing tennis courts and basketball court are to be retained whilst an unused bowling green is to be laid out for small sided football.

Following the amended location of the mound to be created away from active grass playing pitches this form of development within this application site is considered to be acceptable as there will be an improvement in the quality of play facilities which are available at the application site.

Matters which require consideration include the potential impact of the proposal on the neighbouring properties, noise, lighting will be assessed below.

Visual Amenity

The proposed activity space would replace the existing playground area within Ladybarn Park which is in need of an upgrade.

The site is set down from the surrounding road network and is separated by landscaping, boundary planting and railing. Given the existing activity space and furniture on the site the proposals are considered acceptable for the site's location within a public park.

Residential Amenity

The closest residential properties are located to the north of the park on the opposite side of Parsonage Road.

The proposed activity space would be located in the same location of the existing MUGA, with the smaller ancillary play equipment connected to the main pitch. It is therefore not considered that there will be a significant increase in disturbance or any loss in the current privacy of the existing dwellinghouses when compared to the pre-existing situation.

In terms of the additional lighting features, the Lighting Impact System has been assessed by Environmental Health. It is considered that there would be no significant impact from the additional lighting luminaires additionally, the lighting system will be implemented with the luminaires switched off after 9pm. It is therefore considered that the new activity space with associated lighting treatment would not significantly impact on residential amenity.

It is acknowledged that the introduction of the ancillary play facilities and the 3 sets of football goals, and rebound boards within the proposed MUGA facility may give rise to an increase in noise locally when in use compared to the existing MUGA. However, it is considered that any increase in noise would be limited to when the facility is in use and given this proposal is an upgrade of facilities and not a change of use it is deemed the additional noise from the scheme will be insignificant. Furthermore, Environmental Health have reviewed the submitted noise assessment and are satisfied that the proposals subject to the condition regarding lighting switch off times, are acceptable.

On balance it is therefore considered given the like for like nature of the proposal and the mitigating factors of the lighting system that the proposals would not give rise to unacceptable impacts on residential amenity.

Ground conditions

A contaminated land report, including preliminary assessment, desk top study and remediation strategy investigating the site in terms of ground contamination and water has been submitted. Environmental Health has considered the information and recommend that on completion of the works, a verification report shall be submitted.

Trees

There are no trees, bushes or shrubs being affected as a result of these proposals, although one category U tree is identified for removal. An arboricultural method statement has been submitted and it is recommended that an appropriately worded condition is attached to any approval.

Lighting

The proposal would include the installation of erecting floodlights for the proposed MUGA and pathway, these would be installed on 4no. 10m poles.

The proposals have been considered and the submitted scheme is considered acceptable save for a condition to verify that the proposed scheme is implemented in accordance with the recommendations set out in the report.

Drainage

The proposal would not introduce any additional non-porous material to the existing site, with the existing non-porous material being upgraded with higher quality materials within the designated football pitch. As such the drainage within the site would not alter from the existing.

Landscaping

The proposed mound would need to be appropriately landscaped to ensure it assimilates into the setting of the park in an appropriate manner. It is proposed to attach a condition for the final details of this to be submitted for approval.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner to resolve any issues that arose in dealing with the planning application. The original submission raised initial concerns about the overspill lighting features, ground contamination and the additional noise generated across the activity space, further details were submitted to deal with these matters and appropriate conditions are proposed.

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 documents and drawings:

Plan ref: 13034 DBS S01 ZZ DR A 90103 P6 Proposed Site Plan

Plan ref: 13034 DB3 B01 XX DR A 90105 P3 Remediation Plan

Plan ref: 13034 DBS S01 ZZ DR A 90104 P2 Site Sections

Plan Ref: 13034-DB3-B0X-XX-DR-A-90201 Rev P3 Equipment A Football Panna

Plan Ref: 13034-DB3-B0X-XX-DR-A-90202 Rev P3 Equipment B Football Tennis

Plan Ref: 13034-DB3-B0X-XX-DR-A-90203 Rev P3 Equipment C Passing Squares

Plan Ref: 13034-DB3-B0X-XX-DR-A-90204 Rev P4 Equipment D Large Goal

Plan Ref: 13034-DB3-B0X-XX-DR-A-90205 Rev P4 Equipment E Play Cross Goal

Plan Ref: 13034-DB3-B0X-XX-DR-A-90206 Rev P4 Equipment F Large Goal

Plan Ref: 13034-DB3-B0X-XX-DR-A-90209 Rev P2 Equipment J Run Loop Markers

Plan Ref: 13034-DB3-B0X-XX-DR-A-902014 Rev P4 Equipment I Large Goal + 1v1+Basketball

Plan Ref: 13034-DB3-B0X-XX-DR-A-902015 Rev P3 Equipment P Full Height Fence Panel

Plan Ref: 13034-DB3-B0X-XX-DR-A-902016 Rev P3 Equipment Q Mini Fence

Plan Ref: 13034 DB3 B02 XX DR E 002 Rev B Electrical Services Layout

All as received by the City Council on the 13th October 2021

Plan Ref: BS 5837:2012 No. 18-1673.02 Arboricultural Survey

Plan Ref: BS 5837:2012 No. 18-1673.04 Arboricultural Survey

Design & Access Statement ref: 13034-DB3-B01-ZZ-RP-A-00007

Construction (Design & Management) Regulations 2015- Residual Risk Assessment Form

Construction (Design & Management) Regulations 2015- Cleaning Access & Maintenance Statement

Electrical Services Performance Specification

Geo-Environmental Assessment ref: 18-1673.04

Remediation and Verification Strategy ref: 18-1637.04

Design and Access Statement 13034-DB3-B02-ZZ-RP-A-00008 Rev B

BS 5837:2012 Arboricultural Survey November 2019 Delta-Simons Project No. 18-1673.02

Preliminary Geo-Environmental Risk Assessment November 2019 Delta-Simons Project No. 18-1673.04

The documents and drawings stated above were stamped as received by the City Council as Local Planning Authority on 13 October 2021.

Plan Ref: 13034 DB3 B02 XX DR A 90105 P4 Remediation Moundings as received by the City Council as Local Planning Authority on 14th March 2022

Noise Impact Assessment February 2022 ref 18-1673.05 prepared by Delta Simons as received by the City Council as local planning authority on the 28th February 2022

Musco Lighting 203647A 'Lighting System' as received by the City Council as local planning authority on the 12th January 2022

Musco LED Lighting Drawing 203646 as received by the City Council as local planning authority on the 22nd January 2022

Reason - To ensure that the development is carried out in accordance with the approved plans., pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Prior to first use of development a verification report will be required to validate that the work undertaken in relation to the approved lighting scheme throughout the development conforms to the recommendations and requirement in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with

any measures required to ensure compliance with the criteria. Any additional mitigation measures should be implemented within a timescale agreed in writing by City Council, as Local Planning Authority.

Reason - To ensure an appropriate lighting scheme is installed, pursuant to policy DM1 of the Core Strategy.

4) The operating hours of the approved lighting system are as follows:

Monday-Sunday- Lights shall be switched off at 9pm

The operating hours of the lighting system shall remain in place for as long as the development remains in use.

Reason- To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5837 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety pursuant to policies DM1 and EN18 of the Core Strategy.

7) Prior to the first use of the development hereby approved a soft landscaping scheme for the mound features identified on the approved drawings shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the development is first used. If within a period of 5 years from the date of the planting of any tree or shrub planted as part of any scheme, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

-Monday - Friday: 7.30am - 6pm

-Saturday: 8.30am - 2pm

-Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
Environmental Health
Parks & Events
Greater Manchester Police
Network Rail
Network Rail
Sport England
Environmental Health
Parks & Events
Sport England
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police

150 Parsonage Road, Manchester, M20 4WY
12 Weld Road, Manchester, M20 4WE
Flat 5, Alcock Court, 177 Mauldeth Road, Manchester, M14 6DH
6 St Georges Road, Manchester, M14 6SZ
147 Parsonage Road, Manchester, M20 4NL
21 Parrs Wood Road, Manchester, M20 4WJ
40 Parrs Wood Road, Manchester, M20 4RW
2 Weld Road, Manchester, M20 4WE
135 Parsonage Road, Manchester, M20 4WZ
137 Parsonage Road, Manchester, M20 4WZ
12 Aubrey Road, Manchester, M14 6SE
10 Aubrey Road, Manchester, M14 6SE
2 Aubrey Road, Manchester, M14 6SE
155 Parsonage Road, Manchester, M20 4NL
36 Parrs Wood Road, Manchester, M20 4RB
Flat 3, 173 Mauldeth Road, Manchester, M14 6SG
Flat 2, 173 Mauldeth Road, Manchester, M14 6SG
Flat 1, 173 Mauldeth Road, Manchester, M14 6SG
27 Parrs Wood Road, Manchester, M20 4WJ
6 Aubrey Road, Manchester, M14 6SE
2 St Georges Road, Manchester, M14 6SZ
9 St Georges Road, Manchester, M14 6SX
148 Mauldeth Road, Manchester, M14 6SQ
163 Mauldeth Road, Manchester, M14 6SG
Ocean Dental, 169 Mauldeth Road, Manchester, M14 6SG
154 Parsonage Road, Manchester, M20 4WY
173 Parsonage Road, Manchester, M20 4NL
171 Parsonage Road, Manchester, M20 4NL
165 Parsonage Road, Manchester, M20 4NL
161 Parsonage Road, Manchester, M20 4NL
153 Parsonage Road, Manchester, M20 4NL
60 Parrs Wood Road, Manchester, M20 4RW
58 Parrs Wood Road, Manchester, M20 4RW
54 Parrs Wood Road, Manchester, M20 4RW
4 Weld Road, Manchester, M20 4WE
62 Parrs Wood Road, Manchester, M20 4RW
52 Parrs Wood Road, Manchester, M20 4RW
133 Parsonage Road, Manchester, M20 4WZ
64 Parrs Wood Road, Manchester, M20 4RW

18 Weld Road, Manchester, M20 4WE
131 Parsonage Road, Manchester, M20 4WZ
1 St Georges Road, Manchester, M14 6SX
51 Parrs Wood Road, Manchester, M20 4SH
22 Meredith Street, Manchester, M14 6ST
137 Mauldeth Road, Manchester, M14 6SR
43 Parrs Wood Road, Manchester, M20 4SH
37 Parrs Wood Road, Manchester, M20 4SH
29 Meredith Street, Manchester, M14 6ST
4 Aubrey Road, Manchester, M14 6SE
8 Weld Road, Manchester, M20 4WE
139A Mauldeth Road, Manchester, M14 6SR
147 Mauldeth Road, Manchester, M14 6SR
1 Whimberry Way, Manchester, M20 4SG
153 Mauldeth Road, Manchester, M14 6SR
53 Parrs Wood Road, Manchester, M20 4SH
5 Talbot Road, Manchester, M14 6TA
23 Parrs Wood Road, Manchester, M20 4WJ
155 Mauldeth Road, Manchester, M14 6SR
4 Talbot Road, Manchester, M14 6TB
30 Parrs Wood Road, Manchester, M20 4RB
16 Weld Road, Manchester, M20 4WE
25 Parrs Wood Road, Manchester, M20 4WJ
Mauldeth Pharmacy, 139 Mauldeth Road, Manchester, M14 6SR
143 Mauldeth Road, Manchester, M14 6SR
4 St Georges Road, Manchester, M14 6SZ
10 St Georges Road, Manchester, M14 6SZ
28 Parrs Wood Road, Manchester, M20 4RB
7 Whimberry Way, Manchester, M20 4SG
151 Parsonage Road, Manchester, M20 4NL
19 Parrs Wood Road, Manchester, M20 4WJ
34 Parrs Wood Road, Manchester, M20 4RB
50 Parrs Wood Road, Manchester, M20 4RW
13 St Georges Road, Manchester, M14 6SX
11 St Georges Road, Manchester, M14 6SX
32 Parrs Wood Road, Manchester, M20 4RB
169A Mauldeth Road, Manchester, M14 6SG
Mauldeth Road Primary School, Mauldeth Road, Manchester, M14 6SG
138 Mauldeth Road, Manchester, M14 6SQ
47 Parrs Wood Road, Manchester, M20 4SH
161 Mauldeth Road, Manchester, M14 6SG
146 Mauldeth Road, Manchester, M14 6SQ
25 Meredith Street, Manchester, M14 6ST
149 Mauldeth Road, Manchester, M14 6SR
159 Mauldeth Road, Manchester, M14 6SG
151 Mauldeth Road, Manchester, M14 6SR
66 Parrs Wood Road, Manchester, M20 4RP
68 Parrs Wood Road, Manchester, M20 4RP
17 Whimberry Way, Manchester, M20 4SG
6A Aubrey Road, Manchester, M14 6SE
155A Mauldeth Road, Manchester, M14 6SR
Flat 1, 2 Talbot Road, Manchester, M14 6TB
Flat 2, 2 Talbot Road, Manchester, M14 6TB
42 Parrs Wood Road, Manchester, M20 4RW

48 Parrs Wood Road, Manchester, M20 4RW
46 Parrs Wood Road, Manchester, M20 4RW
44 Parrs Wood Road, Manchester, M20 4RW
38 Parrs Wood Road, Manchester, M20 4RW
148 Parsonage Road, Manchester, M20 4WY
142 Parsonage Road, Manchester, M20 4WY
146 Parsonage Road, Manchester, M20 4WY
144 Parsonage Road, Manchester, M20 4WY
152 Parsonage Road, Manchester, M20 4WY
130 Mauldeth Road, Manchester, M14 6SQ
131 Mauldeth Road, Manchester, M14 6SR
140 Mauldeth Road, Manchester, M14 6SQ
134 Mauldeth Road, Manchester, M14 6SQ
144 Mauldeth Road, Manchester, M14 6SQ
25 Whimberry Way, Manchester, M20 4SG
15 Whimberry Way, Manchester, M20 4SG
23 Whimberry Way, Manchester, M20 4SG
21 Whimberry Way, Manchester, M20 4SG
19 Whimberry Way, Manchester, M20 4SG
11 Whimberry Way, Manchester, M20 4SG
9 Whimberry Way, Manchester, M20 4SG
3 Whimberry Way, Manchester, M20 4SG
39 Parrs Wood Road, Manchester, M20 4SH
49 Parrs Wood Road, Manchester, M20 4SH
45 Parrs Wood Road, Manchester, M20 4SH
41 Parrs Wood Road, Manchester, M20 4SH
136 Mauldeth Road, Manchester, M14 6SQ
5 Whimberry Way, Manchester, M20 4SG
8 Aubrey Road, Manchester, M14 6SE
145 Mauldeth Road, Manchester, M14 6SR
132 Mauldeth Road, Manchester, M14 6SQ
135 Mauldeth Road, Manchester, M14 6SR
133 Mauldeth Road, Manchester, M14 6SR
129 Mauldeth Road, Manchester, M14 6SR
142 Mauldeth Road, Manchester, M14 6SQ
Flat 11, Alcock Court, 177 Mauldeth Road, Manchester, M14 6DH
14 Weld Road, Manchester, M20 4WE
141 Parsonage Road, Manchester, M20 4WZ
Flat 7, Alcock Court, 177 Mauldeth Road, Manchester, M14 6DH
Flat 3, Alcock Court, 177 Mauldeth Road, Manchester, M14 6DH
Flat 1, Alcock Court, 177 Mauldeth Road, Manchester, M14 6DH
26 Parrs Wood Road, Manchester, M20 4NJ
175 Parsonage Road, Manchester, M20 4NL
159 Parsonage Road, Manchester, M20 4NL
143 Parsonage Road, Manchester, M20 4NL
14 Aubrey Road, Manchester, M14 6SE
56 Parrs Wood Road, Manchester, M20 4RW
8 St Georges Road, Manchester, M14 6SZ
157 Mauldeth Road, Manchester, M14 6SG
29 Parrs Wood Road, Manchester, M20 4WJ
Flat 9, Alcock Court, 177 Mauldeth Road, Manchester, M14 6DH
Flat 2, Alcock Court, 177 Mauldeth Road, Manchester, M14 6DH
Workshop Next To 1, Talbot Road, Manchester, M14 6TA
1A Talbot Road, Manchester, M14 6TA

169 Parsonage Road, Manchester, M20 4NL
6 Weld Road, Manchester, M20 4WE
10 Weld Road, Manchester, M20 4WE
20 Weld Road, Manchester, M20 4WE
171 Mauldeth Road, Manchester, M14 6SG
2 Talbot Road, Manchester, M14 6TB
Flat 13, Alcock Court, 177 Mauldeth Road, Manchester, M14 6DH
Flat 6, Alcock Court, 177 Mauldeth Road, Manchester, M14 6DH
Flat 8, Alcock Court, 177 Mauldeth Road, Manchester, M14 6DH
Flat 14, Alcock Court, 177 Mauldeth Road, Manchester, M14 6DH
Flat 10, Alcock Court, 177 Mauldeth Road, Manchester, M14 6DH
Flat 4, Alcock Court, 177 Mauldeth Road, Manchester, M14 6DH
Flat 12, Alcock Court, 177 Mauldeth Road, Manchester, M14 6DH
Flat 1, 175 Mauldeth Road, Manchester, M14 6SG
Flat 2, 175 Mauldeth Road, Manchester, M14 6SG
Flat 3, 175 Mauldeth Road, Manchester, M14 6SG
139 Parsonage Road, Manchester, M20 4WZ
31 Parrs Wood Road, Manchester, M20 4WJ
141 Mauldeth Road, Manchester, M14 6SR
27 Meredith Street, Manchester, M14 6ST
157 Parsonage Road, Manchester, M20 4NL
163 Parsonage Road, Manchester, M20 4NL
149 Parsonage Road, Manchester, M20 4NL
167 Parsonage Road, Manchester, M20 4NL
145 Parsonage Road, Manchester, M20 4NL
7 Talbot Road, Manchester, M14 6TA
3 Talbot Road, Manchester, M14 6TA
140 Parsonage Road, Manchester, M20 4WY

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH