

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133377/FO/2022

Date registered valid: 21 April 2022

Proposal: Erection of three single storey vehicle preparation buildings adjacent to Scarcroft Road frontage.

Address: Adt Auctions Plc , Redgate Lane, Manchester, M12 4RX

Ward(s): Longsight Ward

Applicant: Mr J Clifford BCA Ltd Adt Auctions Plc , Redgate Lane, Manchester, M12 4RX

Agent (if any): Steve Bell GHP Architects Empire House, Mulcture Hall Road, Halifax, HX1 1SP

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 June 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 27 April 2022 Expired: 18 May 2022

Neighbour notifications

Printed: 27 April 2022 Expired: 18 May 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

This application relates to the site of British Car Auctions, a recently extended operation following the granting of planning permission in July 2015 (107679/FO/2014/N2), which allowed the existing car auctions site, located to the east of Pottery Lane, to expand onto the land on the west side of Pottery Lane. The operation comprises auction buildings, offices, and large expanses of car storage and staff/customer parking areas within the site which is effectively split into two, on either side of Pottery Lane.

The site to the east of Pottery Lane (i.e. the original site) contains the main office/headquarters, in the centre of the site and otherwise largely comprises of areas of car parking other than 2 open canopies, to the west of the site, and a commercial auctions building, towards the north east corner of the site, close to the junction of Hyde Road and Scarcroft Road. In close proximity, to this commercial auction building, it is proposed to erect three detached single storey buildings for the purpose of vehicle preparation in association with the main use of the site.

The applicants state that due to changes in their ways of operating, including a move to online auction activity, they need to re-organise how vehicles are prepared, appraised and imaged, to ensure that customers are fully informed about vehicle condition prior to purchase. Customers now participate in auctions online and having full knowledge of vehicle condition is considered essential in this process, which has led to the need to provide enhanced vehicle preparation facilities which are the subject of this application.

This application comprises of 3 buildings with the following floorspace:

Prep building - 130 square metres

Prep building - 110 square metres

Valet building - 250 square metres.

The prep buildings are both enclosed units, whilst the valet building has a rectangular shape and is open along both its shorter ends, so it is more of an open canopy type structure.

The valet building is therefore the largest and would be located adjacent to the Scarcroft Road boundary of the site. It would have a sloping roof with an eaves height of 4.2 metres and a ridge height of around 6.7 metres. The Vehicle Prep Buildings would be located adjacent to the south side, of the commercial auction building, each with a flat roof and with a height of 3.9 metres and 3.0 metres respectively. The proposed buildings would be constructed with metal clad walls and the valet building would have a PVC roof.

The proposed hours of operation are 7.30 am to 6.00pm, Monday to Saturday.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Highway Services - Made the following original comments:

No details are provided of the position of the new buildings relative to the existing car park arrangement, so they are unable to comment on the adequacy of the revised internal layout in relation to motor vehicle and pedestrian movements.

It is not clear how much parking would be lost as a result of the development, but it would appear that this would be minimal.

In the absence of any waste management details, it is assumed that the existing arrangements would still apply.

In response, the applicant confirmed that;

These proposed buildings are within the auction stock storage area and do not impact on existing car parking or pedestrian routes.

No parking will be lost as a result of the development.

The existing waste management arrangements would remain.

On this basis, Highway Services confirmed that they have no objections to the application.

Strategic Area and Citywide Support Manager - Recommends that conditions are attached, to any permission, relating to construction management, hours of operation (as applied for) and servicing.

Flood Risk Management Unit - Recommend that a condition is attached, to any permission, in relation to surface water drainage.

Greater Manchester Police - Made the following comments:

The installation of the modular buildings should not affect the existing security measures of the site. The modular buildings should be of a fire-proof construction and include security-rated doors and shutters tested to LPS 1175, Security Rating 2. It should be covered by a monitored alarm system and the site CCTV. In other respects the proposal appears acceptable in relation to security. This information has been included as an informative.

Issues

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;

b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 127).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed

guidance may be given within a supplementary planning document:-

- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Saved policy E3.3 relates to sites along radial routes, which includes Hyde Road, and seeks to ensure that all new development, along these routes, is of the highest quality.

Saved policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources, which are effectively outside planning control.

Principle of development - The site is an extensive car auction operation and the proposal represents works to cope with the changing ways of working, of the business. The uses are therefore compatible with the existing use of the site and the proposed works are therefore considered to be acceptable in principle.

Visual impact of works (valet building) - At 6.7 metres high, to the apex, the proposed valet building is slightly smaller than the existing 7 metre high auction building. It would not be easily visible from Hyde Road, being approximately 75 metres from that road frontage and although it would sit close to the Scarcroft Road boundary, existing boundary treatment here would largely obscure the building, which would not therefore sit higher than the existing adjoining building. It would be approximately 80 metres from the nearest residential properties, on Bracewell Close, and it is not therefore considered that the building would have any adverse visual impact upon the locality.

Visual impact of works (prep buildings) - These are much smaller than the valet building and would sit adjacent to the southern boundary of the existing auction building. They would not therefore be visible, from Hyde Road, and would be largely obscured, from Scarcroft Road, by the proposed valet building. It is therefore considered that these buildings would have a minimal visual impact.

The buildings are all finished in an industrial type cladding, which would be in keeping with the existing buildings on site, subject to approval of the proposed final materials.

Residential amenity - The closest, of the 3 buildings, would be approximately 80 metres from the nearest residential properties and the proposed hours of operation are during the normal working day, Monday to Saturday, and are considered acceptable to Environmental Health. It is a complimentary activity, to the existing operation of the site, and it is not expected that they would lead to any significant increase in any disturbance that the business currently causes to nearby residents.

Car parking/circulation - The applicant states that the buildings are located in such a way as to provide a site circulation pattern which allows BCA to operate this process efficiently within the overall site circulation. They state that the proposed buildings are within the auction stock storage area and do not impact on existing car parking or pedestrian routes. Highways Services, consequently, do not have any concerns about this proposal, which should not necessitate the need for and additional vehicular movements to/from the site.

Trees – the proposed valet building would be located close to the access from Scarcroft Road. The existing boundary to Scarcroft Road has a tree lined landscaped buffer. Whilst the detail on the submitted application forms indicate that proposed building would not necessitate the removal of trees, it is recommended that a tree protection condition is attached to any approval to safeguard the trees during the construction process.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, clarification was sought in relation to car parking/circulation arrangements and hours of operation.

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:

Drawings numbered 00 rev A, P200 rev A, P201, P301 rev A, and the Design and Access statement, all stamped as received by the City Council, as Local Planning Authority, on 30 March 2022.

Drawings numbered P100 rev B and P302, stamped as received by the City Council, as Local Planning Authority, on 21 April 2022.

Email from Steve Bell, dated 15 June 2022, which confirms the hours of operation.

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.

3) No above ground works, in relation to the development that is hereby approved, shall commence unless and until samples and specifications of all materials to be used on all external elevations of the buildings have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented using the approved materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to saved policy E3.3 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The buildings hereby approved shall not be operational on Sundays, or Bank Holidays, and on all other days they shall only be operational during the following hours:
7.30am to 6.00pm Mondays to Saturdays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

5) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 7.30 am to 8.00 pm, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

6) Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Manchester Core Strategy.

7) Prior to the commencement of development, a demolition/construction (delete as appropriate) management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

Hours of working
Measures to control noise and vibration;
Dust suppression measures;
Compound locations where relevant;
Details of an emergency contact telephone number;
A community consultation plan; and
Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

8) In this condition "retained tree" means an existing tree, shrub or hedge which is located in an existing landscaped buffer within the east of the site along the boundary with Scarcroft Road; 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 5387 (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.

Informatives

1) The installation of the modular buildings should not affect the existing security measures of the site. The modular buildings should be of a fire-proof construction and include security-rated doors and shutters tested to LPS 1175, Security Rating 2. It should be covered by a monitored alarm system and the site CCTV.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

British Car Auction Manchester, 390 Hyde Road, Manchester, M12 4BD
11A Coalburn Street, Manchester, M12 5WG
32 Sarnesfield Close, Manchester, M12 4PZ
Aria House, 2 Belle Vue Avenue, Manchester, M12 4AS
Quattro Park, Redgate Lane, Manchester, M12 4RZ
Montague Panton Animal Hospital, 50 Redgate Lane, Manchester, M12 4RZ
24 Hoyland Close, Manchester, M12 5EW
Flat At, Travellers Call, 521 - 523 Hyde Road, Manchester, M12 5FL
477 Hyde Road, Manchester, M12 5FL
14 Penroyson Close, Manchester, M12 5FN
384 Hyde Road, Manchester, M12 4SA
Storm Car Wash, Boundary Street, Manchester, M12 5NG
Flat At, Imperial Inn, 9 Birch Street, Manchester, M12 5HF
7 Foxley Walk, Manchester, M12 4JZ
545 Hyde Road, Manchester, M12 5NQ
34 Sarnesfield Close, Manchester, M12 4PZ
2 Deepdene Street, Manchester, M12 5TT
61 Lawnswood Road, Manchester, M12 5UB
22 Collington Close, Manchester, M12 4UJ
Kiosk Rear Of 565 Hyde Road, Boundary Street, Manchester, M12 5NG
47 Lawnswood Road, Manchester, M12 5UA
16 Sarnesfield Close, Manchester, M12 4PZ
23 Tarrington Close, Manchester, M12 4TB
15 Thoraby Close, Manchester, M12 4NW
29 Lockhart Close, Manchester, M12 4JY
20 Lockhart Close, Manchester, M12 4JY
42 Birch Street, Manchester, M12 5NT
11 Thoraby Close, Manchester, M12 4NW
14 Great Jones Street, Manchester, M12 5NX
55 Lawnswood Road, Manchester, M12 5UB
59 Lawnswood Road, Manchester, M12 5UB
26 Abbotsbury Close, Manchester, M12 5EQ
30 Abbotsbury Close, Manchester, M12 5EQ
58 Lawnswood Road, Manchester, M12 5UB
62 Lawnswood Road, Manchester, M12 5UB
64 Lawnswood Road, Manchester, M12 5UB
32 Donnison Street, Manchester, M12 5FR
28 Donnison Street, Manchester, M12 5FR
Flat 102, Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
Flat 3, Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
19 Donnison Street, Manchester, M12 5FR
Flat 304, West Side View, 20 Donnison Street, Manchester, M12 5FR
Flat 2, West Side View, 20 Donnison Street, Manchester, M12 5FR
Travellers Call, 521 - 523 Hyde Road, Manchester, M12 5FL
Travelodge Manchester Sportcity, Birch Street, Manchester, M12 5NT
33 Ellen Wilkinson Crescent, Manchester, M12 4JU
34 Great Jones Street, Manchester, M12 5NX

21 Bracewell Close, Manchester, M12 5WQ
2 Bracewell Close, Manchester, M12 5WQ
1 Rigton Close, Manchester, M12 4WW
4 Lockhart Close, Manchester, M12 4JY
14 Lockhart Close, Manchester, M12 4JY
41 Ellen Wilkinson Crescent, Manchester, M12 4JU
2 Iqbal Close, Manchester, M12 4TD
7 Penroyson Close, Manchester, M12 5FN
39 Lawnswood Road, Manchester, M12 5UA
10 Thoraby Close, Manchester, M12 4NW
7 Coalburn Street, Manchester, M12 5WG
15 Coalburn Street, Manchester, M12 5WG
11 Coalburn Street, Manchester, M12 5WG
2 Rigton Close, Manchester, M12 4WW
10 Sarnesfield Close, Manchester, M12 4PZ
28 Great Jones Street, Manchester, M12 5NX
4 Bracewell Close, Manchester, M12 5WQ
38 Abbotsbury Close, Manchester, M12 5EQ
52 Lawnswood Road, Manchester, M12 5UB
22 Donnison Street, Manchester, M12 5FR
Flat 302, Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
Flat 204, Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
Flat 4, Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
Flat 2, Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
23 Donnison Street, Manchester, M12 5FR
Flat 101, West Side View, 20 Donnison Street, Manchester, M12 5FR
West Side View, 20 Donnison Street, Manchester, M12 5FR
9 Iqbal Close, Manchester, M12 4TD
10 Lockhart Close, Manchester, M12 4JY
37 Ellen Wilkinson Crescent, Manchester, M12 4JU
25 Ellen Wilkinson Crescent, Manchester, M12 4JU
21 Ellen Wilkinson Crescent, Manchester, M12 4JU
4 Tarrington Close, Manchester, M12 4TB
24 Tarrington Close, Manchester, M12 4TB
9 Coalburn Street, Manchester, M12 5WG
17 Thoraby Close, Manchester, M12 4NW
5 Foxley Walk, Manchester, M12 4JZ
6 Great Jones Street, Manchester, M12 5NX
32 Great Jones Street, Manchester, M12 5NX
34 Abbotsbury Close, Manchester, M12 5EQ
40 Abbotsbury Close, Manchester, M12 5EQ
50 Lawnswood Road, Manchester, M12 5UB
60 Lawnswood Road, Manchester, M12 5UB
66 Lawnswood Road, Manchester, M12 5UB
Flat 201, Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
Unit 1, Quattro Park, Redgate Lane, Manchester, M12 4RZ
Flat 303, West Side View, 20 Donnison Street, Manchester, M12 5FR
Flat 301, West Side View, 20 Donnison Street, Manchester, M12 5FR
Flat 201, West Side View, 20 Donnison Street, Manchester, M12 5FR
Flat 103, West Side View, 20 Donnison Street, Manchester, M12 5FR
40 Great Jones Street, Manchester, M12 5NX
1 Bracewell Close, Manchester, M12 5WQ
6 Sarnesfield Close, Manchester, M12 4PZ

14 Sarnesfield Close, Manchester, M12 4PZ
39 Ellen Wilkinson Crescent, Manchester, M12 4JU
38 Great Jones Street, Manchester, M12 5NX
5 Rigton Close, Manchester, M12 4WW
43 Ellen Wilkinson Crescent, Manchester, M12 4JU
6 Tarrington Close, Manchester, M12 4TB
10 Iqbal Close, Manchester, M12 4TD
4 Iqbal Close, Manchester, M12 4TD
16 Tarrington Close, Manchester, M12 4TB
22 Sarnesfield Close, Manchester, M12 4PZ
3 Penroyson Close, Manchester, M12 5FN
8 Penroyson Close, Manchester, M12 5FN
18 Collington Close, Manchester, M12 4UJ
22 Great Jones Street, Manchester, M12 5NX
3 Coalburn Street, Manchester, M12 5WG
2 Sarnesfield Close, Manchester, M12 4PZ
16 Great Jones Street, Manchester, M12 5NX
8 Bracewell Close, Manchester, M12 5WQ
5 Bracewell Close, Manchester, M12 5WQ
24 Donnison Street, Manchester, M12 5FR
Flat 104, Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
Flat 203, West Side View, 20 Donnison Street, Manchester, M12 5FR
Flat 104, West Side View, 20 Donnison Street, Manchester, M12 5FR
Flat 4, West Side View, 20 Donnison Street, Manchester, M12 5FR
3 Bracewell Close, Manchester, M12 5WQ
22 Lockhart Close, Manchester, M12 4JY
2 Tarrington Close, Manchester, M12 4TB
3 Iqbal Close, Manchester, M12 4TD
Belle Vue Works, Boundary Street, Manchester, M12 5NG
9 Bracewell Close, Manchester, M12 5WQ
18 Bracewell Close, Manchester, M12 5WQ
17 Bracewell Close, Manchester, M12 5WQ
25 Tarrington Close, Manchester, M12 4TB
12 Tarrington Close, Manchester, M12 4TB
12 Sarnesfield Close, Manchester, M12 4PZ
12 Thoraby Close, Manchester, M12 4NW
12 Iqbal Close, Manchester, M12 4TD
16 Penroyson Close, Manchester, M12 5FN
21 Collington Close, Manchester, M12 4UJ
13 Bracewell Close, Manchester, M12 5WQ
12 Great Jones Street, Manchester, M12 5NX
10 Great Jones Street, Manchester, M12 5NX
641 Hyde Road, Manchester, M12 5PS
40 Birch Street, Manchester, M12 5NT
38 Birch Street, Manchester, M12 5NT
2 Penroyson Close, Manchester, M12 5FN
4 Penroyson Close, Manchester, M12 5FN
18 Penroyson Close, Manchester, M12 5FN
12 Penroyson Close, Manchester, M12 5FN
6 Penroyson Close, Manchester, M12 5FN
18 Great Jones Street, Manchester, M12 5NX
13 Coalburn Street, Manchester, M12 5WG
27 Lockhart Close, Manchester, M12 4JY
9 Thoraby Close, Manchester, M12 4NW

28 Sarnesfield Close, Manchester, M12 4PZ
5 Coalburn Street, Manchester, M12 5WG
16 Bracewell Close, Manchester, M12 5WQ
15 Bracewell Close, Manchester, M12 5WQ
14 Bracewell Close, Manchester, M12 5WQ
10 Bracewell Close, Manchester, M12 5WQ
1 Coalburn Street, Manchester, M12 5WG
565 Hyde Road, Manchester, M12 5NQ
51 Lawnswood Road, Manchester, M12 5UA
45 Lawnswood Road, Manchester, M12 5UA
41 Lawnswood Road, Manchester, M12 5UA
43 Lawnswood Road, Manchester, M12 5UA
49 Lawnswood Road, Manchester, M12 5UA
8 Sarnesfield Close, Manchester, M12 4PZ
24 Abbotsbury Close, Manchester, M12 5EQ
21 Donnison Street, Manchester, M12 5FR
32 Abbotsbury Close, Manchester, M12 5EQ
22 Abbotsbury Close, Manchester, M12 5EQ
28 Abbotsbury Close, Manchester, M12 5EQ
30 Sarnesfield Close, Manchester, M12 4PZ
26 Sarnesfield Close, Manchester, M12 4PZ
44 Birch Street, Manchester, M12 5NT
48 Birch Street, Manchester, M12 5NT
46 Birch Street, Manchester, M12 5NT
5 Iqbal Close, Manchester, M12 4TD
1 Foxley Walk, Manchester, M12 4JZ
36 Great Jones Street, Manchester, M12 5NX
30 Great Jones Street, Manchester, M12 5NX
26 Great Jones Street, Manchester, M12 5NX
10 Penroyson Close, Manchester, M12 5FN
26 Hoyland Close, Manchester, M12 5EW
7 Rigton Close, Manchester, M12 4WW
20 Great Jones Street, Manchester, M12 5NX
36 Abbotsbury Close, Manchester, M12 5EQ
Flat 203, Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
Flat 202, Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
Flat 103, Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
Flat 1, Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
Flat 1, West Side View, 20 Donnison Street, Manchester, M12 5FR
Former Indulge Suite, Hyde Road, Manchester, M12 5AL
29 Ellen Wilkinson Crescent, Manchester, M12 4JU
23 Ellen Wilkinson Crescent, Manchester, M12 4JU
3 Foxley Walk, Manchester, M12 4JZ
18 Lockhart Close, Manchester, M12 4JY
31 Ellen Wilkinson Crescent, Manchester, M12 4JU
27 Ellen Wilkinson Crescent, Manchester, M12 4JU
6 Iqbal Close, Manchester, M12 4TD
1 Iqbal Close, Manchester, M12 4TD
11A Thoraby Close, Manchester, M12 4NW
24 Sarnesfield Close, Manchester, M12 4PZ
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57 Lawnswood Road, Manchester, M12 5UB
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16 Hoyland Close, Manchester, M12 5EW
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7 Iqbal Close, Manchester, M12 4TD
20 Tarrington Close, Manchester, M12 4TB
519 Hyde Road, Manchester, M12 5FL
20 Hoyland Close, Manchester, M12 5EW
21 Tarrington Close, Manchester, M12 4TB
6 Bracewell Close, Manchester, M12 5WQ
4 Sarnesfield Close, Manchester, M12 4PZ
19 Thoraby Close, Manchester, M12 4NW
4 Great Jones Street, Manchester, M12 5NX
30 Donnison Street, Manchester, M12 5FR
26 Donnison Street, Manchester, M12 5FR
Stoodley Vehicle Auctions, 384 Hyde Road, Manchester, M12 4SA
Imperial Inn, 9 Birch Street, Manchester, M12 5NT
22 Hoyland Close, Manchester, M12 5EW
541 - 543 Hyde Road, Manchester, M12 5NQ
527 - 529 Hyde Road, Manchester, M12 5FL
18 Hoyland Close, Manchester, M12 5EW
9 Rigton Close, Manchester, M12 4WW
6 Lockhart Close, Manchester, M12 4JY
2 Thoraby Close, Manchester, M12 4NW
16 Lockhart Close, Manchester, M12 4JY
36 Sarnesfield Close, Manchester, M12 4PZ
20 Collington Close, Manchester, M12 4UJ
18 Sarnesfield Close, Manchester, M12 4PZ
11 Bracewell Close, Manchester, M12 5WQ
53 Lawnswood Road, Manchester, M12 5UB
54 Lawnswood Road, Manchester, M12 5UB
56 Lawnswood Road, Manchester, M12 5UB
Flat 303, Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
Flat 304, Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
Flat 301, Jenson Court, 1 Deepdene Street, Manchester, M12 5FT
Flat 202, West Side View, 20 Donnison Street, Manchester, M12 5FR
Flat 102, West Side View, 20 Donnison Street, Manchester, M12 5FR
Flat 302, West Side View, 20 Donnison Street, Manchester, M12 5FR
Flat 204, West Side View, 20 Donnison Street, Manchester, M12 5FR
Flat 3, West Side View, 20 Donnison Street, Manchester, M12 5FR
19 Bracewell Close, Manchester, M12 5WQ
6 Thoraby Close, Manchester, M12 4NW
21 Thoraby Close, Manchester, M12 4NW
2 Great Jones Street, Manchester, M12 5NX
12 Bracewell Close, Manchester, M12 5WQ
22 Tarrington Close, Manchester, M12 4TB
8 Iqbal Close, Manchester, M12 4TD

18 Tarrington Close, Manchester, M12 4TB
7 Bracewell Close, Manchester, M12 5WQ
31 Lockhart Close, Manchester, M12 4JY
8 Lockhart Close, Manchester, M12 4JY
10 Tarrington Close, Manchester, M12 4TB
14 Tarrington Close, Manchester, M12 4TB
8 Thoraby Close, Manchester, M12 4NW
4 Thoraby Close, Manchester, M12 4NW
35 Ellen Wilkinson Crescent, Manchester, M12 4JU
5 Penroyson Close, Manchester, M12 5FN
1 Penroyson Close, Manchester, M12 5FN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

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) -

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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) -

Area Team Boundary - Name: NORTH

Area Team Boundary - Name: NORTH