

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133224/JO/2022

Date registered valid: 16 March 2022

Proposal: Variation of condition number 2 (Specified plans) and removal of condition number 6 (obscure glazing) from planning approval reference 124976/FO/2019 to allow amendments to the layout of flats to form 4 no. 1 bedroom flats and 13 no. 2 bedroom flats, relocation of bike store area; elevational alterations; additional private amenity space and roof terraces; additional roof light; and landscaping amendments

Address: 59 Upper Chorlton Road, Manchester, M16 7RQ

Ward(s): Whalley Range Ward

Applicant: Mr Peter Armistead Armistead Property Ltd 1 Crossland Road , Chorlton-cum-Hardy, Manchester, M21 9GU

Agent (if any): Mr Simon James Simon James Arq Ltd Flat 1, 6 Oak Avenue, Chorlton, Manchester, M21 8BB

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13.06.2022

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Dwellings

Date of site visit: 1st April 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 24 March 2022 Expired: 14 April 2022

Site notice

Posted: 1 April 2022 Expired: 22 April 2022

Press advert

Published: 29 March 2022 Expired: 19 April 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a broadly rectangular site on the south east side of Upper Chorlton Road. The site is occupied by a two storey villa occupying an elevated position behind a deep front garden. The property is currently in use as ten self contained flats utilising the basement and the roof void. Attached to the rear of the property are a pair of large single storey warehouse buildings which cover a substantial part of the rear of the site. A single access to the site serves as both a pedestrian and vehicular access to both the residential and commercial units. There are five trees located at the front of the site.

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area

Upper Chorlton Road forms the boundary between the City of Manchester and the Metropolitan Borough of Trafford.

The site is located within the Whalley Range Conservation area which is predominantly residential area developed by Samuel Brooks with large residential properties as a suburb for the more well to do to relocate away from the city.

However, the area immediately surrounding the application site contains a range of uses. Immediately to the northeast is a large modern temple including golden domes, beyond which is a large warehouse building used as a car hire business. To the southwest is a detached villa

that was previously used as a temple before they moved to their new site on the other side of the application site. The property was at that time extensively extended and is now used as a nursery in connection with the temple. Beyond this are residential properties fronting Upper Chorlton Road. Adjoining the site to the rear are further residential developments comprising large detached buildings let in flats set in extensive grounds. Facing the site and located within Trafford MBC are further residential properties and a small local supermarket.

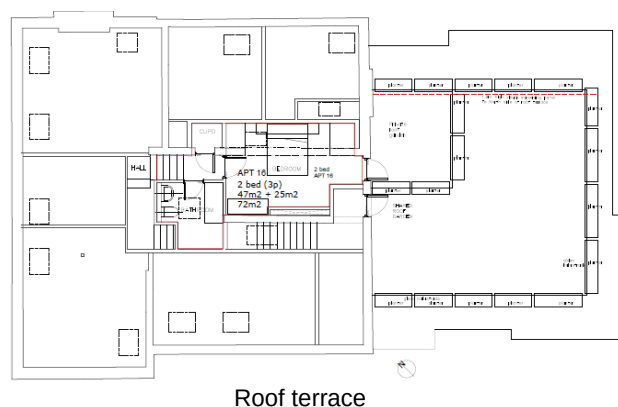
Description of development

This application seeks to amend planning permission reference 124976/FO/2019 granted in December 2019 for the erection of four storey extension to rear elevation, dormer extension and elevational alterations involved in refurbishment of 10 existing 1 bed/bedsit flats to provide 17 flats (11 x 1 bed, 4 x 2 bed and 2 x 3 bed) following demolition of existing industrial units.

It is proposed to change the mix of accommodation whilst retaining the same number of flats. The revised scheme would have 4 one bed apartments and 13 two bed apartments. The one beds ranging in size from 39 to 54 square metres, the two bedroom flats between 61 and 66 square metres and three two bed duplex flat of between 70 and 72 Square metres.

In order to accommodate the revised flats it is proposed to relocate the basement cycle store to a position in the rear of the garden. This affects a proposed tree which is to be relocated elsewhere in the site.

It is also proposed to increase the amount of amenity/private amenity space. The main change is the creation of a communal roof top terrace above the extension. This is enclosed by a 1.8 metre high screen and is set in from the edges of the building. A double roof top terrace is to be provided on the south side elevation above and existing bay for two of the flats and three sunken gardens provided at the front of the property.



Finally it is proposed to remodel the north elevation to address concerns about the impact of fully obscure glazed windows on the future residents. This is achieved by remodelling the windows to reflect the use of the room and by using partially obscured glazing where necessary.

Consultations & Notification Responses

Local residents

No representations received.

Policy

Core Strategy

The relevant Core Strategy policies are SP1, DM1, H6, H11, EN3 and EN9

Policy SP1 sets down the spatial principles that will guide development in the City including creating neighbourhoods of choice.

Policy DM1 Seeks to protect the amenity of an area from the adverse impact of development.

Policy H6 says that high density development will normally only be acceptable in the district centres. Outside the District Centres the priority will be for housing which meets identified shortfalls including family housing and housing for elderly people.

Policy H11 requires flats conversions to be of a high standard.

Policy EN3 seeks to protect the City's heritage assets from the adverse impact of development.

Policy EN9 seeks to protect and enhance the City's green infrastructure.

Unitary Development Plan

The relevant saved UDP policies are DC1 and DC18

Policy DC1 sets down the criteria to be considered in determining residential extensions, this includes a maximum projection of 3.65 metres, the need to protect the amenity of the adjoining properties and the need for extensions to be subservient to the main building.

Policy DC18 seeks to preserve or enhance the City's conservation areas.

National Planning Policy Framework

The Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

There are three overarching objectives to sustainable development: economic, social and environmental:

- an economic objective, contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type 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, supporting 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 a well-designed and safe built environment, 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, contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 117 indicates that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Including giving substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Paragraph 127 confirms that planning decisions should ensure that developments: 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; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; 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); 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; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; 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.

Paragraph 192 says that 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.

Paragraph 200. 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.

The NPPF states that where proposed development accords with an up-to-date Local Plan it should be approved. The proposals would create additional residential accommodation in a sustainable location and as set out in this report are indicated as being in accordance with the

up to date Core Strategy Development Plan Document and therefore accord with the main principles and expectations of the revised National Planning Policy Framework.

The Manchester Green and Blue Infrastructure Strategy (G&BIS)

The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development.

Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is: By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Guide to Development in Manchester SPD (2007)

Part 1 of the SPD sets out the design principles and standards that the City Council expects new development to achieve, i.e. high quality developments that are safe, secure and accessible to all. The SPD states that proposals should seek to ensure that the use of the building reflects their purpose and the place in which they are located. Development should enliven and define neighbourhoods and promote a sense of place. Development should have regard for the location of sustainable public transport and its proximity.

Residential Quality Guide

Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester and was approved by the Executive at its meeting on 14 December 2016. The guidance has been produced with the ambition, spirit and delivery of the Manchester Strategy at its heart. The delivery of high-quality, flexible housing will be fundamental to ensuring the sustainable growth of Manchester. To achieve the City's target of carbon neutrality by 2050, residential schemes will also need to be forward thinking in terms of incorporating the most appropriate and up to date technologies to significantly reduce emissions. It is therefore essential for applicants to consider and integrate the design principles contained within the draft guidance into all aspects of emerging residential schemes. In this respect, the guidance is relevant to all stages of the development process, including funding negotiations, the planning process, construction and through to operational management.

The guidance sets standards for securing high quality and sustainable residential development in Manchester. Whilst the document includes standards for internal space within new dwellings.

Issues

Principle

The principle of the development was established with the granting of planning permission reference 124976/FO/2019 in December 2019. As this proposed does not seek to create any additional accommodation the application is considered to be acceptable in principle.

Change in accommodation mix

The mix of accommodation changes from predominantly one bed to predominantly two bed flats. This is considered a positive and two bedded flats are more flexible and offer a better standard of accommodation.

Standard of accommodation

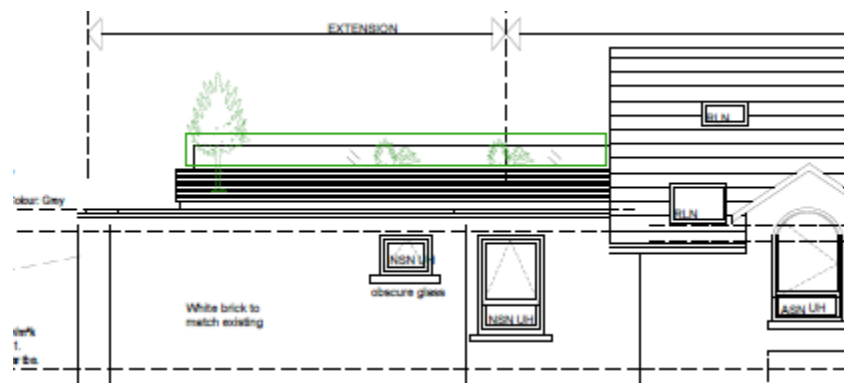
All of the flats meet the Council's current space standards. The standard of accommodation is therefore considered to be acceptable.

Cycles

The original scheme provided storage in the basement, it is now proposed to create a secure enclosure at the rear of the site adjacent to the car park. The proposed cycle storage arrangements are considered acceptable.

Roof terrace

The proposed roof terrace is set in from the edges of the building and enclosed by planters and glass screen.



It is considered that this will prevent any direct overlooking of the adjacent properties and is therefore considered to make a positive improvement to the originally approved scheme.

Amenity Space

The revised proposal creates in total six small private areas of amenity space in the form of either sunken or rooftop terraces would be created. The three sunken terraces are at the front of the property and provide a degree of privacy to the amenity space that is normally overlooked from the public domain.

One of the rooftop terraces adjoin the main roof terrace whilst the other two are on the south elevation overlooking the access drive. It is considered that there would be no privacy issues with these area.

Landscaping

The communal landscaping is modified to create semi private areas to encourage their use by residents of the development. There remains a comprehensive planting scheme including 20 new trees to complement the retained trees.

Condition 6 Obscure glazing

The condition was originally attached to protect the future residents from a loss of privacy or overlooking from the adjacent temple. The applicant, in order to address these concerns has where possible reduced the size of windows and where larger windows remained opted to obscure glaze the lower sections. No representations were received about the application. On balance it is considered that this adequately addresses the councils concerns. However, rather than remove condition 6 it is reworded to require compliance with the approved plans.

Conditions

The conditions attached to the original consent have been transferred to this application, amended where necessary to reflect their discharge.

Impact on the Whalley Range Conservation Area.

The proposed amendments do not significantly impact on the character of the previously approved development and as such it is considered that the changes would have a neutral impact on the conservation area.

Conclusion

The proposed changes are considered to improve the scheme.

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 solution to issues arising from the consideration of this application.

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

- 1) The development must be begun not later than 23 December 2022

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:

0891-PL-OS revision F received 16 March 2022

0891-PL-GLS1 revision F received 16 March 2022

0891-PL-GS1 revision F received 16 March 2022

0891-PL-GS2 revision F received 16 March 2022

0891-PL-GS3 revision F received 16 March 2022

0891-PL-GS4 revision F received 16 March 2022

0891-PL-GL1 revision G received 23 April 2022

0891-PL-GA1 revision G received 23 April 2022

0891-PL-GA2 revision G received 23 April 2022

0891-PL-GA3 revision G received 23 April 2022

0891-PL-GA4 revision G received 23 April 2022

0891-PL-GA5 revision G received 23 April 2022

0891-PL-EL1 revision F received 16 March 2022

0891-PL-EL2 revision F received 16 March 2022

0891-PL-EL3 revision F received 16 March 2022

0891-PL-EL4 revision G received 23 April 2022

0891-BR-GD1 revision A received 23 April 2022

0891-BR-GD2 revision A received 23 April 2022

Statement Justifying Demolition within the Conservation Area received 80 September 2019

Crime Impact Statement reference 2007/1407/CIS/01 version 02.03.18 received 30 September 2019

Pre-development Tree Condition Survey by Joe Pollitt dated 20.12.17 received on 30 September 2019

Waste Management Strategy received 1 November 2019

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

- 3) The development hereby approved shall be constructed using the materials specified on the approved plans.

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, as specified in policies SP1 and DM1 of the Core Strategy.

4) The car parking shown on the approved drawings shall be surfaced, demarcated and be made available for the use of the occupiers of the development prior to the first occupation of the development.

Reason To ensure that there are satisfactory arrangements for the parking of vehicles pursuant to Core Strategy policy DM1

5) The drainage for the development hereby approved shall be constructed in accordance with the details contained in the following documents.

UCR-MaG-ZZ-00-DR-C-100 P3 received 10 March 2022

UCR-MaG-ZZ-00-DR-C-101 P2 received 10 March 2022

Email dated 10 March 2022 from Marston & Grundy LLP Consulting Engineers

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

6) Before first occupation the windows in the North elevation of the extension shall be obscure glazed in accordance with the details shown on the approved drawings to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

7) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing ref 089-PL-GL1 revision G;, shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, 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.

8) The details of the approved scheme for the storage of refuse as received by the City Council as local planning authority on the 1st November 2019 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1

9) Before first the development hereby approved is first occupied a validation report shall be submitted to and approved in writing demonstrating that the development incorporate the measures identified in the acoustic report by Acoustic and Engineering Consultants Limited reference P4465/R1a/PJK and amended by email from Agent dated 17 March 2022.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to Core strategy policy DM1 and saved Unitary Development Plan policy DC26.

10) a) Within one month of the date of this permission, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) 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.

11) The development hereby approved shall be carried out in accordance with the provisions of the Construction Management Plan received on 10th January 2022

Reason to ensure the safe development of the site pursuant to Core Strategy policy DM1

12) The development hereby approved shall incorporate the measures identified the the Crime Impact Statement by Greater Manchester Police reference 2007/1407/CIS/01

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

13) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of any sustainable drainage scheme approved under condition 5 of this permission have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policy EN8 and EN14 of the Core Strategy.

Informatives

1) In order to discharge condition 5 (Drainage) of this planning approval the following will need to be considered and submitted as part of the drainage scheme for the site:

- Consideration of alternative green SuDS solution; o Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- Hydraulic calculation of the existing and proposed drainage system;
- Construction details of flow control and SuDS elements.

2) In order to discharge condition 9 (acoustic insulation of the property) from this planning approval any information submitted shall ensure the following:

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB L Aeq
Gardens and terraces (daytime)	55 dB L Aeq

Appendix 1 – List of consultees & neighbours notified

Chorlton Joinery, 59 Upper Chorlton Road, Manchester, M16 7RQ
Workshop, 59 Upper Chorlton Road, Manchester, M16 7RQ
59A Upper Chorlton Road, Manchester, M16 7RQ
Cuddly Care Day Care, 61 Upper Chorlton Road, Manchester, M16 7RQ
16 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
12 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
11 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
8 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
6 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
3 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
1 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
Flat 9, Wellfield House, 59 Upper Chorlton Road, Manchester, M16 7RQ
Flat 7, Wellfield House, 59 Upper Chorlton Road, Manchester, M16 7RQ
Flat 4, Wellfield House, 59 Upper Chorlton Road, Manchester, M16 7RQ
Flat 1, Wellfield House, 59 Upper Chorlton Road, Manchester, M16 7RQ
7 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
William Aiton House, 4 Whalley Road, Manchester, M16 8AB
17 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
15 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
14 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
10 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
9 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
7 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
5 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
4 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
2 William Aiton House, 4 Whalley Road, Manchester, M16 8AB
Flat 10, Wellfield House, 59 Upper Chorlton Road, Manchester, M16 7RQ
Flat 8, Wellfield House, 59 Upper Chorlton Road, Manchester, M16 7RQ
Flat 6, Wellfield House, 59 Upper Chorlton Road, Manchester, M16 7RQ
Flat 5, Wellfield House, 59 Upper Chorlton Road, Manchester, M16 7RQ
Flat 3, Wellfield House, 59 Upper Chorlton Road, Manchester, M16 7RQ
Flat 2, Wellfield House, 59 Upper Chorlton Road, Manchester, M16 7RQ
9 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
8 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
6 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
5 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
4 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
3 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
2 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
16 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
15 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
14 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
13 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
12 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
11 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
10 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
1 Barsley House, 2 Whalley Road, Manchester, M16 8AQ
57 Upper Chorlton Road, Manchester, M16 7RW
6 Whalley Road, Manchester, M16 8AB
42-44 Upper Chorlton Road, Manchester, M16 7RN

40 Upper Chorlton Road, Manchester, M16 7RN
38 Upper Chorlton Road, Manchester, M16 7RN
36 Upper Chorlton Road, Manchester, M16 7RN
34 Upper Chorlton Road, Manchester, M16 7RN

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 - Whalley Range Conservation Area 1992
Hazard - Major Accident Hazard Pipeline - Upper Chorlton Road
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH