

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 133236/FO/2022

**Date registered valid:** 17 March 2022

**Proposal:** Change of use of part of the ground floor from a restaurant/bar (use class E(b)) to a place of worship (use class F1(f)).

**Address:** Ground Floor, 371 Oldham Road, Manchester, M40 8EA

**Ward(s):** Miles Platting & Newton Heath Ward

**Applicant:** Mr Anjum Majid The Sheridan Suite C/o Agent

**Agent (if any):** Mr Benedict Sacarello WSP 8 First Street, Manchester, M15 4GU

**Case officer:** Janine Renshaw-Livesey  
Tel: 0161 234 4555  
Email: [janine.renshaw-livesey@manchester.gov.uk](mailto:janine.renshaw-livesey@manchester.gov.uk)

**Recommendation:** Withdrawn      Withdrawn

**Date of recommendation:** 13 June 2022

## **Application details**

**Type of application:** Full Application Consent

**Development type:** Notifications

**Date of site visit:**

**Standard consultations:**

Printed: 29 March 2022      Expired: 19 April 2022

**Neighbour notifications**

Printed: 17 May 2022      Expired: 7 June 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:**

## **Description of area**

## **Description of development**

## **Consultations & Notification Responses**

## **Issues**

## **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:** Withdrawn WithdrawnWithdrawn

### **Article 35 Declaration**

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

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
MCC Flood Risk Management  
Greater Manchester Police  
Network Rail

Flat 36, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 32, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 27, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 11, Nelson Court, Droitwich Road, Manchester, M40 8DR  
5 Giltbrook Avenue, Manchester, M40 8DS  
43 Droitwich Road, Manchester, M40 8ED  
39 Droitwich Road, Manchester, M40 8ED  
31 Droitwich Road, Manchester, M40 8ED  
Flat 1, Nelson Court, Droitwich Road, Manchester, M40 8DR  
10 Kilsby Walk, Manchester, M40 8DP  
8 Edinburgh Square, Manchester, M40 8DN  
3 Giltbrook Avenue, Manchester, M40 8DS  
Second Floor, 325 Oldham Road, Manchester, M40 7PS  
First Floor, 325 Oldham Road, Manchester, M40 7PS  
Norton Salvage, Drewett Street, Manchester, M40 8AA  
Unit 1E, Hillbit House, New Street, Manchester, M40 8AW  
Unit 12, Hillbit House, New Street, Manchester, M40 8AW  
Unit 2, Hillbit House, New Street, Manchester, M40 8AW  
Units 7 - 8, Varley Business Centre, James Street, Manchester, M40 8EL  
56C Farnborough Road, Manchester, M40 7NH  
77 Winstanley Road, Manchester, M40 7WJ  
73 Winstanley Road, Manchester, M40 7WJ  
4 Varley Street, Manchester, M40 8BW  
6 James Leach VC Road, Manchester, M40 7PW  
Flat 5, Johnson House, 327 Oldham Road, Manchester, M40 7PS  
66 Winstanley Road, Manchester, M40 7WN  
64 Winstanley Road, Manchester, M40 7WN  
42 Varley Street, Manchester, M40 8BW  
36 Varley Street, Manchester, M40 8BW  
30 Varley Street, Manchester, M40 8BW  
53 Canada Street, Manchester, M40 8AF  
13 Canada Street, Manchester, M40 8AF  
76 Canada Street, Manchester, M40 8AE  
Unit 5, Dale House, Vickers Street, Manchester, M40 8EF  
622 Oldham Road, Manchester, M40 8BA  
Unit 117, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 116, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 109, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 103, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 95, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 94, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 92, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 82, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 81, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 62, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB

Unit 47, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 29, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 27, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 17, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
33 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
10 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
13 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
15 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
23 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
43 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
57 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
40 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
7 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
Unit 1, Varley Business Centre, James Street, Manchester, M40 8EL  
Duo Plastics Ltd, Vickers Street, Manchester, M40 8PU  
2 Ashbury Place, Manchester, M40 8DX  
14 Falkland Avenue, Manchester, M40 8DJ  
13 Lifton Avenue, Manchester, M40 8DD  
313 - 317 Oldham Road, Manchester, M40 7PS  
Flat 57, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 38, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 23, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 15, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Dale House, Vickers Street, Manchester, M40 8EF  
Unit 28, Dale House, Vickers Street, Manchester, M40 8FF  
630 - 632 Oldham Road, Manchester, M40 8BA  
Hillbit House, New Street, Manchester, M40 8AW  
10 Ashbury Place, Manchester, M40 8DX  
11 Keyworth Walk, Manchester, M40 8DQ  
33 New Street, Manchester, M40 8AB  
19 New Street, Manchester, M40 8AB  
3 Bednal Avenue, Manchester, M40 8DW  
18 Norbury Close, Manchester, M40 8DL  
8 Kirkhaven Square, Manchester, M40 8DA  
67 Canada Street, Manchester, M40 8AF  
45 Canada Street, Manchester, M40 8AF  
17 Canada Street, Manchester, M40 8AF  
Flat 52, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 51, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 41, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 31, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 29, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 24, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 14, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 8, Nelson Court, Droitwich Road, Manchester, M40 8DR  
2 Silvine Walk, Manchester, M40 8DT  
1 Giltbrook Avenue, Manchester, M40 8DS  
Unit 7, Dale House, Vickers Street, Manchester, M40 8EF  
Unit 1A, Hillbit House, New Street, Manchester, M40 8AW  
Unit 3A, Hillbit House, New Street, Manchester, M40 8AW  
1 James Leach VC Road, Manchester, M40 7PW  
5 James Leach VC Road, Manchester, M40 7PW  
29 Droitwich Road, Manchester, M40 8ED  
13 John Hogan VC Road, Manchester, M40 7QU

4 James Leach VC Road, Manchester, M40 7PW  
16 Varley Street, Manchester, M40 8BW  
68 Winstanley Road, Manchester, M40 7WN  
12 Falkland Avenue, Manchester, M40 8DJ  
47 Canada Street, Manchester, M40 8AF  
4 Bednal Avenue, Manchester, M40 8DW  
24 Kirkhaven Square, Manchester, M40 8DA  
26 Kirkhaven Square, Manchester, M40 8DA  
16 Kirkhaven Square, Manchester, M40 8DA  
540 Oldham Road, Manchester, M40 8BS  
63 Sawley Road, Manchester, M40 7FW  
Johnson Square, Oldham Road, Manchester, M40 7PS  
Ian Michael Auctioneers, New Street, Manchester, M40 8AW  
Unit 111, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 96, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 78, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 74, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 80, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 79, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 7, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 2, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 54, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 66, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 44, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 42, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 39, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 19, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 1, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
16 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
22 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
46 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
5 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
58 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
62 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
1 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
17 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
27 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
30 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
32 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
39 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
56 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
59 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
60 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
4 Hulme Hall Lane, Manchester, M40 8AZ  
Flat 62, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 25, Nelson Court, Droitwich Road, Manchester, M40 8DR  
15 Giltbrook Avenue, Manchester, M40 8DS  
Unit 4A, Dale House, Vickers Street, Manchester, M40 8FF  
Unit 23, Dale House, Vickers Street, Manchester, M40 8EF  
20 Ashbury Place, Manchester, M40 8DX  
1 Keyworth Walk, Manchester, M40 8DQ  
12 Sealey Walk, Manchester, M40 8DG  
31 New Street, Manchester, M40 8AB  
6 Hulme Hall Lane, Manchester, M40 8AZ

1 Bednal Avenue, Manchester, M40 8DW  
12 Edinburgh Square, Manchester, M40 8DN  
8 Norbury Close, Manchester, M40 8DL  
22 Norbury Close, Manchester, M40 8DL  
9 Lifton Avenue, Manchester, M40 8DD  
4 Lifton Avenue, Manchester, M40 8DD  
10 Lifton Avenue, Manchester, M40 8DD  
57 Canada Street, Manchester, M40 8AF  
43 Canada Street, Manchester, M40 8AF  
Flat 61, Nelson Court, Droitwich Road, Manchester, M40 8DR  
37 Canada Street, Manchester, M40 8AF  
72 Canada Street, Manchester, M40 8AE  
60 Canada Street, Manchester, M40 8AE  
Flat 58, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 55, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 49, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 39, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 12, Nelson Court, Droitwich Road, Manchester, M40 8DR  
45 Droitwich Road, Manchester, M40 8ED  
25 Droitwich Road, Manchester, M40 8ED  
7 Falkland Avenue, Manchester, M40 8DJ  
6 Falkland Avenue, Manchester, M40 8DJ  
10 Falkland Avenue, Manchester, M40 8DJ  
Unit 3, Hillbit House, New Street, Manchester, M40 8AW  
48 Varley Street, Manchester, M40 8BW  
7 James Street, Manchester, M40 8BX  
5 James Street, Manchester, M40 8BX  
79 Winstanley Road, Manchester, M40 7WJ  
6 Varley Street, Manchester, M40 8BW  
10 Varley Street, Manchester, M40 8BW  
72 Winstanley Road, Manchester, M40 7WN  
62 Winstanley Road, Manchester, M40 7WN  
32 Varley Street, Manchester, M40 8BW  
61 Canada Street, Manchester, M40 8AF  
50 Canada Street, Manchester, M40 8AE  
20 Kirkhaven Square, Manchester, M40 8DA  
Usmania Banqueting Hall, 39 Varley Street, Manchester, M40 8EE  
Unit 115, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 105, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 104, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 101, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 100, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 97, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 89, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 15, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 83, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 14, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 72, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 53, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 63, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 45, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 43, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 40, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 35, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB

Unit 33, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 28, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
The Apollo, 2 Varley Street, Manchester, M40 8EE  
20 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
26 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
34 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
51 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
53 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
Unit 3, Varley Business Centre, James Street, Manchester, M40 8EL  
2 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
24 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
Unit 12, Varley Business Centre, James Street, Manchester, M40 8EL  
371 Oldham Road, Manchester, M40 8RR  
Unit 11, Dale House, Vickers Street, Manchester, M40 8EF  
6 Norbury Close, Manchester, M40 8DL  
6 Kirkhaven Square, Manchester, M40 8DA  
Flat 40, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 35, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 20, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 18, Nelson Court, Droitwich Road, Manchester, M40 8DR  
35 Droitwich Road, Manchester, M40 8ED  
23 Droitwich Road, Manchester, M40 8ED  
Unit 21, Dale House, Vickers Street, Manchester, M40 8EF  
29 Canada Street, Manchester, M40 8AF  
26 Ashbury Place, Manchester, M40 8DX  
4 Sealey Walk, Manchester, M40 8DG  
2 Bednal Avenue, Manchester, M40 8DW  
18 Edinburgh Square, Manchester, M40 8DN  
16 Edinburgh Square, Manchester, M40 8DN  
7 Lifton Avenue, Manchester, M40 8DD  
6 Lifton Avenue, Manchester, M40 8DD  
12 Kirkhaven Square, Manchester, M40 8DA  
33 Canada Street, Manchester, M40 8AF  
15 Canada Street, Manchester, M40 8AF  
84 Canada Street, Manchester, M40 8AE  
Walking With The Wounded, 42 Canada Street, Manchester, M40 8AE  
40 Canada Street, Manchester, M40 8AE  
Flat 42, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 26, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 19, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 16, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 2, Nelson Court, Droitwich Road, Manchester, M40 8DR  
11 Giltbrook Avenue, Manchester, M40 8DS  
6 Edinburgh Square, Manchester, M40 8DN  
2 Edinburgh Square, Manchester, M40 8DN  
Unit 6, Dale House, Vickers Street, Manchester, M40 8EF  
Unit 7, Hillbit House, New Street, Manchester, M40 8AW  
3 James Street, Manchester, M40 8BX  
23 John Hogan VC Road, Manchester, M40 7QU  
17 John Hogan VC Road, Manchester, M40 7QU  
25 John Hogan VC Road, Manchester, M40 7QU  
11 John Hogan VC Road, Manchester, M40 7QU  
8 James Leach VC Road, Manchester, M40 7PW  
3 Johnson's Square, Manchester, M40 7QW

Flat 6, Johnson House, 327 Oldham Road, Manchester, M40 7PS  
75 Winstanley Road, Manchester, M40 7WJ  
20 Varley Street, Manchester, M40 8BW  
27 Canada Street, Manchester, M40 8AF  
27 New Street, Manchester, M40 8AB  
14 Norbury Close, Manchester, M40 8DL  
78 Canada Street, Manchester, M40 8AE  
52 Canada Street, Manchester, M40 8AE  
Walking With The Wounded, 46 Canada Street, Manchester, M40 8AE  
23 Canada Street, Manchester, M40 8AF  
Unit 27, Dale House, Vickers Street, Manchester, M40 8EF  
61 Sawley Road, Manchester, M40 7FW  
Unit 26, Dale House, Vickers Street, Manchester, M40 8EF  
Management Suite Unit 7A, Dale House, Vickers Street, Manchester, M40 8EF  
Unit 114, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 77, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 16, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 10, Cariocca Business Park, 2 Sawley Road, Manchester, M12 4AH  
Unit 85, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 84, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 32, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 57, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 50, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 64, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
35 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
38 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
41 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
45 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
48 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
55 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
Unit 10, Varley Business Centre, James Street, Manchester, M40 8EL  
Unit 2, Varley Business Centre, James Street, Manchester, M40 8EL  
Unit 1, Dale House, Vickers Street, Manchester, M40 8EF  
8 Lifton Avenue, Manchester, M40 8DD  
Flat 30, Nelson Court, Droitwich Road, Manchester, M40 8DR  
41 Droitwich Road, Manchester, M40 8ED  
Nelson Court, Droitwich Road, Manchester, M40 8DR  
Unit 5A, Dale House, Vickers Street, Manchester, M40 8FF  
Unit 3A, Dale House, Vickers Street, Manchester, M40 8FF  
1 Ashbury Place, Manchester, M40 8DY  
4 Ashbury Place, Manchester, M40 8DX  
7 Keyworth Walk, Manchester, M40 8DQ  
19 Lifton Avenue, Manchester, M40 8DD  
12 Norbury Close, Manchester, M40 8DL  
10 Norbury Close, Manchester, M40 8DL  
4 Kirkhaven Square, Manchester, M40 8DA  
35 Canada Street, Manchester, M40 8AF  
64 Canada Street, Manchester, M40 8AE  
Flat 60, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 17, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 9, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 5, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 4, Nelson Court, Droitwich Road, Manchester, M40 8DR  
37 Droitwich Road, Manchester, M40 8ED

Corpus Christi Priory, 39 Varley Street, Manchester, M40 8EE  
9 Bednal Avenue, Manchester, M40 8DW  
5 Bednal Avenue, Manchester, M40 8DW  
Unit 4, Dale House, Vickers Street, Manchester, M40 8FF  
Unit 11, Hillbit House, New Street, Manchester, M40 8AW  
Concrete Batching Plant, Queens Road, Manchester, M40 8AE  
21 John Hogan VC Road, Manchester, M40 7QU  
26 Varley Street, Manchester, M40 8BW  
2 James Leach VC Road, Manchester, M40 7PW  
86 Canada Street, Manchester, M40 8AE  
83 Winstanley Road, Manchester, M40 7WJ  
18 Ashbury Place, Manchester, M40 8DX  
70 Canada Street, Manchester, M40 8AE  
Baker House, 542 Oldham Road, Manchester, M40 8BS  
18 Kirkhaven Square, Manchester, M40 8DA  
Manchester Cabins Ltd, Harden Works, Oldham Road, Manchester, M40 8AG  
Units 107 And 112, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 113, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 106, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 102, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 99, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 91, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 6, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 56, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 52, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 58, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 41, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 37, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 30, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 22, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
18 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
25 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
28 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
4 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
47 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
52 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
21 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
25 Canada Street, Manchester, M40 8AF  
5 Filby Walk, Manchester, M40 8DZ  
8 Ashbury Place, Manchester, M40 8DX  
20 Edinburgh Square, Manchester, M40 8DN  
20 Norbury Close, Manchester, M40 8DL  
2 Lifton Avenue, Manchester, M40 8DD  
68 Canada Street, Manchester, M40 8AE  
Flat 54, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 50, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Unit 9, Dale House, Vickers Street, Manchester, M40 8FF  
Unit 13, Dale House, Vickers Street, Manchester, M40 8EF  
19 Giltbrook Avenue, Manchester, M40 8DS  
21 New Street, Manchester, M40 8AB  
2 Norbury Close, Manchester, M40 8DL  
11 Lifton Avenue, Manchester, M40 8DD  
Flat 46, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 44, Nelson Court, Droitwich Road, Manchester, M40 8DR

Flat 22, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 21, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 7, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 3, Nelson Court, Droitwich Road, Manchester, M40 8DR  
17 Giltbrook Avenue, Manchester, M40 8DS  
13 Giltbrook Avenue, Manchester, M40 8DS  
11 Bednal Avenue, Manchester, M40 8DW  
10 Edinburgh Square, Manchester, M40 8DN  
8 Falkland Avenue, Manchester, M40 8DJ  
Unit 4, Hillbit House, New Street, Manchester, M40 8AW  
Unit 1D, Hillbit House, New Street, Manchester, M40 8AW  
Unit 1B, Hillbit House, New Street, Manchester, M40 8AW  
Unit 10, Hillbit House, New Street, Manchester, M40 8AW  
46 Varley Street, Manchester, M40 8BW  
15 John Hogan VC Road, Manchester, M40 7QU  
28 Varley Street, Manchester, M40 8BW  
7 James Leach VC Road, Manchester, M40 7PW  
7 John Hogan VC Road, Manchester, M40 7QU  
18 Varley Street, Manchester, M40 8BW  
Flat 2, Johnson House, 327 Oldham Road, Manchester, M40 7PS  
325 Oldham Road, Manchester, M40 7PS  
16 Ashbury Place, Manchester, M40 8DX  
5 Falkland Avenue, Manchester, M40 8DJ  
55 Canada Street, Manchester, M40 8AF  
74 Canada Street, Manchester, M40 8AE  
48 Canada Street, Manchester, M40 8AE  
28 Kirkhaven Square, Manchester, M40 8DA  
14 Kirkhaven Square, Manchester, M40 8DA  
22 Kirkhaven Square, Manchester, M40 8DA  
80 Canada Street, Manchester, M40 8AE  
Flat Above, 4 Hulme Hall Lane, Manchester, M40 8AZ  
Unit 76, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 75, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 12, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 5, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 49, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 48, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 67, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 59, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 38, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 34, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 26, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 24, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
James Street Playing Fields, James Street, Manchester, M40 8EL  
11 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
31 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
42 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
6 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
61 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
9 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
12 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
36 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
Unit 4, Varley Business Centre, James Street, Manchester, M40 8EL  
Top Flat, 622 Oldham Road, Manchester, M40 8BA

31 Canada Street, Manchester, M40 8AF  
Unit 18, Dale House, Vickers Street, Manchester, M40 8EF  
17 New Street, Manchester, M40 8AB  
Flat 45, Nelson Court, Droitwich Road, Manchester, M40 8DR  
13 Bednal Avenue, Manchester, M40 8DW  
Flat 33, Nelson Court, Droitwich Road, Manchester, M40 8DR  
4 Silvine Walk, Manchester, M40 8DT  
9 Giltbrook Avenue, Manchester, M40 8DS  
6 Kilsby Walk, Manchester, M40 8DP  
Unit 16, Dale House, Vickers Street, Manchester, M40 8EF  
Unit 2, Dale House, Vickers Street, Manchester, M40 8EF  
6 Ashbury Place, Manchester, M40 8DX  
3 Keyworth Walk, Manchester, M40 8DQ  
2 Sealey Walk, Manchester, M40 8DG  
4 Norbury Close, Manchester, M40 8DL  
66 Canada Street, Manchester, M40 8AE  
Flat 10, Nelson Court, Droitwich Road, Manchester, M40 8DR  
7 Giltbrook Avenue, Manchester, M40 8DS  
27 Droitwich Road, Manchester, M40 8ED  
Unit 1F, Hillbit House, New Street, Manchester, M40 8AW  
Units 60 And 61, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 5, Hillbit House, New Street, Manchester, M40 8AW  
Unit 1, Hillbit House, New Street, Manchester, M40 8AW  
44 Varley Street, Manchester, M40 8BW  
1 James Street, Manchester, M40 8BX  
19 John Hogan VC Road, Manchester, M40 7QU  
40 Varley Street, Manchester, M40 8BW  
3 James Leach VC Road, Manchester, M40 7PW  
12 Varley Street, Manchester, M40 8BW  
14 Varley Street, Manchester, M40 8BW  
22 Varley Street, Manchester, M40 8BW  
81 Winstanley Road, Manchester, M40 7WJ  
Flat 4, Johnson House, 327 Oldham Road, Manchester, M40 7PS  
Flat 3, Johnson House, 327 Oldham Road, Manchester, M40 7PS  
Flat 1, Johnson House, 327 Oldham Road, Manchester, M40 7PS  
70 Winstanley Road, Manchester, M40 7WN  
56D Farnborough Road, Manchester, M40 7NH  
4 Kilsby Walk, Manchester, M40 8DP  
Harden Works, Oldham Road, Manchester, M40 8AG  
Unit 118, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 110, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 107, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 98, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 93, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 90, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 13, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 9, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 8, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 4, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 69, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 55, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 51, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 46, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 31, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB

Unit 25, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 21, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 18, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
37 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
Flat At, The Apollo, 2 Varley Street, Manchester, M40 8EE  
19 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
3 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
49 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
54 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
28 Ashbury Place, Manchester, M40 8DX  
16 Norbury Close, Manchester, M40 8DL  
62 Canada Street, Manchester, M40 8AE  
Flat 53, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 28, Nelson Court, Droitwich Road, Manchester, M40 8DR  
47 Droitwich Road, Manchester, M40 8ED  
12 New Street, Manchester, M40 8AA  
29 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
640 - 642 Oldham Road, Manchester, M40 8BA  
628 Oldham Road, Manchester, M40 8BA  
Unit 22, Dale House, Vickers Street, Manchester, M40 8EF  
Unit 19, Dale House, Vickers Street, Manchester, M40 8EF  
Unit 14, Dale House, Vickers Street, Manchester, M40 8EF  
Unit 24, Dale House, Vickers Street, Manchester, M40 8EF  
3 Filby Walk, Manchester, M40 8DZ  
5 Ashbury Place, Manchester, M40 8DY  
30 Ashbury Place, Manchester, M40 8DX  
24 Ashbury Place, Manchester, M40 8DX  
10 Sealey Walk, Manchester, M40 8DG  
29 New Street, Manchester, M40 8AB  
23 New Street, Manchester, M40 8AB  
2 Hulme Hall Lane, Manchester, M40 8AZ  
3 Lifton Avenue, Manchester, M40 8DD  
15 Lifton Avenue, Manchester, M40 8DD  
88 Canada Street, Manchester, M40 8AE  
Flat 37, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 34, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 13, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 6, Nelson Court, Droitwich Road, Manchester, M40 8DR  
6 Silvine Walk, Manchester, M40 8DT  
33 Droitwich Road, Manchester, M40 8ED  
15 Bednal Avenue, Manchester, M40 8DW  
8 Kilsby Walk, Manchester, M40 8DP  
2 Kilsby Walk, Manchester, M40 8DP  
4 Edinburgh Square, Manchester, M40 8DN  
4 Falkland Avenue, Manchester, M40 8DJ  
2 Falkland Avenue, Manchester, M40 8DJ  
15 Drewett Street, Manchester, M40 8EQ  
Unit 1C, Hillbit House, New Street, Manchester, M40 8AW  
Units 87 And 88, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 8 And Unit 9, Hillbit House, New Street, Manchester, M40 8AW  
Unit 6, Hillbit House, New Street, Manchester, M40 8AW  
9 John Hogan VC Road, Manchester, M40 7QU  
8 Varley Street, Manchester, M40 8BW  
24 Varley Street, Manchester, M40 8BW

1 Johnson's Square, Manchester, M40 7QW  
Flat 7, Johnson House, 327 Oldham Road, Manchester, M40 7PS  
38 Varley Street, Manchester, M40 8BW  
34 Varley Street, Manchester, M40 8BW  
25 New Street, Manchester, M40 8AB  
41 Canada Street, Manchester, M40 8AF  
19 Canada Street, Manchester, M40 8AF  
54 Canada Street, Manchester, M40 8AE  
59 Canada Street, Manchester, M40 8AF  
65 Canada Street, Manchester, M40 8AF  
51 Canada Street, Manchester, M40 8AF  
58 Canada Street, Manchester, M40 8AE  
Unit 8, Dale House, Vickers Street, Manchester, M40 3EF  
Manchester North Ambulance Station, 1 Canada Street, Manchester, M40 8AF  
Unit 112, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 11, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 86, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 3, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 71, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 65, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 36, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 23, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
Unit 20, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB  
44 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
50 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
8 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
14 Alburn Court, Lifton Avenue, Manchester, M40 8DE  
Unit 11, Varley Business Centre, James Street, Manchester, M40 8EL  
Unit 9, Varley Business Centre, James Street, Manchester, M40 8EL  
Unit 6, Varley Business Centre, James Street, Manchester, M40 8EL  
Unit 5, Varley Business Centre, James Street, Manchester, M40 8EL  
Unit 25, Dale House, Vickers Street, Manchester, M40 8EF  
3 Ashbury Place, Manchester, M40 8DY  
22 Ashbury Place, Manchester, M40 8DX  
14 Edinburgh Square, Manchester, M40 8DN  
5 Lifton Avenue, Manchester, M40 8DD  
10 Kirkhaven Square, Manchester, M40 8DA  
Flat 59, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 48, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 43, Nelson Court, Droitwich Road, Manchester, M40 8DR  
7 Bednal Avenue, Manchester, M40 8DW  
Unit 20, Dale House, Vickers Street, Manchester, M40 8EF  
Unit 10, Dale House, Vickers Street, Manchester, M40 8EF  
1 Filby Walk, Manchester, M40 8DZ  
14 Ashbury Place, Manchester, M40 8DX  
12 Ashbury Place, Manchester, M40 8DX  
9 Keyworth Walk, Manchester, M40 8DQ  
5 Keyworth Walk, Manchester, M40 8DQ  
8 Sealey Walk, Manchester, M40 8DG  
6 Sealey Walk, Manchester, M40 8DG  
624 - 626 Oldham Road, Manchester, M40 8BA  
6 Bednal Avenue, Manchester, M40 8DW  
17 Lifton Avenue, Manchester, M40 8DD  
2 Kirkhaven Square, Manchester, M40 8DA

39 Canada Street, Manchester, M40 8AF  
Flat 56, Nelson Court, Droitwich Road, Manchester, M40 8DR  
Flat 47, Nelson Court, Droitwich Road, Manchester, M40 8DR

## **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 - Not Affected  
Coal Authority - Development High Risk - Name: DEVELOPMENT\_HIGH\_RISK\_AREA  
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) -  
Area Team Boundary - Name: NORTH1