Planning

Growth & Development

Delegated officer report for planning application

Application no.	145209/FO/2026
Date registered valid:	20 February 2026
Proposal:	Retrospective change of use from a dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4) for a maximum of four occupants.
Address:	16 Dalton Avenue, Manchester, M14 7NR
Ward(s):	Moss Side Ward
Applicant:	Mr Selvin Sagayam JCUK Alpha Properties Limited
Agent (if any):	
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**15 April 2026**

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 4 March 2026

Standard consultations:
Printed: 27 February 2026 Expired: 20 March 2026
Neighbour notifications
Printed: 27 February 2026 Expired: 20 March 2026
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: No

Tree Preservation Order: No

The application site relates to 16 Dalton Avenue within the south Manchester ward of Moss Side. The application site relates to an end-terraced, two storey red brick typical Victorian dwellinghouse sited to the north east of Dalton Avenue (see Figure 1). Amenity space to the front of the property takes the form to the front of a small area of hardstanding bounded by a low brick wall and a courtyard to the rear, with a sun terrace accessible from the first floor.



Figure 1, Applicant Site

Description of area
The surrounding area is residential in nature, many of the properties are Victorian in era, with the more recent development of the Maine Road residential estate further to the north of the applicant site. The site sits to the south of the recently approved 2x two storey supported living buildings, which at the time of the site visit were under construction (see planning reference: 144538/JO/2025).

Description of development
The current planning application seeks consent for the Retrospective change of use from a dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4) for a maximum of four occupants.

It is understood the change of use started on 15 May 2025 and the change of use was completed on 14 June 2025.

It is understood from the submitted application form, that no internal or external alterations, or extensions have taken place to accommodate the Class C4 use.

The layout of the Class C4 comprises of:
Ground floor: living/bedroom 4 with en-suite, lounge/diner, kitchen, utility, hallway, storage, entrance porch.
First floor: bedroom 1, bedroom 2, bedroom 3, landing, sun terrace and bathroom.

It would appear the property as existing would historically been a 3 bedroom property.

The LPA note the submitted floor plans (existing and proposed) do not show all the windows at the site. Windows are seen for every habitable room on site.

Negotiations during the Course of the Application

Errors were made on the submitted application form, as the dates of works starting and ending were incorrect. Such details were amended accordingly.

The agent was advised the LPA could not support the application. Whilst the agent provided justification for the use, this did not resolve the concerns of the Council as local planning authority for this use in this location.

Planning History

No planning history can be found for this property.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

MCC Highway Services

Colleagues in Highway Services provided the following comments:
The development does not give rise to highway safety concerns or result in a severe impact on the local road network.

On balance the number of trips generated by the HMO are expected to be similar to the three bedroomed property. That is, the change of use is unlikely to generate any significant increase in vehicle trips and therefore no traffic impact on the adopted highway is envisaged.

The site is well accessed by sustainable modes, with a minimum of five bus services located within a walkable radius of the site. Other attractions exist within walking distance. These attractions include two primary schools, a supermarket and other retail premises.

On balance the parking demand by the HMO on the street is expected to be similar to the demands of the one family, three bedroomed property.

Cycle parking:
In line with MCC Residential Guidelines secure and sheltered cycle storage should be provided, at a minimum provision of one-per-unit. However, no cycle parking is offered.

Subject to space in the rear yard, a shelter for securing four cycles should be made available. Details of this should be provided. Due to the limited space internally, parking of cycles within this residence should be resisted.

Refuse and servicing:
The existing external bin storage area to the side/rear of the property to remain. Bins are presented at the kerbside on collection day in accordance with Manchester City Council requirements.

It is unclear whether the bins remain in the alleyway and whether this is accepted locally.

Construction management:
No construction is expected therefore no construction management plan is required.

Environmental Health

Environmental Health raised no objections to the scheme. Environmental Health confirmed the bin store provision was sufficient for the number of occupants living at the property.

Issues
POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).
Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective;
b) a social objective; and,
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
Chapter 5. Delivering a sufficient supply of homes
Chapter 8. Promoting healthy and safe communities
Chapter 9. Promoting sustainable transport
Chapter 11. Making effective use of land
Chapter 12. Achieving well-designed places

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:
-Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
-Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
-Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The following specific policies are considered to be particularly relevant to the proposed development:
HC1: Planning for healthy communities (Chapter 16. Promoting health communities)
DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:
Of relevance are:
Policy SP1 (Spatial Principles) (last bullet point of the policy removed following the adoption of the Places for Everyone Joint Development Plan).
Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN19 (Waste)
Policy H1 (Overall Housing Provision) (part of policy replaced by PfE policy JP-H1)
Policy H5 (Central Manchester)
Policy T1 (Sustainable Transport) (part of policy replaced by PfE policy JP-C1)
Policy DM1 (Development Management)
Policy H11 (Houses in Multiple Occupation).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC26.1 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 the new development proposals which are likely to be generators of noise and
(b) the implications of new development being exposed to exiting noise sources which are effectively outside planning control.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024. The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The policies of relevance are:
i.JP- S1- Sustainable development

Central Manchester Strategic Regeneration Framework

The Framework identifies the strategic policies and physical opportunities that will be developed to shape and drive the growth of the Central Manchester SRF area over the next 10 – 15 years.

The aim is to build on the diversity of Central Manchester to create distinctive, attractive and safe neighbourhoods, where people of all economic backgrounds want to live. The challenge is to help residents and businesses to unlock the rich economic opportunities within the area and the wider City.

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

Manchester City Council's city-wide Article 4 Direction, which removes permitted development rights for converting dwellinghouses (Class C3) into small houses in multiple occupation (HMOs, Class C4) officially came into force on 8th October 2011. As such, planning permission is required for change of use from Class C3 to Class C4.

ISSUES

Principle of Development

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions are to be made in accordance with the development plan, unless material considerations indicate otherwise.

The NPPF at paragraph 2 reinforces this requirement and at paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as a starting point for decision making, and that where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

Due to the Article 4 direction in place across the whole of Manchester City Council, a planning application is required for the change of use. In other authorities, permission would not usually be required. This officially came into force on 8th October 2011, as an attempt to stop the loss of family dwellinghouses to HMO conversions.

The current application seeks consent for the retrospective change of use from a dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4) for a maximum of four occupants. It is understood the Class C4 use started operating in June 2025 and continues to operate as a C4 use.

The principle of the proposed conversion of dwellinghouse into a 4 bedroom House in Multiple Occupation (C4) is not considered acceptable and is in conflict with policies SP1, H5 and H11 development plan policies and associated guidance.

The associated level of occupancy arising from the existing property would result in an over intensive use of the property and would lead to problems associated with increased levels of activity formed by people with different lifestyles and patterns of behaviour, increased noise, disturbance, and car parking requirements.

Houses in multiple occupancy also often lead to transient occupancy, whereby occupants have little vested interest in the area and can in part, alter the character of an area as a neighbourhood of choice. HMOs tend to attract people who will live in the property for a comparatively short period of time and consequently they do not have the same interest in the well-being of an area as those who are less transient such as a family. It is believed that this cyclical change in occupiers can have a negative impact upon both residential amenity, often due to poor or no management and a general lack of civic pride. As such, the cumulative effects of HMOs can have an adverse impact upon the character and appearance of an area.

Further, given the existing use of the property has been specified as previously being a family dwellinghouse, such application would result in the loss of a family dwellinghouse. Such loss of a family sized dwellinghouse which would reduce the standard and availability of such housing

in the area, undermining the provisions of policies H5, H11 and SP1 of the Manchester Core Strategy, which seek to provide an appropriate mix and balance of housing provision in the locality, in order to maintain a sustainable neighbourhood and cohesive housing market.

The applicant site sits to the south of the former MCFC Maine Road development. As per the Central Manchester Framework SRF which identifies the challenges in the housing market, the aim of the SRF was to increase the amount of family housing and housing types to encourage residents to choose to stay in the area whilst also making it a genuinely desirable residential area to others. The Maine Road regeneration activity aimed to create places of distinction, transforming perceptions of some areas and relating strongly to existing successful and attractive areas.

Policy H11 of the Core Strategy states that “in parts of Manchester which do not have a high concentration of HMO/student housing but where the lack of family housing has threatened the sustainability of the community to the extent that regeneration activity with the specific intention of increasing the amount of family housing has taken place, there will be a presumption against changes of use which would result in the loss of a dwelling which is suitable for a family”. The applicant site sits in close proximity to the Maine Road regeneration activity, where regeneration ahs taken place because of threatened sustainability of communities. In addition paragraph 9.48 of the Core Strategy states that in such areas, the developer for a family house of 3 plus bedrooms should demonstrate there is no reasonable demand for the property as a family house for a period of at least six months on the market at a reasonable price or rental level or other compelling market evidence. No effect to this effect has been provided by the developer. As such, as per policy H11 of the Core Strategy, the current application should not be supported by the LPA.

Considering the above, the proposal is considered to conflict with policies DM1, SP1, H5 and H11 of the Manchester Core Strategy and guidance within the National Planning Policy Framework (NPPF). There are no material considerations to indicate otherwise.

Impact on Residential Amenity

The layout of the Class C4 comprises of:
Ground floor: living/bedroom 4 with en-suite, lounge/diner, kitchen, utility, hallway, storage, entrance porch.
First floor: bedroom 1, bedroom 2, bedroom 3, landing, sun terrace and bathroom.

Policies DM1 and SP1 of the Core Strategy indicate that consideration should be given to the effects of development upon the amenity, living conditions and the well-being of residents. Paragraph 135(f) of the NPPF also states that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

In this case, the Council has concerns in relation to the over-intensive use of 16 Dalton Avenue, as a result of the increase in occupancy. Whilst the City Council would have no control over who can occupy a property, it can help prevent properties from being over intensively used, by restricting the number of unrelated occupants. The email correspondence from the applicant received 29 March 2026 states that the property was occupied by a family of five and so the maximum occupancy of 4 of the HMO would be lower than that of the previous family. However, HMO accommodation can often cause problems in residential neighbourhoods, due to the levels of activity associated with unrelated people living together, as opposed to traditional family occupancy, which normally involves the manifestation of different patterns of behaviour and less frequent levels of activity. Further, whilst the current application indicates occupancy

by 4 persons, a C4 use would allow up to 6 persons to occupy the property and this could be achieved through lawful permitted developments to such a property.

A collective group of individuals with different lifestyles and different patterns of behaviour can result in an increase in frequence of comings and goings, with associated noise and disturbance. This in turn can have an adverse impact upon the living conditions of neighbouring residential occupiers, to the detriment of their amenity. The principal effects include, noise nuisance, negative impacts upon the physical environment and streetscape due to inadequate management of refuse storage and pressure upon local parking provision.

Within email correspondence from the developer received 29 March 2026, they state there have been no issues with noise, disturbance, parking or waste. However, whilst the property may have been operating with no issues thus far, the use could give rise to such adverse implications at any point now or in the future. The Council does not consider that the applicant has demonstrated that the development could operate without harming residential and local amenity.

During the course of the application, Environmental Health reviewed the Waste Proforma submitted with the application and did not raise any concerns in respect of bin storage. Such issue would not warrant a refusal, but the acceptable bin store provision does not overcome concern with other issues related to the application.

It is noted that Highway Services did not raise parking or highway capacity issues.

Colleagues in Highway Services requested cycle storage provision be provided for the property. Whilst no cycle storage provision has been supplied for consideration, it is noted such details could be sought via condition, if the scheme be recommended for approval. Such issue is not considered to constitute a reason for refusal in its own right.

On balance it is considered that the proposed development wholly conflicts with policy H11 and DM1 of the Core Strategy, and UDP policy DC26.

Loss of a Family Dwellinghouse

Policy H5 (Central Manchester) of the Core Strategy sets out requirements for new housing development in Central Manchester. Central Manchester, over the lifetime of the Core Strategy, will accommodate around 14% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained.

The emphasis will be on increasing the availability of family housing. There is huge demand across the city for larger homes, demonstrated by the waiting list for social housing, highlighting that demand significantly outstrips supply.

The Manchester Move website provides advice on available properties in Manchester and is used by the City Council’s Housing and Residential Growth service as a data source, reflecting the Manchester Housing Register. The latest figures extracted from the website shows an extremely high demand for social housing in Manchester with over 21,000 live applications on the Manchester Housing Register.

The table below highlights the number of households on the Manchester Housing Register, by their band and the size of property applicants need. For example, the application property was originally built as a 3 bedroom property. Figure 2 show that for this type of property 4,209 applicants were waiting for a 3 bedroom property as per the information dated December 2025.

Bedroom	Band 1	Band 2	Band 3	Band 4	Band 5	Total
1	650	3031	345	5491	192	9709
2	193	3356	76	2354	29	6008
3	54	1940	1004	1194	17	4209
4	131	867	283	131	5	1417
5	36	174	11	11	0	232
6	10	11	0	1	1	23
7	4	1	0	2	0	7
Total	1078	9380	1719	9184	244	21605

Figure 2, Number of households on Manchester Housing Register, by band and size of property

The application property is therefore a dwellinghouse suitable for a family and the proposal in this case would see the loss of such. Whilst these figures are based on the supply of social housing, there is inevitably an intrinsic relationship between the availability of family homes for sale or rent in the private sector, and the demand for housing.

An important policy objective of the City Council is to improve the quality of housing stock in the city and to deliver a more sustainable housing market. This can be achieved by increasing the amount of family housing stock on offer and by providing for choice through a range of accommodation. This would allow for more balanced and cohesive neighbourhoods that provide for stronger and safer communities. The loss of a family house in this area would conflict with this aspiration, undermine the policy objectives for the area and increase the threat of existing families being driven out of the area, or from being attracted to the area, due to a shortage of appropriate accommodation. Whilst the effect of the loss of a single home on the overall mix and balance of housing in the area would be limited, it would nevertheless contribute to the short fall.

Policy H11 of the Core Strategy is concerned specifically with changes of use to houses in multiple occupancy. The policy sets out different approaches for different parts of the city, depending on the extent to which HMOs are already concentrated and seeks to manage changes of use from C3 dwellinghouses to houses in multiple occupation (HMOs).
The policy above will prevent further loss of Class C3 dwelling houses, which generally provide accommodation for families, to Class C4 HMOs, thus preventing further harm to residential amenity.

The applicant site sits to the south of the former MCFC Maine Road development. As per the Central Manchester Framework SRF which identifies the challenges in the housing market, the aim of the SRF was to increase the amount of family housing and housing types to encourage residents to choose to stay in the area whilst also making it a genuinely desirable residential area to others. The Maine Road regeneration activity aimed to create places of distinction, transforming perceptions of some areas and relating strongly to existing successful and attractive areas. This included the creation of local facilities including a primary school.

Policy H11 of the Core Strategy states that “in parts of Manchester which do not have a high concentration of HMO/student housing but where the lack of family housing has threatened the sustainability of the community to the extent that regeneration activity with the specific intention of increasing the amount of family housing has taken place, there will be a presumption against changes of use which would result in the loss of a dwelling which is suitable for a family”. The

applicant site sits in close proximity to the Maine Road regeneration activity, where regeneration has taken place because of threatened sustainability of communities. In addition paragraph 9.48 of the Core Strategy states that in such areas, the developer for a family house of 3 plus bedrooms should demonstrate there is no reasonable demand for the property as a family house for a period of at least six months on the market at a reasonable price or rental level or other compelling market evidence. No effect to this effect has been provided by the developer. As such, as per policy H11 of the Core Strategy, the current application should not be supported by the LPA.

Review of the MCC Private Sector Housing register of the Licensed Private Rented Accommodation shows the site of 16 Dalton Avenue has no history for use as an HMO. Searches of the surrounding streets also reveal there are some HMO uses by reviewing Licensing Data. This is also evidenced by Figure 3 from the selective licensing database.

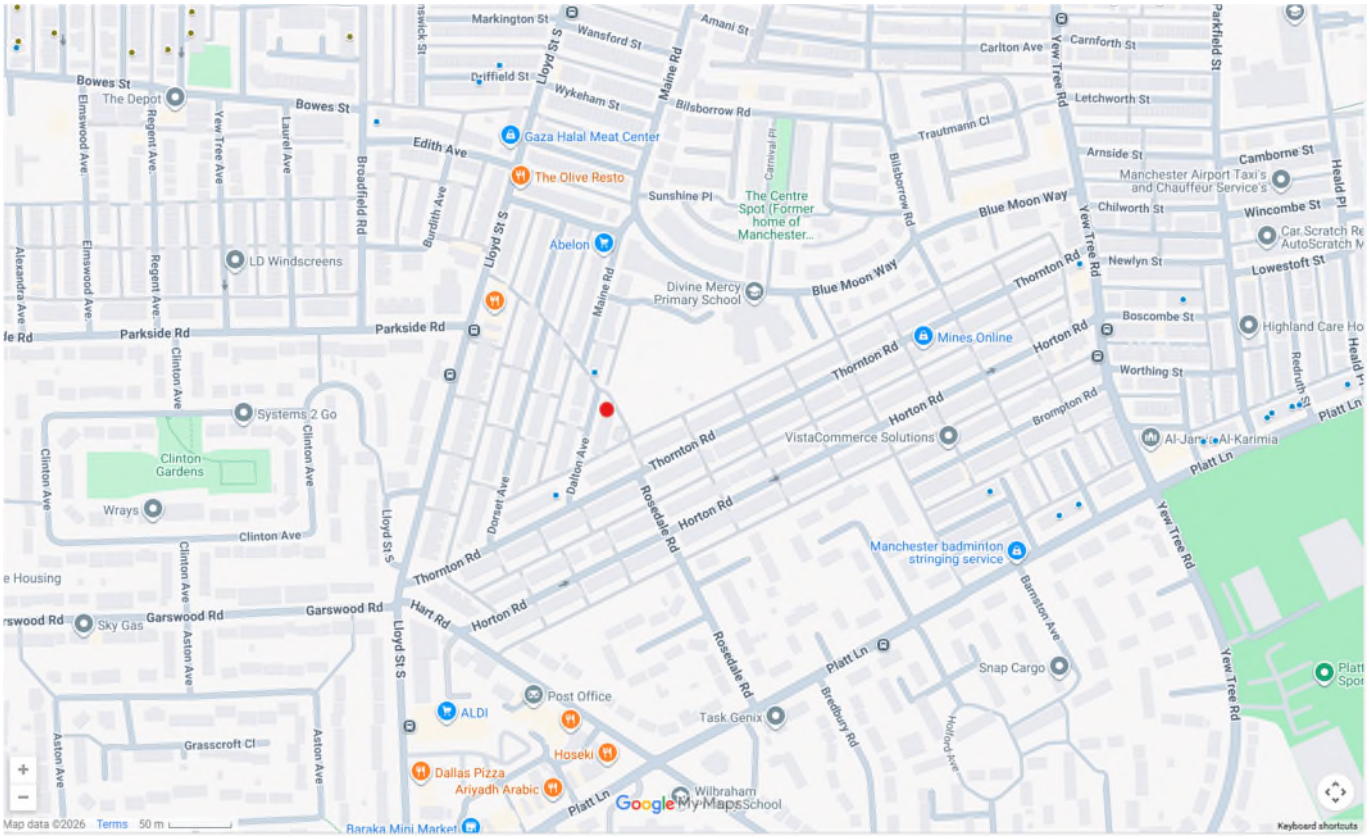


Figure 3, Licensed Private Rented Accommodation. Applicant site identified by red dot

The points in blue on the map identify houses in multiple occupation. The blue point to the north of the applicant site relates to no.243 Maine Road with an HMO license for 5 people, No.1 Dalton Avenue also has an HMO license for 5 people; however there is no planning history relating to these uses for the property and they may predate the Article 4 direction.

It is noted the applicant site sits to the south of the recently approved 2x two storey supported living buildings, which at the time of the site visit were under construction (see planning reference: 144538/JO/2025). Whilst it is noted that these properties are to operate as a Homelessness Move-on Scheme and would diversify the immediate context beyond single family dwellinghouses, such need is genuine and has been identified and has resulted in the re-use of two disused industrial uses into viable accommodation. Such accommodation adds to residential accommodation in the area (although diversified) and has not resulted in the loss of family accommodation in the area.

It is not considered the supported housing or the private HMO licenses in the wider area alters the LPA's position on the current application. The proposed change of use therefore results in the loss of a family dwellinghouse, eroding the balance of housing provision in the locality and conflicts with the development plan when considered as a whole with respect to delivering a sufficient supply of homes. It is not therefore believed there are any other considerations, either individually or in combination that outweigh the harm and associated development plan conflict. The application is therefore contrary to H5, H11 and SP1 of the Manchester Core Strategy.

Inaccurate Information

The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) provides general requirements for the submission of planning applications and states that *"an application for planning must….be accompanied by…. 7(1c)(ii) any other plans, drawings and information necessary to describe the development which is the subject of the application".*

With this in mind, it is considered that the information submitted under this application fails to meet the requirements set out in this Order on account of the inaccuracies amongst the submitted drawings.

The LPA note the submitted floor plans (existing and proposed) do not show all the windows at the site. Windows are seen for every habitable room on site. As such, the LPA are confident adequate light and natural ventilation is provided to each room and so does not constitute a reason for refusal in respect of residential amenity.

However, given the inaccuracies, the City Council is unable to support this application, as it conflicts with the principles set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 polices 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: Refuse

Article 35 Declaration
Officers have worked with the applicant in a proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers have communicated their concerns about this proposal to the agent during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Reasons for recommendation to refuse
1) The change of use from a dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4) for a maximum of four occupants would result in an over intensive use of the host property. The consequential increase in the levels of activity, noise and disturbance would have a harmful impact upon the amenity of neighbouring residential occupiers, which would have a detrimental impact on the sustainability and character of the area. The proposal would therefore be contrary to the provisions of policies SP1, H5, H11 and DM1 of the Core Strategy of the Local Development Framework and, UDP policy DC26.

2) The proposed change of use would result in the loss of a family sized dwellinghouse which would reduce the standard and availability of such housing in the area, undermining the provisions of policies H5, H11 and SP1 of the Manchester Core Strategy, which seek to provide an appropriate mix and balance of housing provision in the locality, in order to maintain a sustainable neighbourhood and cohesive housing market.

3) An error has been identified within the submitted drawings. The City Council as local planning authority note the submitted floor plans (existing and proposed) do not show all the windows at the site. Windows are seen for every habitable room on site. However, given the quality and accuracy of the submitted information, the City Council is unable to support this application, as it conflicts with the principles set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

33 Dalton Avenue, Manchester, M14 7NR
29 Dalton Avenue, Manchester, M14 7NR
23 Dalton Avenue, Manchester, M14 7NR
14 Dalton Avenue, Manchester, M14 7NR
25 Dalton Avenue, Manchester, M14 7NR
21 Dalton Avenue, Manchester, M14 7NR
31 Dalton Avenue, Manchester, M14 7NR
27 Dalton Avenue, Manchester, M14 7NR
12 Dalton Avenue, Manchester, M14 7NR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA