

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144069/FO/2025

Date registered valid: 25 November 2025

Proposal: Change of Use from a dwellinghouse (Use Class C3 (a)) to a Residential Children's Home for up to three children (Use Class C2)

Address: 153 Burnage Lane, Manchester, M19 1EE

Ward(s): Burnage Ward

Applicant: Ms Courtney Miller

Agent (if any): Mr Chris Smyton, D2H Land Planning Development Ltd

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

Recommendation: Refuse

Date of recommendation: 9 March 2026

Application details

Type of application: Full Application Consent

Development type: Change of use

Standard consultations:

Printed: 5 December 2025 Expired: 28 December 2025

Neighbour notifications

Printed: 5 December 2025 Expired: 28 December 2025

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: Not applicable

Tree Preservation Order: No

This application relates to a two-storey semi-detached residential property in a mostly residential area.

The submitted drawings show that the property has an existing large single storey extension, and that there are four bedrooms on the first floor, with a further bedroom in the roof space. There is also a single storey outbuilding in the rear garden area. At the front of the property there is a paved area with parking for 3 vehicles.

The only planning application received on this site relates to the rear single storey extension (129447/FH/2021). The authorised use of the property is therefore accepted as being as a Class C3(a) dwellinghouse.

The application seeks to change the use of the property from a Class C3(a) dwellinghouse to a Class C2 residential care home for up to 3 children aged from 8 to 18, with the average age expected to be 12 to 16 years. There would be 2/3 members of staff on the premises during the day, with two staff on the premises overnight (one waking and one sleeping). The children have been assessed as presenting concerns relating to social and emotional behaviour, and the aim is for the children to act communally with staff and the other children. The aim is to provide settle placements rather than short term stays. There would be visits by various professionals at an average rate of 1-2 per week.

It is proposed to reconfigure the ground floor, to create a ground floor office. Otherwise no internal or external alterations are proposed.

Consultations & Notification Responses

Local residents/adjoining occupiers - Six objections have been received, from local residents (3 were from separate individuals from one address), for the following reasons:

- The property appears to have been operating in a manner consistent with an unregistered care arrangement before the application was made. During this period, there was one child in residence, and it appeared that three adults were present most of the time to provide care. As a neighbouring resident, they experienced first-hand the significant change this created within the immediate area.
- The traffic and parking situation that resulted was particularly problematic. On numerous occasions, two vehicles were parked on the pavement while another car was parked on the driveway. The pavement parking obstructed pedestrians - including elderly residents, parents with prams, and disabled individuals using wheelchairs - making it impossible for them to pass safely. When a vehicle is positioned in the centre of a public walkway, this should not be considered acceptable or safe.
- There are five different schools in the surrounding area, which means that many schoolchildren use this stretch of pavement every morning and afternoon. The blocked pavement created unnecessary hazards for these children, forcing them to step into the road or navigate around the vehicles at busy times of day. This poses a clear and unacceptable safety risk.
- Burnage Lane has always been a predominantly quiet, family-orientated residential area, home to many elderly, infirm, and disabled people, as well as multi-generational families. The type of use proposed in this application is entirely at odds with the established character of the area and risks introducing recurring issues such as increased traffic, pavement obstruction, and disturbance in a neighbourhood that relies on safe, unhindered pedestrian access.
- Approving this application would remove a family-sized home from the local housing stock at a time when both national and local authorities acknowledge a significant shortage of good-quality, habitable homes. Maintaining available family housing is essential for meeting local need and preserving the character of this long-established residential community.

Highway Services - Makes the following comments:

HIGHWAYS SUMMARY:

Highways are satisfied the proposed change of use will not have an unacceptable detrimental effect on the local highway network.

HIGHWAYS RESPONSE:

The existing property offers five bedrooms whilst the proposed change of use will see the building having four bedrooms (including one for staff) and a room changed to be used as a storage space. On the ground floor a living room becomes a staff office. In the Garden Room, there are no changes except for the inclusion of three cycle spaces.

TRIP GENERATION AND JUNCTION CAPACITY:

Whilst there will be a requirement for typically two or occasionally three staff to be in attendance, vehicles trips may occur at the start and end of a shift. There can also be an occasional visitor. These vehicle movements are considered to be minimal in vehicle trip terms. These trips will not have an unacceptable detrimental effect on the local highway network.

SITE ACCESSIBILITY:

The site has nearby access to sustainable modes of transport. The site is within a 15 minute walk to the Mauldeth Road Rail links. Here northern rail operates a service with 3 bus routes available here also. Additionally, a further six buses can be boarded at the nearby Grangethorpe Drive and Mauldeth Road bus stops. Walking and cycling are modes that can happen due the availability of many formal highways nearby.

OFF-SITE HIGHWAYS WORKS:

No highway works are proposed.

PARKING AND ACCESS:

There are 3 car parking spaces located within the site's curtilage. The existing use when compared to the proposed use may see alternative vehicle movement, however its not expected to be much different than what could be expected if a large family were occupying the property.

EV CHARGING

No Electrical Vehicle charging point (minimum 7kW) is made available.

CYCLE PARKING:

Secure and sheltered cycle parking provision is made within the curtilage of the site. This is the provision of a facility for up to three cycles.

BOUNDARY TREATMENTS:

No changes are proposed.

REFUSE AND SERVICING:

Within the garden as with existing dwellinghouse. There will be no alterations to the current arrangements for dealing with on-site waste. Highways consider this to be acceptable in order to prevent any obstruction to passing pedestrians on the adjacent footway.

CONSTRUCTION MANAGEMENT:

No Construction Management Plan is required

Strategic Area and Citywide Support Manager - Recommends that conditions are attached, to any permission, in relation to acoustic controls and refuse.

Supported Housing Monitoring Group - Made the following comments:

Whilst there don't appear to be any risks or concerns raised about the local area,

Commissioning would not support this application for the following reasons:

- The provider has not made any effort to contact or consult with them to understand local needs before applying to open the home. This is a requirement of Ofsted: Prioritising social care registration applications: putting the needs of children and young people first - Ofsted: social care
- Manchester already has an oversupply of children's homes. They are generally unsupportive of further homes opening at this time, unless it for something that's in line with their strategic commissioning aims and principles.
- Specifically in the M19 area, there are 7 existing children's homes - we must avoid an overconcentration of homes in any particular parts of the city given the impact this can have on local residents and other services e.g. GMP.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

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

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

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

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

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

In addition to the above, Sections 5 (Delivering a sufficient supply of homes) and 8 (Promoting healthy and safe communities) is of relevance:

Paragraph 61 in Section 5 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed Paragraph 63 states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; looked after children; older people (including those who require retirement housing, housing with-care and care homes); students; people with disabilities; service families;

travellers; people who rent their homes and people wishing to commission or build their own homes.

Paragraph 96 in Section 8 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lives.

Draft National Planning Policy Framework - On 16th December 2025 the government has published a consultation National Planning Policy Framework.

Of relevance to this application, 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.
- Decisions on development proposals should apply a presumption in favour of sustainable development.
- In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal: Be located where a genuine choice of sustainable transport modes exists,
- Substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced needs of the local community, taking into account any up-to-date local housing need assessment, and other relevant evidence.
- Design quality should be considered throughout the evolution, assessment and delivery of development proposals.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are not in accordance with the general thrust of policy contained within it. As set out in the printed report, it is not considered that the proposal responds to the evidenced needs of the local community, does not represent sustainable development and does not respect the Conservation Area setting of the site.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

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

Make a positive contribution to neighbourhoods of choice including:-

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

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

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

Policy H5 relates to Housing in Central Manchester and states that, over the lifetime of the Core Strategy, Central Manchester 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. High density housing will be permitted within or adjacent to the Regional Centre (Hulme and the Higher Education Precinct) as well as within Hulme, Longsight and Rusholme district centres as part of mixed-use schemes.

Policy H10 relates to housing for people with additional support needs. It states that proposals for accommodation for people with additional support needs will be supported where:

- There is not a high concentration of similar uses in the area already.
- Where it will contribute to the vitality and viability of the neighbourhood.
- Where there would not be a disproportionate stress on local infrastructure such as health facilities.

Policy EN19 relates to waste and states that the Council will require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.

Policy T2 states that outside the City Centre all new development should provide appropriate car parking facilities, taking account of the guidance in Appendix B (of the Core Strategy). In all parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B (this indicates maximum car parking standards for various uses).

Notwithstanding the above, Policy T2 requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking that may be required. Policy T2 requires the provision of proportionate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

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

guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

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

Saved policy DC2 relates to Class C2 rest homes and nursing homes

DC2.1 states that, in determining planning applications for rest homes, nursing homes and other uses within Class C2 of the Use Classes Order, the Council will have regard to:

- a. the effect of the operation of the business on the amenity of neighbouring residents;
- b. the standard of accommodation for the intended occupiers of the premises, including the availability of private outdoor amenity space;
- c. the effect of the proposals on visual amenity;
- d. the availability of adequate, safe and convenient arrangements for car parking and servicing;
- e. the ease of access for all, including disabled people;
- f. the desirability of avoiding an over-concentration of special needs or housing in any one area of the City; and
- g. the desirability of broadly maintaining the existing character of a residential street or group of adjoining streets.

DC2a.1 states that planning permission will be refused when it cannot be demonstrated that development proposals will contribute to the achievement of the following objectives for the City's local communities:

- (i) to ensure a more even spread of "special needs" accommodation within local areas and across the City as a whole, in order to encourage provision closer to where needs arise and avoid the need for people to move from their local community to find the accommodation they require;
- (ii) to ensure the protection of the residential character and amenity of family housing within established communities;
- (iii) to avoid the unnecessary loss of the bigger dwelling houses available for larger and extended families;
- (iv) to help local communities accommodate a range of special needs without the risk of social stress;
- (v) to avoid stigmatising a particular neighbourhood or a particular type of accommodation;
- (vi) to create and retain a positive perception of all areas of the City as a contribution towards the goal of maintaining stable and self-sustaining communities;
- (vii) to attempt to sustain the vitality and viability of local economies, by encouraging a wide diversity of social groups to live within all parts of the City;
- (viii) to avoid creating disproportionate stress on local services, such as health and education; and
- (ix) to avoid additional pressure on primary and secondary health care provision in parts of the City where there are already identified concerns about adequacy of services.

DC2b.1 states that, in deciding whether or not to grant planning permission for the kinds of housing accommodation described in the above proposed strategic city-wide policy the Council, in consultation with other competent agencies, will from time to time assess whether or not localised parts of the City have already reached their effective capacity to accommodate further special housing needs, in the terms set out above.

In addition to the social and economic criteria set out above, the Council will only grant planning permission for special needs housing proposals where it can be demonstrated that the proposals will not have an adverse impact on the character of the street or the locality in respect of:

- (i) displays of signs and notices;
- (ii) additional car parking space involving the loss of mature trees and landscaping, especially in front gardens;

- (iii) design of vehicular cross-overs to parking spaces in front gardens;
- (iv) provision of external fire escapes and lift shafts;
- (v) positioning of paladin bins;
- (vi) construction of links between what would otherwise be separate dwelling houses;
- (vii) additional comings and goings from officials and professional visitors;
- (viii) more intensive use of upper floors, which become main living accommodation. This can reduce privacy to adjoining gardens and lead to noise transmission problems through party walls; and
- (ix) the quality and maintenance of external areas.

DC2.2 states that there will be a general presumption in favour of Class C2 uses within residential areas, subject to other relevant policies of the Plan.

DC2.3 states that, notwithstanding policy DC2.2, the Council will require any development in this category to:

- a. meet the Council's current approved accommodation standards for developments of this kind;
- b. provide usable external amenity space.

Saved policy DC26 relates to noise and states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for 9 of the 10 boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

Relevant policies of PfE in this instance are:

JP-S1: Sustainable development

JP-C8: Transport Requirements of New Development

JP-P1: Sustainable Places

Policy JP-H3 (Type, Size and Design of New Housing) - This policy states that development across the plan area should seek to incorporate a range of dwelling types and sizes to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, this should include incorporating specialist housing for older households and vulnerable people.

The Special Needs and Supported Housing Policy (1998) and Supplementary Planning Guidance states that the City Council wishes to ensure that the City's various communities remain, or become more, sustainable in economic and social terms. In this respect, whilst generally welcoming housing developments which will provide accommodation for people with special needs in appropriate locations, the Council will seek to avoid an over-concentration of such provision in any one area.

Principle - It is considered that the proposed conversion of the property to a supported living unit, would result in the loss of family sized accommodation, in an area where it is desirable to retain such properties, in order to contribute to the Council's housing supply. The nature of the majority of the immediately surrounding area is historically that of family dwellings, and it is considered that the conversion of the house into a unit for supported housing would be an intensification of the use of the premises, and as such it would be out of character with its immediate surroundings.

In addition, the proposed development would result in over concentration of this particular type of care within this area of the City. It is considered that further provision would lead to clustering of such accommodation in this particular part of Burnage, which would be to the detriment of the character of this immediate area and the balance of uses as part of creating sustainable neighbourhoods.

Residential amenity - It is considered that the proposal would increase the activity levels at the property and would be significantly different to the activity associated with a single dwelling house. It is stated that there would be between 2 and 3 staff on site during the day at any given time, with changeovers for evening staff along with regular visits from other professionals, such as social workers, medical staff, and others associated with the operation of the premises. It is considered that the transient nature of use would lead to more comings and goings to the property on a 24 hour seven days a week basis, which would give rise to increased levels of disamenity to local residents.

The proposed change of use signals a modification in the degree to which the site is visibly active. Whereas it is reasonable to assert that a single dwelling house will make fewer entrances and exits to and from the site over the course of a day or week, a supporting housing unit, has the potential to exert a much greater impact on the amenity of local residents from comings and goings.

Loss of Family Accommodation - Policy H5 of the Manchester Core Strategy sets out requirements for new housing development in Central Manchester, giving priority to family housing and other high value, high quality development. The Manchester Housing Demand Study 2010, indicates that there are currently very significant shortfalls in the availability of family sized homes across the city based on current demand.

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.

It is considered that the loss of a family house in this area would conflict with this aspiration, undermine the regeneration 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.

To permit the conversion of the property to supported housing would lead to the consequential loss of family sized accommodation, in clear contravention of City Council policy aspirations, which would serve to contribute to the imbalance of the housing mix in the area and deviate from the long-term housing objectives of the City Council which focuses on diversity and choice in the housing market. On this basis, the proposed conversion is considered unacceptable.

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 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: Refuse

Article 35 Declaration

The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

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

1) The proposed development would result in over concentration of this particular type of care within this area of the city. It is considered that further provision would lead to clustering of such accommodation in this part of Burnage, which would be to the detriment of the character of this immediate area and the balance of uses as part of creating sustainable neighbourhoods. As such the proposed development is contrary to saved policy DC2.1 of the Manchester Unitary Development Plan, the provisions of the Special Needs and Supported Housing Policy which is Supplementary Planning Guidance forming part of the Development Plan and policies DM1, SP1 & H10 of the Manchester Core Strategy.

2) The proposed conversion of the host property into a supported living accommodation (Class C2), 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, DM1 and SP1 of the Manchester Core Strategy, which seek to provide an appropriate mix and balance of housing provision in the locality, in order maintain a sustainable neighbourhood and cohesive housing market.

3) The proposal would have a detrimental impact upon the current levels of residential amenity enjoyed by the occupants of neighbouring residential accommodation, by reason of the increased noise and movements associated with the comings and goings of patrons to the premises, contrary to policy DM1 of the Core Strategy and saved policy DC26 in the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Supported Housing Monitoring Group

136A Burnage Lane, Manchester, M19 1EF
48 Moorton Avenue, Manchester, M19 2NQ
46 Moorton Avenue, Manchester, M19 2NQ
44 Moorton Avenue, Manchester, M19 2NQ
151 Burnage Lane, Manchester, M19 1EE
42 Moorton Avenue, Manchester, M19 2NQ
132 Burnage Lane, Manchester, M19 2WQ
136 Burnage Lane, Manchester, M19 1EF
140 Burnage Lane, Manchester, M19 1EF
157 Burnage Lane, Manchester, M19 1EE
155 Burnage Lane, Manchester, M19 1EE
149 Burnage Lane, Manchester, M19 1EE
142 Burnage Lane, Manchester, M19 1EF
134 Burnage Lane, Manchester, M19 2WQ
138 Burnage Lane, Manchester, M19 1EF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA