

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145025/FH/2026

Date registered valid: 19 February 2026

Proposal: Erection of a single storey rear extension and installation of rear roof dormer and associated roof alterations

Address: 164 Bury Old Road, Manchester, M7 4QY

Ward(s): Crumpsall Ward

Applicant: Elozor Lieberman

Agent (if any): Mr Sam Golding Gold Sketch Studios Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **13 April 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 March 2026

Standard consultations:

Printed: 9 March 2026 Expired: 30 March 2026

Neighbour notifications

Printed: 9 March 2026 Expired: 30 March 2026

Site notice

Posted: 4 March 2026 Expired: 25 March 2026

Press advert

Published: 3 March 2026 Expired: 24 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Crumpsall Lane Conservation Area 2004

Tree Preservation Order: No

The application site relates to 164 Bury Old Road within the north Manchester ward of Crumpsall. The application site relates to a detached, two storey, red brick dwellinghouse characterised by a hipped roof, two projecting bay window features at ground and first floor level with recessed central element and a small single storey rear outrigger, a d further outrigger to the side.

The property is set back on a tree-lined street, in line with the area's character and evidences a large-scale 1950s-70s home with a potential group value with other surrounding residential properties from the same era.

Amenity space to the front of the property takes the form of off street parking and amenity space to the rear is characterised by a grassed garden. Further amenity space is available along both sides of the property.

Description of area

The property sits to the south west of the Crumpsall Lane Conservation Area. Although the council has not yet released the character appraisal or statement of special interest, the Crumpsall Lane Conservation Area is a historic suburb situated about 3 miles north of Manchester city centre. It has been documented as far back as 1291 and has been part of Manchester's city boundaries since 1890.

The area is characterised by residential buildings from the Victorian, Edwardian, and 20th-century periods, showcasing the changes in residential architecture through the centuries. To the south side of Bury Old Road sits the Salford Authority boundary.

Description of development

The current application seeks planning permission for the erection of a single storey rear extension and installation of rear roof dormer and associated roof alterations.

The rear extension would have a projection of 3.4 metres and extend off the western side wall of the existing property, with a width of 7.5 metres. The extension would create a sukkah, have a large rooflight and have a flat roof with a height (at the largest point, including rooflight) of 3.7 metres.

The rear roof dormer would create 3no. bedrooms, an en-suite and storage. The rear roof dormer would have an approximate cubic volume of 31 cubic metres.

The associated roof alterations would take the form of an increase in width of the ridge, to allow additional roof space for the roof conversion. The existing width of the ridge is 1.6 metres, this would be increased to a width of 5 metres. Two rooflights would be inserted in the enlarged roof. A hipped form would be retained.

Materials to be used throughout the proposal have been listed as:

- dormer facing material: hung tiles to match roof tiles
- roof: slate roof to match existing
- windows: to match existing.

The site plan shows there would be additional hardstanding provision to the rear of the applicant site. Such works can be achieved through permitted development and so has not been included within the current application. No assessment will be made on this element of works.

Negotiations during the Course of the Application

The initial description of development was inaccurate- referencing development to the side although this was not shown on the plans. The description of development was amended to reflect the works shown on the plans, and a notification process was undertaken accordingly.

The LPA advised the hip to gable conversion nor front roof dormer could be supported. Such elements of development were subsequently removed from the scheme.

Concern was raised in respect to the size of the rear roof dormer, which was reduced, following the omission of the hip to gable roof conversion, but the enlargement of the existing roof space. The fascia board of the dormer was reduced. The agent supplied further information in respect of materials.

The description of development was amended accordingly, following the receipt of revised plans. Given no objections were received, neighbours were not re-notified on the revised scheme. The report assesses the revised scheme.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

2no. letters of support were received from local neighbours during the initial neighbour notification. The neighbours confirmed they were happy with the design and that the proposal would not give rise to any overlooking.

Environmental Health

Colleagues in Environmental Health requested a construction hours condition be attached to any approval granted.

Further comments dated 9 March 2026 following re-notification:
Previous comments remain applicable.

Highway Services

The following comments were received:

There are no planned alterations to the existing on-site parking arrangements.

The vehicular and pedestrian access points will remain as existing which is acceptable to Highways. For the avoidance of doubt, all external entrance doors (with the exception of fire doors) should be inwardly opening in order to prevent obstruction on the adjacent footway.

It is acceptable that waste arrangements will continue as existing with bins stored within the curtilage of the site.

Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to:
highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to
highwaynetworkmanagement@manchester.gov.uk

Further comments dated 10 March 2026 following re-notification:
Highways comments remain applicable.

Salford City Council

Salford City Council reviewed the application and provided the following comments:

The application proposes to introduce a hip to gable roof conversion with front dormer. It is likely that this would be visible from within the Salford boundary. The single storey rear extension and rear dormer would be unlikely to be visible from within Salford as these components would be concentrated to the rear. It is understood that the materials of the proposal would match the existing, which is unlikely to have a detrimental effect on Salford. The proposal is not of a scale that would be detrimental to the visual amenity of Salford. Therefore, Salford City Council raise no objections to the proposed scheme.

Issues

POLICY

The National Planning Policy Framework (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:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.
- iii. Chapter 16. Conserving and enhancing the historic environment.

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 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:

- Policy DM1 (Development Management);
- Policy SP1 (Spatial Principles) (partially superseded by PfE);
- Policy EN1 (Design Principles and Strategic Character Areas);

Policy EN3 (Heritage) (partially superseded by PfE).

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:

DC1 Residential Extensions

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC18 Conservation Areas

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas. a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
 - ii) the effect of major changes to the appearance of existing buildings;
 - iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv) the effect of signs and advertisements;
 - v) any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.

Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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 following policies are relevant:

JP- S1- Sustainable development

JP-P2- Heritage

ISSUES

Principle of Development

The submitted development application is for the erection of a single storey rear extension and installation of rear roof dormer and associated roof alterations. Revisions were made to the initial scheme as the roof conversion with gable form and front roof dormer were considered to not respond positively to the property's position within the Crumpsall Lane Conservation Area. Given the amendments to the scheme, the principle of development can be considered acceptable in principle as many people prefer to alter and adapt homes rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and on the Crumpsall Lane Conservation Area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Residential Amenity

No.162 Bury Old Road:

No.162 Bury Old Road sits to the east of the applicant site. The built form of no.162 extends further back than that of the applicant site and as seen on site a blank wall separates the two neighbours. Given the projection of the neighbouring development beyond the applicant's rear building line and given the neighbouring land is 3/4 storeys and not 2 storey as per the applicant site, this neighbour would not be impacted by any residential amenity implications from the rear extension or from the rear roof dormer.

No.166 Bury Old Road:

No.166 Bury Old Road sits to the west of the applicant site and relates to a bungalow with a detached garage running along the common boundary with the applicant site. As a result of the rear extension, a single storey rear extension with a projection of 3.4 metres would be sited off the common boundary by approximately 1.5 metres. Given the 1.5 metre gap to the common boundary and given the neighbouring property sits 3.4 metres off such common boundary, it is not considered the proposal would adversely impact the neighbour's enjoyment of their rear garden or rear windows and so is not considered to give rise to any adverse overbearing or loss of light implications. No windows would be inserted in the side elevation facing this neighbour and so there would not be any opportunity for adverse privacy implications.

The rear roof dormer, due to its nature, would not give rise to any adverse overshadowing or loss of light implications. 2no. windows would be inserted in the rear elevation facing in the direction of the applicant's garden. Although this may give opportunity for overlooking to no.166, given the existing first floor windows, any level of overlooking is not considered to be severe. A condition would be attached to any approval granted restricting the further insertion of windows and doors to ensure no harm to this neighbour.

Although the increase in the roof space may be visible from the neighbour's property, given the separation of the properties off the common boundary, it is not considered the roof alteration would give rise to any concern. The rooflight facing the neighbour, due to the sloped angle, is not considered to give rise to overlooking implications.

Neighbours to the rear:

The neighbours to the rear would be unlikely to be impacted by the extension as it is single storey level only.

The neighbours would feel the additional built form at roof level. Although the proposal would result in 2no. bedroom windows facing to the rear, given the window would not come any closer to the common boundary than the existing house, and due to the existing level of overlooking from the first floor windows, any overlooking would not be considered severe.

Overall, it is not considered that the proposal would have a significant adverse impact upon residential amenity. In short, the proposal is therefore considered pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Use of the property:

The property would result in 7no. bedrooms and the property benefits from a large office at ground floor as existing. The application has been applied for as a single family dwellinghouse and so a C3A use. To ensure the use is only ever used for a family dwellinghouse, a condition to this effect would be attached to any approval granted.

Visual Amenity

The visual harm from the proposal has been reduced following the omission of gable roof alteration and the omission of the front roof dormer.

The rear roof dormer has been reduced in volume and notwithstanding details and samples to be submitted prior to above ground development, the facing material for the dormer would match that of the host property and so result in a sympathetic appearance to the Conservation Area. The roof alterations would still retain the hipped nature of the applicant site and so the existing form and character of the property would still be legible.

Due to the limited projection of the rear extension, it is not considered the rear extension would result in visual harm. Whilst the LPA note the sukkah rooflight would be bulky in nature, such extension would be sited to the rear of the applicant site to reduce visual impact. Further, the LPA understands the cultural importance of such rooflight to the applicant.

Overall, it is not considered that the proposal would have a significant adverse impact upon visual amenity. In short, the proposal is therefore considered pursuant to Policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design, Scale and Appearance

Rear roof dormer:

The size of the rear roof dormer has been reduced considerably following the omission of the gable roof alteration. The thickness of the fascia board to the dormer has also been reduced as the initial dormer resulted in a thick fascia which appeared bulky and at odds with the Conservation Area. Although finalised details would be secured via condition, the hanging material for the dormer would match that of the host property. The roof dormer sits no higher than the ridge of the existing dwelling and is set back from the eaves of the roof. Given the scale of the dormer and amendments made during the course of the application, the rear roof dormer is considered acceptable in design, scale and appearance.

Roof alterations:

The associated roof alterations would take the form of an increase in width of the ridge, to allow additional roof space for the roof conversion. The existing width of the ridge is 1.6 metres, this would be increased to a width of 5 metres. Two rooflights would be inserted in the enlarged roof. A hipped form would be retained. Given a hipped roof would be retained, the proposal is considered to be a sympathetic addition. It is also noted the property is viewed in the context of a range of building heights and given the large row of terraces to the east, the increase in roof form would not be considered excessively large or bulky.

Single storey rear extension:

The rear extension would have a projection of 3.4 metres and so would be compliant with Policy DC1.3 of the UDP which states that rearward extensions should not exceed 3.65 metres. Given the property is detached and given the spacious nature afforded to the property, it is not considered the extension is overly large. Such extension is considered to be comfortably accommodated within the space.

Materials:

Whilst some of the materials have been listed within the report, limited detail is available, and given the property sits within the Conservation Area the LPA seeks samples and full and final details be provided via condition. A condition to this effect would be attached to any approval granted.

In short, it is considered the resulting design of the proposal would be acceptable, pursuant to Core Strategy Policies DM1 and EN1.

Crumpsall Lane Conservation Area

The property sits to the south west of the Crumpsall Lane Conservation Area. Although the council has not yet released the character appraisal or statement of special interest, the Crumpsall Lane Conservation Area is a historic suburb situated about 3 miles north of Manchester city centre. It has been documented as far back as 1291 and has been part of Manchester's city boundaries since 1890.

The area is characterised by residential buildings from the Victorian, Edwardian, and 20th-century periods, showcasing the changes in residential architecture through the centuries.

Policy EN3 requires that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas including conservation areas. Saved UDP Policy 18 considers the relationship of new structures to neighbouring buildings, in relation to conservation areas.

Rear roof dormer:

The LPA note there is no permitted development fallback for the installation of a rear roof dormer given the property sits within article 2(3) land. Whilst there are examples of rear roof dormers in the Conservation Area, these are historic and small in scale. However, in this instance, the LPA is considered to be able to support the introduction of such feature within the designated area. This is due to the following reasons: The rear roof dormer will remain below the roofline and will be obscured from direct view on Bury Old Road. However, it may still be visible from the east along Bury Old Road, where it will be partially concealed by tree cover. Nonetheless, it will introduce a visual feature to the rear elevation. As such, the size of the rear dormer was reduced to mitigate visual impact from the rear elevation and garden views, creating a more sympathetic design. Given such amendment and the reduction as to the width of the fascia board, plus given the facing material would match that of the host property, such element is not considered to give rise to significant harm to the Conservation Area.

Roof alterations:

The existing width of the ridge is 1.6 metres, this would be increased to a width of 5 metres. A hipped form would be retained. Given a hipped roof would be retained, the proposal is considered to be a sympathetic addition. It is also noted the property is viewed in the context of a range of building heights and form which make up the Conservation Area. Given the variation in roof heights, it is not considered to create an overly large and dominating feature within the Conservation Area.

Rear extension:

The rear single-storey extension is in line with the property's side elevation, not protruding outward, and therefore poses limited to negligible harm to the conservation area, as it would be mostly out of view. Whilst such element of works introduces the plastic sukkah roof into the designated area, consideration is given to the cultural needs of the applicant and so in this instance given its hidden location is not considered to introduce an unacceptable feature into the Conservation Area.

Given the above, it is not considered that the development would undermine the residential character of the Crumpsall Lane Conservation Area. On balance, it is considered that the proposed development would cause the lower end of less than substantial harm to the conservation area and therefore would be in accordance with, relevant policies and the tests within the NPPF with public benefits outweighing any harm.

In line with paragraph 215 of the NPPF, where less than substantial harm occurs, public

benefits are required to mitigate against that harm. The character of this part of the conservation area is mixed with a range of property types and ages. On reflection, the current proposal being assessed is considered small in nature and would not drastically alter the character of the Conservation Area.

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: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a proactive manner and have addressed issues arising with the application. Appropriate conditions would be attached to any approval granted.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Documents:

-Application Form, received by the City Council as Local Planning Authority on 6 March 2026.
-Correspondence- Description of Development Amendment and Confirmation of Existing Use, received by the City Council as Local Planning Authority on 13 April 2026.

Drawings:

-Location Plan, received by the City Council as Local Planning Authority on 23 January 2026.
-Proposed- Floor Plan and Elevations, numbered 003 REV 2, received by the City Council as Local Planning Authority on 1 April 2026.
-Proposed- Materials Schedule, numbered 004, received by the City Council as Local Planning Authority on 1 April 2026.
-Proposed- Site Plan, numbered 502 REV 2, received by the City Council as Local Planning Authority on 10 April 2026.

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

3) Notwithstanding the details submitted as part of this application, no above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no windows, doors or other openings shall be inserted in the ground floor of the western elevation of the development hereby approved, and no additional windows, doors or other openings shall be inserted in the second floor of the western or eastern elevation of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1)Construction hours

Construction works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

2) Highway arrangements

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to:

highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services
Heritage & Urban Design
Salford City Council
Highway Services
Environmental Health
Heritage & Urban Design
Salford City Council

49 Catherine Road, Manchester, M8 4HF
57A Catherine Road, Manchester, M8 4HF
Flat 4, 160 Bury Old Road, Manchester, M7 4QY
Flat 3, 160 Bury Old Road, Manchester, M7 4QY
Flat 2, 160 Bury Old Road, Manchester, M7 4QY
Flat 1, 160 Bury Old Road, Manchester, M7 4QY
Training Flat Ground Floor, 162 Bury Old Road, Manchester, M7 4QY
160 Bury Old Road, Manchester, M7 4QY
Flat 9, 160 Bury Old Road, Manchester, M7 4QY
Flat 5, 160 Bury Old Road, Manchester, M7 4QY
Flat 7, 160 Bury Old Road, Manchester, M7 4QY
Flat 6, 160 Bury Old Road, Manchester, M7 4QY
Flat 10, 160 Bury Old Road, Manchester, M7 4QY
Flat 8, 160 Bury Old Road, Manchester, M7 4QY
53 Catherine Road, Manchester, M8 4HF
Flat 2, 162 Bury Old Road, Manchester, M7 4QY
Flat 1, 162 Bury Old Road, Manchester, M7 4QY
166 Bury Old Road, Manchester, M7 4QY
51 Catherine Road, Manchester, M8 4HF
145 Bury Old Road, Manchester, M7 4QY
147 Bury Old Road, Manchester, M7 4QY
149 Bury Old Road, Manchester, M7 4QY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Crumpsall Lane Conservation Area 2004
Area Team Boundary - Name: NORTH AREA