

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144097/FH/2025

Date registered valid: 29 September 2025

Proposal: Erection of a two-storey side and single-storey rear extension; a new front porch; a detached ancillary annexe; and a detached incidental home office outbuilding, following the demolition of the existing garage.

Address: 91 Buckingham Road, Manchester, M21 0QT

Ward(s): Chorlton Ward

Applicant: Mr Dwayne Campbell

Agent (if any):

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@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: 28 November 2025

Standard consultations:

Printed: 9 October 2025 Expired: 30 October 2025

Neighbour notifications

Printed: 9 October 2025 Expired: 30 October 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

The property that is the subject of this householder planning application is a two storey red brick and render semi-detached property. It has double bay windows to the ground and first floor elevations to the front of the property which are separated by hung tiles between the two floors. There is garden area to the front and rear, the front area having been paved over and used as additional in curtilage parking. The frontage is open plan. Access is taken down the side of the property and leads to a free-standing garage alongside the property and beyond that the rear garden. The railway line and cuttings are located to the rear of the property. The property sits at the head of Buckingham Road which is a Cul-De-Sac and the property occupies a triangular plot that sits at an angle to the properties heading down the road. The juxtaposition of the neighbouring property in relation to number 91 Buckingham Road results in the properties being set at a splayed angle to each other, with the distance between the buildings becoming greater as you enter into the plots.

The adjoining property at number 93 Buckingham Road has had the benefit of a larger two storey side and single storey rear extension than that proposed for number 91 Buckingham Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, and is characterised by good sized family dwellinghouses. It benefits from its close proximity to Chorlton District centre which features a tram stop, supermarket and many shops, bars and eateries.

Description of development

The proposal is for the erection of a two-storey side and single-storey rear extension; a new front porch; a detached ancillary annexe; and a detached incidental home office outbuilding, following the demolition of the existing garage.

Consultations & Notification Responses

Local residents were informed- One representations has been received in support of the proposal.

Environmental Health- recommended conditions regarding sound insulation and overheating. However, it is considered that given the existing use as residential such conditions are not considered necessary and would be onerous in this instance.

Flood Risk Management- Further information with regards to Product 4 data has been submitted and reviewed and is now acceptable. An informative relating to a potential culvert should be attached to any consent granted.

Neighbourhoods (trees)- The applicant has submitted a detailed Arboricultural Impact Assessment, explaining how they propose to minimise the impact on trees within influencing distance of the proposed development. There are no objections to the proposed development subject to the Arboricultural Impact Assessment being strictly adhered to. All work must be carried out in accordance with BS 5837, and all trees should be adequately protected prior to commencement of any work.

TFGM-Have reviewed the information submitted and are satisfied that with the attachment of appropriate conditions they have no objections to the proposed development. The conditions relate to boundary treatments and landscaping and tree protection.

Issues

POLICIES

UNITARY DEVELOPMENT PLAN SAVED POLICIES

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 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 the original buildings)
- b) they do not create an 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 street scene by virtue of design, use of materials or constructional 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 car 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 (12ft) in length

DC1.4 In considering proposals for 2 storey side extensions, the council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved

As a guide and without prejudice to the generality of this policy, the council will normally permit 2 storey house extensions which, when built, would leave a minimum of 1.52m (5ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

The National Planning Policy Framework

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 - 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;
- b) 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Draft National Planning Policy Framework (NPPF-2025)

The Government has published a consultation draft of the NPPF. the proposed changes are intended to improve the current housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Although the draft is not yet adopted, it carries sufficient weight to be of a material consideration.

Chapter 4- Achieving Sustainable Development

Policy S3: Presumption in favour of sustainable development.

Chapter 14- Achieving Well Designed Places

Policy DP3: Key principles for well- designed places.

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.

Policy JP-P1: Sustainable Places

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other Documents.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following: Chapter 12: Achieving well designed places.

It is considered that the style of the extension and the use of matching materials will ensure that the development is suitably related to the existing building and its context. Chapter 12 has therefore been positively responded to.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

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 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.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

ISSUES

Principle - The principle of building a two-storey side, single storey front and single storey rear extension together with a detached ancillary annexe and a detached home office following demolition of the existing detached garage to provide additional living space for a family dwellinghouse, is acceptable. However, consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing - The rear single storey element would have a depth of 3m, a width of 8.1m, an eaves height of 2.5m and a maximum height of 3.5m. This accords with policy DC1 which stipulates rear extensions should not exceed 3.65m in depth. The single storey front extension would occupy the space to the front of the existing front door and sits just outside of the permitted development allowance for a porch of 3m measuring 3.15m. The porch is considered subservient and appropriately sited and scaled for the size of the house.

The two storey side extension would be sited on the south-west elevation of the house, projecting 1.97m to the side, at the front and increases in width as you travel down the side of the property. It extends lengthways 7.48 m, and off this extends the single storey rear extension which projects off the rear by 3 m and runs across the rear of the property by 8.12 m. There are bi-fold doors which open out onto the garden. There is an existing original utility room on the common boundary with number 93 Buckingham Road. The rear extension extends up to the utility room, and due to the projection of the utility room it means that the extension only projects 2.3 m from the rear elevation at this point.

The ground floor accommodation created comprises of a bedroom with a window overlooking the front garden, with a kitchen and open plan lounge and dining area. To the first floor is a master bedroom with an en-suite and dressing room.

The free- standing units proposed in the rear garden are a single storey annexe building which is to be sited on the position of the existing free- standing garage which is to be demolished to facilitate the construction of the annexe. The accommodation created would be an open plan lounge, and kitchen diner with a bedroom and bathroom. The window serving the bedroom and lounge look out over the applicants own garden area as does the bathroom window. There are no windows overlooking the common boundary with number 89 Buckingham Road. The home office that is proposed to the north of the house towards its boundary with the Metrolink line would measure 4.6m wide by 3.5m length and 2.75 m at the highest point with a sloping mono-pitch roof. it would be constructed in matching brickwork to that of the host property.

The fenestration in both the existing and proposed annexe would be upgraded from white Upvc to anthracite composite construction.

The first- floor side element would be set back from the principle elevation and would be set in off the common boundary with number 89 Buckingham Road. The nominal set back, gap to the boundary and orientation of the properties ensure the works should not result in a visual terracing effect and the development gap can be shared equally if this neighbour builds a similar extension in future. The extension is stepped down at the ridge, set back from the principle elevation and accords with the dimensions set out in DC1, as such, it is considered subservient to the main house and appropriately sited. The annexe would occupy the same 36m² footprint as the existing double garage, along the boundary shared with No.89, with a width of 6m, and depth of 6m, with an eaves height of 2.65m and ridge height of 4m. It would feature a deck with a depth of 1.5m and a height of 0.15m. The outbuilding would be taller than the existing garage but is not considered too large given the size of the garden and its siting. The considered design siting and scale of the proposed development is considered to be sympathetic to the character of the existing property and the neighbourhood within which it is located.

Appearance and visual amenity - The extension would be constructed of brickwork, roof tiles and anthracite composite windows and doors, all to match the existing house (post update), and will be covered by a materials condition. The extension features windows at first and ground floor in the front, side and rear elevations, to match existing, as well as a wide set of bi-folding doors opening onto the garden, with 3 no rooflights within the mono-pitched roof of the single storey element.

The hipped roof over the side element would match the existing roof. The extension features a setback and lowered ridge to ensure a subservient appearance and protect the visual amenity of the house and area. Due to the orientation and arrangement of the property and neighbouring properties, the addition of a two storey side extension should not lead to a terracing effect nor form an obtrusive feature within the street scene, particularly given the other side of the semi, No.93, already features its own (wider) historic two storey side extension (under ref 036488), therefore the proposal would re-balance the semi. The garden annexe would also be constructed of brickwork and roof tiles is considered appropriate and would be an improvement on the current structure which features pebbledash concrete and corrugated roofing. The extension annexe and outbuilding are to be built of matching materials, are standard in design and considered in-keeping with the character of the house and area, pursuant to policies DM1 and SP1 of the Core Strategy.

Residential amenity - There is 1 window proposed for the side elevation facing No.89, however this is at ground floor and is high-level, sited 2.1m above ground level, hence the privacy of surrounding occupiers should not be impacted. The 3m single storey rear element is sited 2.3m from the party wall, to match that of No.93, which should not overshadow the neighbouring plots. The side extension and annexe would be sited north of No.89 and therefore should not cause an undue loss of light for the neighbouring property or garden. Due to the 0.9m gap to the boundary and the fact the two storey side extension does not extend past the original rear elevation, the proposal should also not appear overbearing for No.89. In addition to this, no objections were received from local residents, on consideration the proposal is acceptable in terms of its impacts upon residential amenity.

Character of the Area- It is not considered that the proposal would have a detrimental impact upon either the character of the property itself, or the area within which it is located. The adjoining property has had extensions historically which apart from the home office, almost mirror the development now being proposed for number 91. There are also similar developments within the neighbourhood.

Impact on Metrolink- The proposal has been assessed given the close proximity of the proposed home office development. The remaining development is in locations where the residential use already exists. TFGM requested additional information which was submitted by the applicant and reviewed by TFGM who are now satisfied that the measures in place will not result in a detrimental impact upon the safety of the Metrolink track or cutting and it is considered acceptable with the attachment of conditions relating to proposed boundary treatment, landscaping scheme and tree protection to any consent granted.

Parking and refuse - The off-street parking arrangement will remain as existing as the driveway is to be retained with space for 2 cars, which is more than adequate for a single family dwelling. A gap of 0.9m is to be retained to the boundary, providing access to the rear for the transport and storage of refuse bins, in line with policy DM1.

Conclusion - The proposal complies with policies DM1, DC1, SP1 and the NPPF, did not receive any objections and it is not considered to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or character of the area within which it is located. The proposed development is considered to be acceptable.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Any problems that have arisen during the consideration of this application have been resolved, with the

submission of additional information for TFGM. However, there was nothing of any great significance. The proposal has been assessed against both national and local policies and is considered acceptable with the attachment of appropriate conditions.

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

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:

Schedule of External Materials uploaded 29.09.2025

Planning Statement uploaded 29.09.2025

Arboricultural Method Statement uploaded 28.11.2025

Tree Protection Plan uploaded 17.12.2025

Tree Management and Pruning Plan uploaded 17.12.2025

Final Pruning Diagram uploaded 17.12.2025

Construction Management Plan Rev C uploaded 10.02.2026

Noise Impact Assessment uploaded 29.09.2025

Definitive Metrolink Safety Sections Slope and Gradient Analysis Uploaded 10.02.2026

No Dig Raft Foundation Technical Specifications uploaded 17.12.2025

No Dig Raft Foundation Typical Section uploaded 17.12.2025

Metrolink Safety Statement Uploaded 17.12.2025

CIV-200-AO1 Drainage details uploaded 29.09.2025

CIV-205-AO1 Drainage details uploaded 29.09.2025

CCTV Drainage Survey 1 of 1 72389MCUG-01 uploaded 29.09.2025

Sheet 01 Proposed Office Floor Layout and Elevations uploaded 18.12.2025

CAMPBELL/02 Proposed Floor Plans and Sections of Dwellinghouse uploaded 29.09.2025

CAMPBELL/03 Rev B Proposed Elevations of Dwellinghouse uploaded 29.09.2025

CAMPBELL/04 Proposed Annexe Elevations and Floor Plan uploaded 29.09.2025

CAMPBELL/05 Location Plan uploaded 29.09.2025

Existing and Proposed Site Plan Rev A uploaded 29.09.2025

CCTV Drainage Survey 1 of 1 72389MCUG-01 uploaded 29.09.2025

CCTV Report Drainage uploaded 29.09.2025

Drainage Data uploaded 29.09.2025

SUDS Data Storm Network uploaded 29.09.2025

Environment Agency Flood Risk Assessment uploaded 29.09.2025

Flood Risk and FFL Technical Statement uploaded 10.02.2026

Topographical Survey uploaded 29.09.2025

Slope Stability Assessment uploaded 17.12.2025

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

3) The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing ref. CAMPBELL/03 Rev B Proposed Elevations Dwellinghouse uploaded 29.09.2025, CAMPBELL/04 Proposed Annexe Elevations uploaded 29.09.2025, SHEET 01 Proposed Office Elevations uploaded 18.12.2025 and Schedule of External Materials uploaded 29.09.2025.

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) No above ground works shall take place until full details of any changes to the boundary treatment and landscaping adjacent to the Metrolink tramway have been submitted to, and approved in writing by, the Local Planning Authority

Reason: To ensure that a safe and secure boundary treatment is installed on the boundary of the Metrolink and neighbouring properties and that invasive species are not introduced to neighbouring land in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

5) All tree work should be carried out by a competent contractor in accordance with British Standard BS 5837 "Trees in relation to Design, Demolition and Construction"

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy and policies JP-G6 and JP-G7 of Places for Everyone Joint Development Plan.

6) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Tree Survey and Arboricultural Method Statement - prepared by Arbtech, received by the City Council as Local Planning Authority on 28 November 2025 and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the buildings for their permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy and policy JP-G7 of the Places for Everyone Joint Development Plan.

7) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling identified as 91 Buckingham Road Manchester M21 0QT.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Transport For Greater Manchester

Flat 17, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 16, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 15, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 14, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 13, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 12, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 11, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 10, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 9, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 8, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 7, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 6, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 5, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 25, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 24, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 23, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 22, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 21, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 20, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 19, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 18, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 4, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 3, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 2, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 1, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
4B Albany Road, Manchester, M21 0AW
24 Buckingham Road, Manchester, M21 0GT
89 Buckingham Road, Manchester, M21 0QT
26 Buckingham Road, Manchester, M21 0GT
93 Buckingham Road, Manchester, M21 0QT
28 Buckingham Road, Manchester, M21 0GT

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) -
Flood Zones Type 2 (low to medium risk) -
Flood Zone Plus Climate Change -
Flood Zone Plus Climate Change -

Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA