Planning

Growth & Development

Delegated officer report for planning application

Application no.	144255/FO/2025
Date registered valid:	21 October 2025
Proposal:	Creation of temporary construction compound with associated boundary treatment until August 2028
Address:	Land At Frances Street And Cabot Street, Manchester
Ward(s):	Ardwick Ward
Applicant:	Morgan Sindall Construction
Agent (if any):	Mr Christopher Binns Tetra Tech
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	08/12/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 07 November 2025

Standard consultations:
Printed: 24 October 2025 Expired: 14 November 2025

Neighbour notifications
Printed: 24 October 2025 Expired: 14 November 2025

Site notice
Posted: 07 November 2025 Expired: 28 November 2025

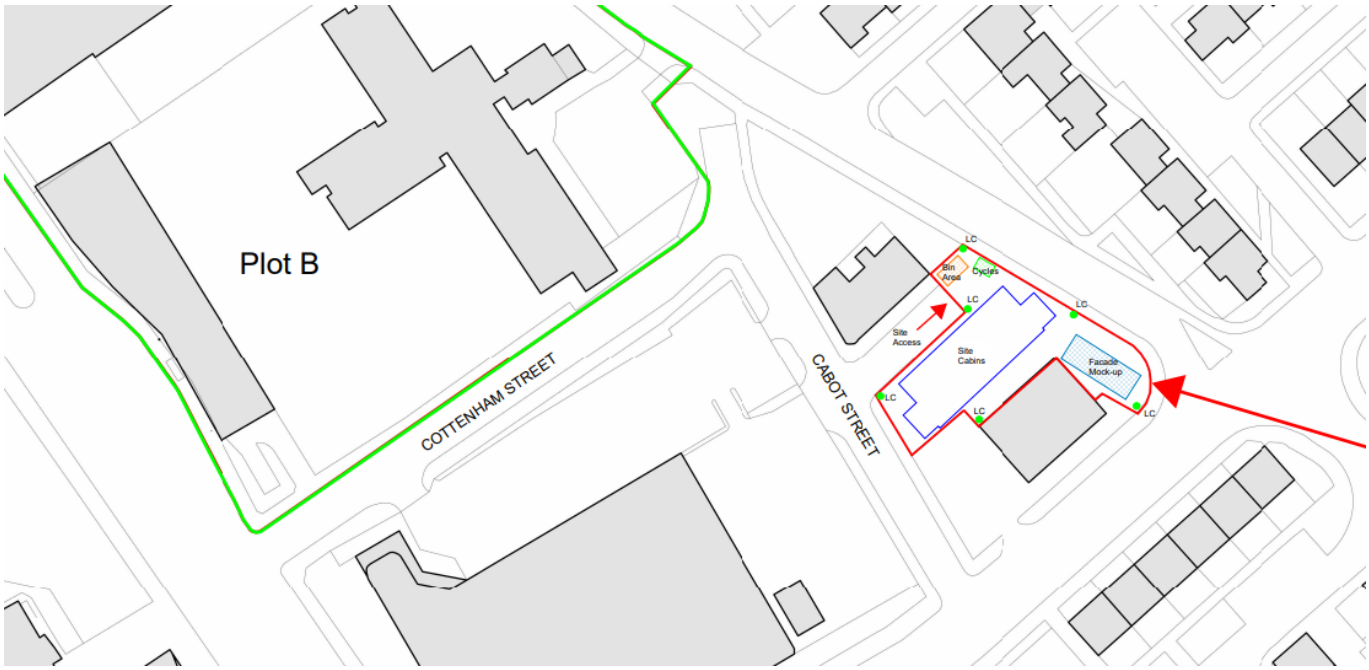
Press advert
Published: 28 October 2025 Expired: 18 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site

The application site relates to a plot of land to the northeast of Upper Brook Street bounded by Cabot Street, Frances Street, Kincardine Road and Brunswick Street.



The plot of land consisted of tarmac paving, surface carparking and some grass landscaping.

The site is also adjacent to the Grade II listed Mawson Hotel, originally a small two storey mid-late C19 hotel amalgamated in 1936-7. The building's significance derives from its Fred Riley of Brameld & Smith design, with architectural features including brick with faience dressings (some painted), a shallow slate roof, and tall stacks.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

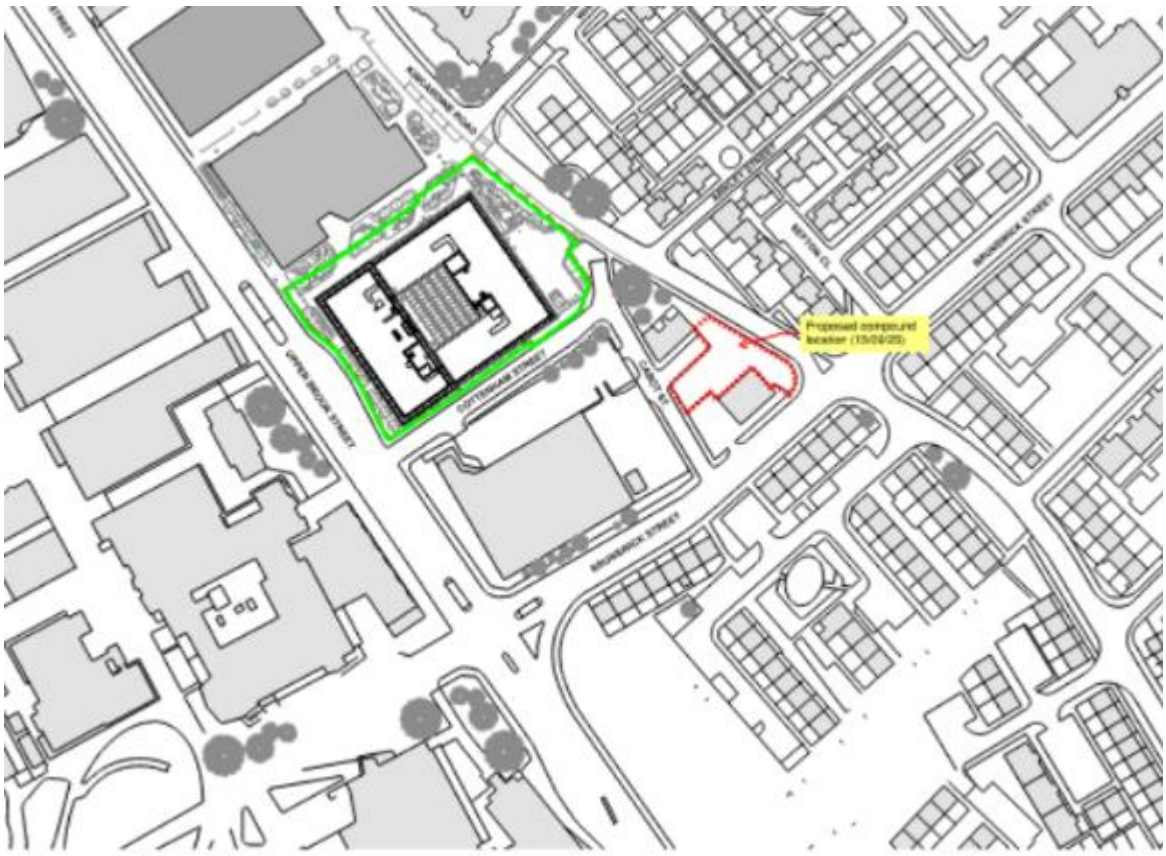
Description of area

The application site is adjacent to the Corridor Manchester area of the City Centre to the north east of Upper Brook Street.

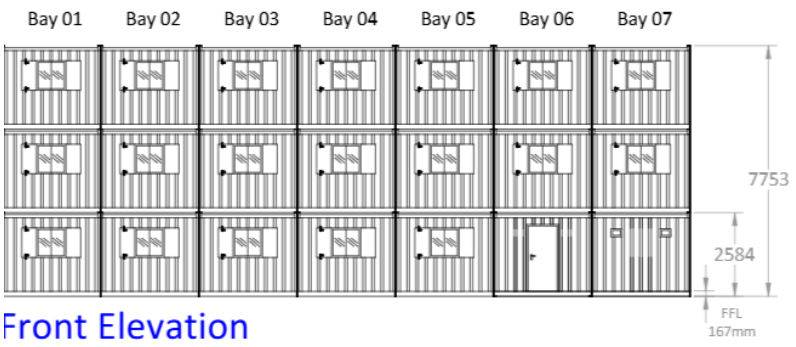
The site is in proximity to the Brunswick estate, featuring a number of residential terraced houses to the north, east, and south. The site is also in vicinity of a supermarket to the west, with the University of Manchester estate on the other side of Upper Brook Street.

Description of development

Planning permission is sought for a temporary construction compound to support the construction process for the Kadans Sci-Tech Building development approved in application 137399/FO/2023 at the neighbouring site bounded by Upper Brook Street and Kincardine Road.



The development includes the temporary installation of modular portacabins to form the site offices and welfare facilities, reaching a height of 9.39m, length of 22.7m and depth of 9.702m. The cabins would be clad in white pvc standard for this type of structure.





The compound would be secured with temporary site hoarding in a white cladding, having a height of 2.4m.



Parking for construction works would be accommodated at the nearby Aquatics Centre multi-storey car park. Car parking will therefore not be required at the application site.

Use of the site is sought for a temporary period until the end of August 2028.

Consultations & Notification Responses

Publicity and Advertisement

Neighbour notification letters were sent to surrounding properties. The proposal was also advertised by site notice and in the MEN as affecting the setting of a Listed Building. At the time of writing this report, 1no. representation has been received because of this publicity objecting to the proposal. Concerns were raised over:

- Noise and disturbance arising from machinery, vehicle movements, and site operations in proximity to residential areas.
- Traffic and Safety concerns with construction traffic exacerbating Fraces Street/Cabot Street congestion and increased heavy vehicle movements posing safety risks to pedestrians and cyclists in the area. Also including impacts to safety of families on route to Co-op Academy Medlock with the increase in construction traffic and, particularly during peak drop-off and pick-up times.
- Visual impact of boundary treatments, that they would be visually intrusive, altering the character of the neighbourhood and reducing the enjoyment of nearby green spaces.
- Length of the temporary period until 2028 as excessive.
- Air Quality and Environmental issues regarding dust, emissions, and potential

contamination from construction activities affecting air quality and local ecology, especially if mitigation measures are not robustly enforced.
- Parking concerns on Kincardine Road residents including exacerbated impact on limited parking, narrow access routes, and high footfall from nearby amenities, particularly if construction vehicles use Kincardine Road as a through-route or staging area.
- Expansion of the University estate, including minimal consultation and limited regard for the disruption to residents.
- Lack of community benefit to nearby residents.

Highways Services
Originally requested CMP. No objection or condition, on the following understanding:
- No hoarding/framework will encroach onto adopted highway,
- Sheltered cycle parking will be provided within the curtilage,
- No access gates will encroach onto adopted highways or footpaths,
- Staff parking to be at the Aquatics Centre car park,
- Route for incoming materials and plant as shown on p6 of Construction Method Statement.
- Plant to be stored within the main site.

Environmental Health:
No objection, subject to condition.
- A condition to control hours of use,
- A condition to control hours of deliveries, servicing and collections, including waste collections,
- A condition for implementation of submitted waste management scheme,
- A condition to control noise arising from generators, should they be required.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-C5 – Streets for All
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC5 – Transport
- CC9 – Design and Heritage
- T1 – Sustainable Transport
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- EN19 – Waste
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester
- DC19 – Listed Buildings
- DC22 – Footpath Protection
- DC26 – Development and Noise

NPPF

- Section 9 (Promoting Sustainable Transport)
- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990

- Section 72

Principle of Development

The application would see the erection of a temporary construction compound to facilitate the construction of development approved in application 137399/FO/2023.

Due to the temporary nature of the development, it is not considered that there would be unacceptable permanent visual or heritage harm associated with the development. Also due to the temporary nature of the proposal, as well as the highways provisions outlined, it is not considered that there would be an unacceptable impact on congestion, highways safety or parking availability. Measures to control noise emitting from the site as well as refuse are considered acceptable.

It is acknowledged that the work cabins would be sited on informal open space grassland habitat, resulting in some temporary loss of habitat. However, the cabins are a temporary construction that require no deep excavation of the grassland and it is viewed that through reinstatement and remediation of the land following the ceasing of operations there would be an acceptable habitat impact.

Issues

Visual Amenity

The proposal would see the temporary installation of portacabins stalls and hoardings around the perimeter of the compound. No off-site highway works are proposed.

While neighbouring occupant concerns are acknowledged, given the temporary nature of the proposal and the height of the hoardings the LPA considers the proposal to have an acceptable impact on visual amenity. It is recommended that in the event of an approval conditions are attached to the decision notice to ensure the temporary period, as well as discontinuance and remediation of the site.

Subject to condition, the proposal is considered to be in accordance with PfE Policies JP-Strat2 and JP-P1, Core Strategy Policies SP1, EN1 and DM1, and the National Planning Policy Framework.

Heritage

The application site is adjacent to the Grade II listed Mawson Hotel. The construction compound would be temporary and would not have a permanent impact on the setting or significance of the listed building. On this basis it is considered the proposal would have a neutral impact on the significance of the heritage asset, and it is not considered necessary to weigh the proposal's impact against its public benefits as per Section 72 of the NPPF.

It is considered that conditions recommended above to ensure the temporary period, as well as discontinuance and remediation of the site, would suffice in ensuring there would be no permanent harm to the listed building.

In view of the above and subject to condition, the proposal is considered to meet the statutory test to preserve as required by Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. Moreover, it is considered to be in accordance with Places for Everyone Plan Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies CC9, EN1, EN3 and DM1; saved UDP policy DC19; and sections 12 and 16 of the NPPF as they relate to the preservation, sustaining and enhancement of heritage assets.

Highways Congestion and Safety

Neighbour concerns regarding congestion are noted, however the construction compound would not have vehicular access and would not in itself generate vehicle trips, with any trips generated by the main development addressed in application 137399/FO/2023. Personnel would leave the compound, walk down Cabot Street and enter the main site on the corner of Cabot and Cottenham street. Ultimately the proposal is for a temporary period and would not result in a permanent or significant impact on congestion in this location.

Given the above the Local Highways Authority does not view that there would be an unacceptable impact on congestion by virtue of the methods proposed. Similarly, it is also not considered that the proposed works would result in a significant highways safety concern. The Local Highways Authority similarly does not view that there would be a highways safety concern associated with the proposed application.

In view of this, the proposal is acceptable with regards to PfE Policies JP-C5 and JP-P1, Core Strategy Policies T1 and DM1 and saved UDP Policy DC22 and the National Planning Policy Framework as they relate to negative effects of vehicle traffic.

Parking

Frances Street has no public parking restrictions, Cabot Street and Kincardine Road are subject to a ‘No Waiting at any Time’ Order, and Brunswick Street has time limited ‘No Waiting’ Monday to Friday.

While neighbour concerns regarding parking availability are noted, the proposed application is a relatively small plot with little parking provision and permission is sought for a temporary period. The Local Highways Authority has reviewed the documents submitted with the application and do not view that the proposed compound would have an unacceptable impact by virtue of reduced parking availability.

In view of this, the proposal is acceptable with regards to PfE Policies JP-C5 and JP-P1, Core Strategy Policies CC5, T1 and DM1 and saved UDP Policy DC22 and the National Planning Policy Framework as they relate to parking amenity.

Noise

Environmental Health have reviewed the application and have recommended that the hours of use are as follows:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

They also recommend that deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, with no deliveries/waste collections on Sundays/Bank Holidays.

The applicant has agreed to the above and subject to conditions to ensure the hours this element of the application is considered to be acceptable

Regarding plant noise, Environmental Health have recommended a condition to require any generators achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

While it is understood that there are no generators proposed on the site and the applicant is to be connected to the main grid, in the event that short term temporary generators are required it is recommended that a condition to this effect is attached to the decision notice. The applicant has agreed to the above.

Subject to the proposed conditions, the development is considered to be acceptable in terms of noise disamenity and to accord with Places for Everyone Policy JP-P1, Core Strategy Policies SP1 and DM1, saved UDP policy DC26 and the National Planning Policy Framework in this regard.

Waste

The storage of the waste containers will be within the site compound and will be taken out for collection on a weekly basis to the end of Frances Street with no significant impact on the highways network. The bin store will include containers for food waste, general and recycled waste the site can hold in excess of 9No. 1100 ltr bins.

Environmental Health have reviewed the amended Waste Management Strategy For Morgan Sindall Temporary Site Cabins document received 24/11/2025, and do not object to the proposed arrangement. As such, the proposal is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy as it relates to waste.

Cycle Parking

Highways have requested on site sheltered parking provision within the construction compound. While the applicant has indicated that this can be provided on site, it is noted that the multistorey car park at the Aquatics Centre-Manchester has been identified as the parking location for contractors, site operatives and visitors.

It is ultimately not considered necessary for the approval of this application for cycle parking to be installed within the construction compound.

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

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made

representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation:

Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

Temporary Permission

The permission hereby granted is for a limited period only, expiring on 31/08/2028 and the use comprising the development for which permission is hereby granted is required to be discontinued on that date.

Reason - The use hereby approved is of a temporary nature only and pursuant to PfE Policies JP-Strat 2, JP-C5, JP-J1, JP-P2, Core Strategy policies SP1, CC5, CC9, T1, EN1, EN3, EN19 and DM1, saved UDP Policies DC19, DC22 and DC26, Section and 72 of the Listed Buildings and Conservation Areas Act, as well as Sections 9, 12 and 16 of the National Planning Policy Framework.

Discontinuance

The structures and hoardings hereby permitted shall be discontinued no later than 31/08/2028 and the works comprising the development are required to be removed no later than one week from the use ceasing.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to PfE Policies JP-Strat 2, JP-C5, JP-J1, JP-P2, Core Strategy policies SP1, CC5, CC9, T1, EN1, EN3, EN19 and DM1, saved UDP Policies DC19, DC22 and DC26, Section and 72 of the Listed Buildings and Conservation Areas Act, as well as Sections 9, 12 and 16 of the National Planning Policy Framework.

Reinstatement

Within two weeks prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approved by the City Council as Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies PfE Policies JP-Strat 2, JP-C5, JP-J1, JP-P2, Core Strategy policies SP1, CC5, CC9, T1, EN1, EN3, EN19 and DM1, saved UDP Policies DC19, DC22 and DC26, Section and 72 of the Listed Buildings and Conservation Areas Act, as well as Sections 9, 12 and 16 of the National Planning Policy Framework.

Specified Plans and Documents

The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the City Council as the Local Planning Authority on 13/10/2025:

UBS-SRA-ZZ-XX-DR-A-00 REV.P01
25-0999-001b Page 1 of 1
25-0999-001b Page 2 of 2
Covering Letter ref: 784-B076345 dated 08 October 2025
Method Statement for Planning Condition No.7

The Waste Management Strategy For Morgan Sindall Temporary Site Cabins document received 24/11/22025

As well as the site plan received 25/11/2025:
UBS-MSC-ZZ-00-DR-C-02-0001 REV.P04

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to PfE Policies JP-Strat 2, JP-C5, JP-J1, JP-P2, Core Strategy policies SP1, CC5, CC9, T1, EN1, EN3, EN19 and DM1, saved UDP Policies DC19, DC22 and DC26, Section 72 of the Listed Buildings and Conservation Areas Act, as well as Sections 9, 12 and 16 of the National Planning Policy Framework.

Hours 1

The development shall be open in accordance with the following hours:-

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with PfE Policy JP-P1, Core Strategy Policies SP1 and DM1, saved UDP policy DC26 and the National Planning Policy Framework in this regard.

Hours 2

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on

Sundays/Bank Holidays.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with PfE Policy JP-P1, Core Strategy Policies SP1 and DM1, saved UDP policy DC26 and the National Planning Policy Framework in this regard.

Plant Noise

a) Prior to the installation of any generators, either a scheme that demonstrates that the generators will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the generators so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.

b) Prior to the first operation of the generators a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the generators achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the generators can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

Refuse

The details of the Waste Management scheme as set out in the approved Waste Management Strategy For Morgan Sindall Temporary Site Cabins document received 24/11/2025 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 1 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 2 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 17 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 12 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
6 Rudcroft Close, Manchester, M13 9XT
Flat 13, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 4, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 29, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 7 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 10 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
3 Arkley Street, Manchester, M13 9YG
12 Hardshaw Close, Manchester, M13 9TN
10 Hardshaw Close, Manchester, M13 9TN
6 Sefton Close, Manchester, M13 9TW
2 Sefton Close, Manchester, M13 9TW
13 Sefton Close, Manchester, M13 9TW
13 Hartfield Close, Manchester, M13 9YX
Flat 18 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 6 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 27 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 14 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 11 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 8 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
27 Balsam Close, Manchester, M13 9UL
Flat 22, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 6, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 10, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 4 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 5 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 15 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 20 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 16 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 13 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
7 Hardshaw Close, Manchester, M13 9XZ
10 Arkley Street, Manchester, M13 9YN
12 Arkley Street, Manchester, M13 9YN
1A Hartfield Close, Manchester, M13 9YX
1 Hartfield Close, Manchester, M13 9YX
4 Sefton Close, Manchester, M13 9TW
96 Brunswick Street, Manchester, M13 9YJ
98 Brunswick Street, Manchester, M13 9YJ
9 Sefton Close, Manchester, M13 9TW
29 Arkley Street, Manchester, M13 9YN
1 Sefton Close, Manchester, M13 9TW
Flat 2 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 9 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 21, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 18, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 23 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA

Flat 3 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 24 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 26 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
5 Arkley Street, Manchester, M13 9YG
3 Hartfield Close, Manchester, M13 9YX
8 Rudcroft Close, Manchester, M13 9XT
10 Rudcroft Close, Manchester, M13 9XT
14 Rudcroft Close, Manchester, M13 9XT
Flat 28 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 12 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
2 Rudcroft Close, Manchester, M13 9XT
25 Balsam Close, Manchester, M13 9UL
Flat 30, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 8, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 16, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 26, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 5, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 11 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 19 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 9 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 2 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 5 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
13 Arkley Street, Manchester, M13 9YG
8 Sefton Close, Manchester, M13 9TW
4 Arkley Street, Manchester, M13 9YN
2 Arkley Street, Manchester, M13 9YN
92 Brunswick Street, Manchester, M13 9YJ
25 Arkley Street, Manchester, M13 9YG
19 Arkley Street, Manchester, M13 9YG
104 Brunswick Street, Manchester, M13 9YJ
Flat 11 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 10 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 3 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 6 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 19 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 1 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 14 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
4 Rudcroft Close, Manchester, M13 9XT
Flat 12, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 1, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 14, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 11, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 3, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
83 - 97 Upper Brook Street, Manchester, M13 9TX
Flat 5 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 21 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
7 Arkley Street, Manchester, M13 9YG
16 Hardshaw Close, Manchester, M13 9TN
5 Hardshaw Close, Manchester, M13 9XZ
3 Hardshaw Close, Manchester, M13 9XZ
1 Hardshaw Close, Manchester, M13 9XZ
8 Hardshaw Close, Manchester, M13 9TN
6 Hardshaw Close, Manchester, M13 9TN
2 Hardshaw Close, Manchester, M13 9TN

9 Arkley Street, Manchester, M13 9YG
100 Brunswick Street, Manchester, M13 9YJ
11 Hartfield Close, Manchester, M13 9YX
7 Hartfield Close, Manchester, M13 9YX
Flat 19, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 23, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 1, Mawson Hotel, 74 - 80 Frances Street, Manchester, M13 9SQ
SIP, Car Park, 53 - 57 Upper Brook Street, Manchester, M13 9TD
Flat 10 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 9 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 4 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 16 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 17 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 18 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 13 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
18 Hardshaw Close, Manchester, M13 9TN
5 Hartfield Close, Manchester, M13 9YX
94 Brunswick Street, Manchester, M13 9YJ
11 Sefton Close, Manchester, M13 9TW
27 Arkley Street, Manchester, M13 9YN
12 Rudcroft Close, Manchester, M13 9XT
23 Arkley Street, Manchester, M13 9YG
9 Hartfield Close, Manchester, M13 9YX
7 Sefton Close, Manchester, M13 9TW
Flat 8 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 4 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 3 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 7, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 9, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 25, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 24, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 2, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 3, Mawson Hotel, 74 - 80 Frances Street, Manchester, M13 9SQ
Flat 15 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 7 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 25 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 14 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 7 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 12 Block B, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 13 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
14 Hardshaw Close, Manchester, M13 9TN
Flat 31, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
8 Arkley Street, Manchester, M13 9YN
90 Brunswick Street, Manchester, M13 9YJ
5 Sefton Close, Manchester, M13 9TW
3 Sefton Close, Manchester, M13 9TW
Flat 22 Block A, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 6 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat 1 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
23 Balsam Close, Manchester, M13 9UL
Flat 20, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 27, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 15, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 17, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY

Flat 28, Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY
Flat 2, Mawson Hotel, 74 - 80 Frances Street, Manchester, M13 9SQ
Flat 4, Mawson Hotel, 74 - 80 Frances Street, Manchester, M13 9SQ
Flat 8 Block C, Kincardine Court, Kincardine Road, Manchester, M13 9JA
20 Hardshaw Close, Manchester, M13 9TN
4 Hardshaw Close, Manchester, M13 9TN
11 Arkley Street, Manchester, M13 9YG
6 Arkley Street, Manchester, M13 9YN
21 Arkley Street, Manchester, M13 9YG
17 Arkley Street, Manchester, M13 9YG
15 Arkley Street, Manchester, M13 9YG
102 Brunswick Street, Manchester, M13 9YJ

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
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 (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL