

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 143662/FO/2025

Date registered valid: 19 August 2025

Proposal: Erection of a first floor extension

Address: St Catherines RC Primary School, School Lane, Manchester, M20 6HS

Ward(s): Didsbury East Ward

Applicant: St Catherine's RC Primary School -The Board Of Governors St Catherine's RC Primary School

Agent (if any): Mr Ross Haskayne, Bradbury Consulting

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 December 2025

APPLICATION DETAILS

Type of application:	Full Application Consent	
Development type:	Minor Other	
Date of site visit:	01 September 2025	
Standard consultations:	Printed: 22 August 2025	Expired: 13 September 2025
Neighbour notifications:	Printed: 22 August 2025	Expired: 13 September 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	
Listed building:	Not applicable	
Conservation area:	Not applicable	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal is related to a modern single storey addition to St Catherines RC Primary School. The current building is attached to the original low rise school building and the larger St Catherines Community Centre. The wider site features a range of low-rise school buildings of mixed ages with St Catherine of Sienna Catholic Church sitting close to School Lane. Hardstanding features for the school paying ground and car parking.

Description of area

The property is in a mostly residential part of the Didsbury East ward of Manchester/

Description of development

Erection of a first-floor extension

The proposed first floor extension projects 13438mm from the existing side elevation of the community centre building and spans 11785mm at the rear.

A further extension is proposed to the side projecting 8313mm from the existing building and spanning 4230 from the proposed first floor.

The new unit will provide 176m² GIA. The proposed first floor extension will match, and tie into the existing structure, with the roofline proposed to be of matching height to the existing pitched roof.

The extension will be of cavity wall construction with a matching blue engineering brickwork as per the existing building. The existing flat roof will be removed, and a new pitched concrete tile roof structure will be installed to match the existing to provide additional internal head height. The proposed windows, doors and rainwater goods have been designed to match the existing extension below.

The proposal would allow the replacement of two existing classrooms with two newly constructed classrooms above, enabling the conversion of the original classrooms into a dedicated kitchen and food preparation area.

The proposed development also includes a new fire escape to the rear elevation and new windows to the ground floor rear elevation.

PLANNING HISTORY

099913/FO/2012/S2

Description: Recladding of plant room and refurbishment of day nursery

Decision: Approved 30/10/2012

098965/FO/2012/S2

Description: Erection of two storey extension leading to a Juliet balcony, internal reconfiguration and elevational alterations to form additional school accommodation

Decision: Approved 13/09/2012

It is noted that this scheme was never implemented but has a similar scale to the current application.

096003/FO/2011/S2

Description: Erection of first floor extension to form new staircase together with installation of external canopy to community centre and part re-roofing of building

Decision: Approved 06/06/2011

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Highways are satisfied the development will not offer an adverse impact on the highways. One planning condition is recommended.

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application and had no objection to proposed development but asked the applicant for more information regarding any proposed kitchen extraction.

Notifications

Local Residents

2no comments received in objection to the proposed development with comments regarding:

- Loss of privacy and overlooking
- Overbearing visual impact
- Loss of light and overshadowing
- Noise and construction disruption
- Safeguarding concerns

1no comment received neither supporting or opposing the development with comments regarding:

- Recommending the inclusion of a Swift Brick in the development.

NEGOTIATIONS

Issues have arisen in the consultation phase which required negotiations in positive and proactive manner.

- Elevation C first floor windows facing into rear gardens raise privacy concerns
- Gable end could have a massing impact
- Confirmation on kitchen extraction
- Fire escape screening

Updated proposed development

The updated scheme removes the windows from Elevation C (facing into the rear neighbours) and introduces 2no contrasting red soldier brick courses and 2No. courses of pitched decorative brickwork under the eaves. The updated proposal also introduces a privacy screen the fire escape.

Regarding the proposed kitchen extraction, the applicant confirmed:

The school kitchen will have a commercial extract and ventilation system installed which will feed through the louvers on the external wall.

This will be fitted within insulated ducting which will have a grease separator plenum and G4 grade air filter assemblies within it.

No specific acoustic attenuation is usually required on school kitchens as they are relatively small as commercial kitchens go and are not typically fitted with deep fat fryers etc that put a lot of odour / grease into the air. The school operating hours also mean the fans will not disturb neighbours of an evening.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED DESCRIPTION OF DEVELOPMENT

Manchester City Council Environmental Health

Manchester City Council Environmental Health reviewed the comments from the applicant and recommended conditions for noise, fumes and odours.

RELEVANT POLICIES

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in line with the statutory development plan, unless material considerations indicate otherwise.

For Manchester, the development plan comprises:

- The Core Strategy (2012–2027)
- Saved policies of the Unitary Development Plan (UDP)
- The Places for Everyone Joint Development Plan Document (2022–2039)

These documents are considered up to date and carry substantial weight in decision-making. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance.

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)

- Objective 2 - Economy and the City Centre
 - EC 1 - Employment and Economic Growth in Manchester
 - EC 2 – Existing Employment Space
 - EC 9 – South Manchester
- Objective 5 – Transport
 - T 1 – Sustainable Transport (partially replaced by PfE Policy JP-C 1)
- Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 16 - Air Quality (partially replaced by PfE Policy JP-S 5)
 - EN 19 – Waste
- [Guide to development in Manchester](#) - supplementary planning document and planning guidance, April 2007
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC26 - Development and Noise
 - DC28 - Minerals
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for Jobs
 - JP-J1: Supporting Long-Term Economic Growth
 - JP-J2: Employment Sites and Premises
 - Places for People
 - JP-P1 Sustainable Places
 - JP-P5: Education, Skills and Knowledge
- [National Planning Policy Framework \(NPPF\)](#) December 2024–
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 6 – Building a strong, competitive economy
 - Section 9 – Promoting sustainable transport
 - Section 12 – Achieving well-designed places
- [National Planning Policy Framework Draft for Consultation December 2025](#) - National decision-making policies
 - Chapter 3 – Decision-making policies
 - DM3: Determining development proposals
 - DM6: Use of planning conditions and obligations
 - DM7: Relationship with other regulatory regimes
 - Chapter 4 - Achieving sustainable development
 - S3: Presumption in favour of sustainable development
 - S4: Principle of development within settlements
 - Chapter 5 - Meeting the challenge of climate change
 - CC2: Mitigation of climate change
 - CC3: Adaptation to climate change
 - Chapter 7 - Building a strong, effective economy
 - E2: Meeting the need for business land and premises
 - Chapter 12 - Making effective use of land
 - L2: Making effective use of land
 - Chapter 14 - Achieving well-designed places
 - DP3: Key principles for well-designed places
 - DP4: The Design process
 - Chapter 15 - Promoting sustainable transport
 - TR3: Locating development in sustainable locations
 - TR6: Assessing transport impacts
 - Chapter 16 - Promoting healthy communities

- HC4: Proposals for new and improved community facilities and public service infrastructure

ASSESSMENT

Principle of development

The principle of development is considered acceptable as it supports the continued use and enhancement of existing educational infrastructure. This aligns with Core Strategy policies EC 2 and EC 9, which seek to retain and improve existing employment and community facilities, and with Places for Everyone policy JP-P5, which promotes investment in education infrastructure.

The proposal also accords with the overarching objectives of the National Planning Policy Framework (NPPF), particularly Section 6 – Building a strong, competitive economy and Section 12 – Achieving well-designed places, by delivering improved educational facilities in a sustainable and contextually appropriate manner. In addition, regard has been given to the emerging Draft NPPF (December 2025), which introduces policies such as DM3 – Determining development proposals, S3 – Presumption in favour of sustainable development, and HC4 – Proposals for new and improved community facilities and public service infrastructure, all of which reinforce the principle of supporting educational development within established settlements.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed extension has been sensitively designed to integrate with the existing school buildings. It utilises matching blue engineering brickwork, concrete roof tiles, and consistent detailing in windows, doors, and rainwater goods to ensure visual continuity. The extension is subservient in form, remaining within the existing footprint and complementing the architectural character of the host building.

Although the development introduces first-floor accommodation, the elevation facing properties on Atwood Road has been designed to appear less than a full two-storey structure. This approach reduces the perceived massing and visual impact. While the overall massing exceeds that of the existing single-storey extension, it remains significantly less than a full two-storey structure positioned on the boundary.

The eaves height aligns with the adjacent school building. The inclusion of two contrasting red soldier brick courses and two courses of pitched decorative brickwork under the eaves of the gable further softens the visual impact on neighbouring properties.

Given the separation distance to the boundaries with properties on Aldwick Avenue, combined with the use of a pitched roof, the impact on these properties is considered acceptable.

The proposed fire escape and new ground-floor windows are also acceptable additions that integrate well with the existing building.

Overall, given its scale, siting, and relationship to surrounding dwellings, the proposal is not considered to result in an overbearing or over-dominant form of development.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

Only limited views of the proposed extension would be visible from the public realm, due to its siting behind existing buildings and its modest scale. The extension has been designed to integrate with the existing school buildings through the use of matching materials, including blue engineering brickwork, concrete roof tiles, and consistent detailing in windows, doors, and rainwater goods. As such, the character of the street would not be unduly affected.

The extension sits comfortably within the wider school site, which comprises a mix of low-rise buildings, and is visually balanced against the larger massing of the adjacent St Catherine of Sienna Catholic Church. The proposal respects the established built form and contributes positively to the overall coherence of the site.

Effects on amenity

Privacy

The proposed two-storey extension would be positioned approximately 3.5 metres from the shared boundary with properties on Atwood Road and about 25 metres from elevation to elevation. To address concerns raised during consultation, the applicant has removed the first-floor classroom windows that would have faced the rear garden of No. 88 Atwood Road. In addition, the proposed fire escape will include a 2-metre perforated privacy screen to reduce any perception of overlooking.

The new ground-floor windows are considered acceptable given the mature tree landscaping and existing fencing along the rear boundaries of Nos. 86–88 Atwood Road, which are considered to provide adequate screening.

Taking these factors into account, the proposal is not expected to result in any significant loss of privacy beyond the existing situation and addresses safeguarding concerns raised by a local resident.

Light

Given the proposal's size, massing, and its distance of approximately 25 metres from the rear elevation of no. 88 Atwood Road, the extension is not expected to result in any significant loss of daylight or sunlight to neighbouring properties. It is also noted that the gardens of Atwood Road are south-facing and benefit from sunlight throughout most of the day. The extension is considered to be set sufficiently away from the boundary to avoid significant overshadowing impacts.

Noise

The proposed development is not expected to result in a significant increase in noise levels from the school site. While the extension will enable the installation of a kitchen, conditions have been attached requiring the approval of a scheme for noise control and extraction of fumes/odours prior to the kitchen coming into use.

It is also noted that the development will provide a new dining hall; however, as this facility is expected to operate only during limited daytime hours, its impact on noise levels is not considered to be significant.

Road Safety and Traffic Generation

The proposed works are located away from the public highway and are not expected to interfere with highway access or safety. Any impact on the highway network would be limited to the construction phase, primarily due to construction traffic. To ensure this is appropriately managed, a condition requiring the submission and approval of a Construction Management Plan has been attached

Accessibility

The proposal does not alter existing access arrangements to the building. A new fire escape is proposed, but this would function solely as an emergency exit, with primary access remaining through the existing school buildings and established routes. While the newly proposed classrooms do not currently benefit from step-free access, the applicant has confirmed that the wider school has sufficient accessible classroom space to meet current needs. They have also indicated that there is space and scope to install a platform lift in the future if required.

The site is in a sustainable location, well-served by local bus routes and within walking distance of Didsbury Village tram stop, supporting sustainable travel choices.

Adequacy of internal accommodation and external amenity space.

The proposal provides additional internal floorspace with minimal impact on the outdoor areas of the site. A good level of external amenity space is retained following development, with negligible impact on existing playgrounds and other outdoor facilities within the school grounds.

Refuse storage and collection.

The proposed development is not expected to materially affect waste generation from the site. The new classrooms will not result in a significant increase in waste output beyond the existing levels. Refuse storage and collection will continue to operate using the established arrangements already in place on site.

Vehicular access and car parking

The proposal does not alter existing vehicular access or parking arrangements at the site. Manchester City Council Highways Services have reviewed the application and confirmed that the development would not result in any adverse impact on the highway network. Any temporary disruption during the construction phase will be managed through a condition requiring a Construction Management Plan.

Effects relating to biodiversity, landscape, archaeological or built heritage

Biodiversity

The proposal is exempt from Biodiversity Net Gain as it meets the de minimis extension.

The inclusion of swift bricks has been considered in light of a public comment received. While their use is encouraged, it is not a statutory requirement, and no specific local policy mandates their provision. Given the scale and nature of the development, and in the absence of a clear policy basis for enforcement, it is not considered reasonable to impose a condition requiring swift bricks in this instance, however it is recommended the applicant incorporate the feature within the development.

Green Infrastructure including open space, both public and private

The proposal has no impact on green infrastructure.

Flood risk and drainage.

The site is not located within a designated flood risk area and therefore does not require a flood risk assessment or statement. The proposed development is expected to have a negligible impact on drainage, as it will utilise the existing drainage infrastructure already in place on site.

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.

PLANNING BALANCE & CONCLUSION

The proposed first-floor extension is considered a proportionate and well-integrated addition to the existing school site. It delivers clear public benefits by enhancing educational facilities while respecting the character of the surrounding area and mitigating potential impacts on residential amenity through design amendments, such as removal of windows and inclusion of privacy screening. Although some objections were raised, these have been addressed and any residual impacts are limited and outweighed by the benefits of improved teaching space. On balance, the proposal accords with the development plan and national policy objectives and is therefore recommended for approval, subject to conditions.

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. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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. Specified plans

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

- | | | | | |
|----|-------------------------------|-------------|-------------------|------------------|
| a. | Drawing - Location Plan | 06 Aug 2025 | THE LOCATION PLAN | |
| b. | Drawing - Site Plan | 06 Aug 2025 | 2025.034.PL02 | EXISTING |
| c. | Drawing - Existing & Proposed | 23 Dec 2025 | 2025.034.PL05 B | ELEVATION A |
| d. | Drawing - Existing & Proposed | 23 Dec 2025 | 2025.034.PL06 B | ELEVATION B |
| e. | Drawing - Existing & Proposed | 23 Dec 2025 | 2025.034.PL07 C | ELEVATION C |
| f. | Drawing - Proposed | 06 Aug 2025 | 2025.034.PL08 | GF PLAN |
| g. | Drawing - Proposed | 23 Dec 2025 | 2025.034.PL09 A | FIRST FLOOR PLAN |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials to match

The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture. For the avoidance of doubt these are:

- a. Main brick fascia: blue engineering brick to match ground floor
- b. Contrast brick detailing: common red brick to match main building
- c. Roof tile: Light grey tile to match existing building.
- d. Windows: Aluminium anthracite frames to match similar windows

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. Construction Management Plan

Prior to commencement of the approved scheme, a Construction management plan is required to be submitted in writing and approved by the City Council as Local Planning Authority. The Construction Management Plan should

- a. Include a highway dilapidation survey including photographs and description on the condition of carriageway/footways on the construction vehicle routes into the site. This survey should pay particular attention to the footway around the access and the access itself.
- b. Detail the routing of construction traffic.
- c. Detail the vehicular activity associated with the construction including appropriate swept-path assessment if appropriate.
- d. Detail the location and arrangements for contractor parking.
- e. Identify of all the construction vehicles access point/s into the site
- f. Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period.
- g. Detail the emergency telephone contact number for the site contractor to be displayed in a publicly accessible location.

Reason: To ensure safe working practice around the local highways and environs. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

5. PLANT EQUIPMENT ODOURS – NO APPROVED DETAILS

Prior to first use of kitchen facilities enabled by the development hereby approved a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

6. PLANT EQUIPMENT NOISE – PRIOR TO USE

a. Prior to first use of the kitchen facilities enabled by the development hereby approved, either a scheme that demonstrates that any plant equipment 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 any plant equipment 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. The development shall then be carried out in accordance with the approved details.

b. Prior to the first use of the approved equipment 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 plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band 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 the use 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.

7. Prior to the first use of the extension hereby approved, details of the privacy screen to the rear fire escape staircase from the first floor shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be installed prior to the first use of the extension and shall be retained thereafter whilst the development is in use.

Reason - In the interests of residential amenity and to reduce the potential for a loss of privacy to nearby residential properties pursuant to policy DM1 of the Core Strategy.

INFORMATIVE(S)

1. Swift Bricks

If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance with the specifications of BS 42021:2022
- Integral nest boxes.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

Environmental Health

St Catherines Community Centre, School Lane, Manchester, M20 6HS

Apartment 10, Avenir, 106 School Lane, Manchester, M20 6JB

Apartment 8, Avenir, 106 School Lane, Manchester, M20 6JB

Apartment 6, Avenir, 106 School Lane, Manchester, M20 6JB

Apartment 3, Avenir, 106 School Lane, Manchester, M20 6JB

St Catherines Presbytery, School Lane, Manchester, M20 6HS

Didsbury Family Dental Care, 121 School Lane, Manchester, M20 6HS

70 Atwood Road, Manchester, M20 6JN

84 Atwood Road, Manchester, M20 6JN

11 Aldwick Avenue, Manchester, M20 6JL

80 Atwood Road, Manchester, M20 6JN

76 Atwood Road, Manchester, M20 6JN

74 Atwood Road, Manchester, M20 6JN

122 School Lane, Manchester, M20 6JB

68 Atwood Road, Manchester, M20 6JN

104 School Lane, Manchester, M20 6GH

116 School Lane, Manchester, M20 6JB

9 Aldwick Avenue, Manchester, M20 6JL

8 Galbraith Road, Manchester, M20 6JJ

14 Galbraith Road, Manchester, M20 6JJ

10 Galbraith Road, Manchester, M20 6JJ

118 School Lane, Manchester, M20 6JB

90 Atwood Road, Manchester, M20 6JN
Apartment 9, Avenir, 106 School Lane, Manchester, M20 6JB
Apartment 7, Avenir, 106 School Lane, Manchester, M20 6JB
Apartment 5, Avenir, 106 School Lane, Manchester, M20 6JB
Apartment 4, Avenir, 106 School Lane, Manchester, M20 6JB
Apartment 2, Avenir, 106 School Lane, Manchester, M20 6JB
Apartment 1, Avenir, 106 School Lane, Manchester, M20 6JB
117 School Lane, Manchester, M20 6HS
119 School Lane, Manchester, M20 6HS
2 Galbraith Road, Manchester, M20 6JJ
92 Atwood Road, Manchester, M20 6JN
88 Atwood Road, Manchester, M20 6JN
86 Atwood Road, Manchester, M20 6JN
78 Atwood Road, Manchester, M20 6JN
12 Aldwick Avenue, Manchester, M20 6JL
6 Galbraith Road, Manchester, M20 6JJ
102 School Lane, Manchester, M20 6GH
82 Atwood Road, Manchester, M20 6JN
72 Atwood Road, Manchester, M20 6JN
22 Galbraith Road, Manchester, M20 6JJ
20 Galbraith Road, Manchester, M20 6JJ
18 Galbraith Road, Manchester, M20 6JJ
16 Galbraith Road, Manchester, M20 6JJ
115 School Lane, Manchester, M20 6HS
12 Galbraith Road, Manchester, M20 6JJ
120 School Lane, Manchester, M20 6JB
114 School Lane, Manchester, M20 6JB
112 School Lane, Manchester, M20 6JB
10 Aldwick Avenue, Manchester, M20 6JL
4 Galbraith Road, Manchester, M20 6JJ

APPENDIX 2 – PLANNING CONSTRAINTS

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA