

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144175/FO/2025
Date registered valid: 3 October 2025
Proposal: Erection of plant room.
Address: The Byrons Housing Care, Bank House Road, Higher Blackley,
Manchester, M9 8LY
Ward(s): Higher Blackley Ward

Applicant: Great Places Housing Group
Agent (if any): James Berggren, EdgePlan Ltd
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **25 November 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 October 2025

Standard consultations:

Printed: 17 October 2025 Expired: 7 November 2025

Neighbour notifications

Printed: 17 October 2025 Expired: 7 November 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to The Byrons Housing Care on Bank House Road within the north Manchester ward of Higher Blackley. The application site relates to an independent living scheme offering two bedroom level access apartments. The building relates to a U shaped building and the majority of the amenity space afforded to the site is sited to the east and offers off street parking provision accessed from Bank House Road a garden for the residents' use.

The site subject to this application relates to a section of grassed area between the building and the western boundary of the site. The proposal would be sited close to a kitchenette and apartment 05. The proposal would be sited close to further plant located along this section of the building (See Figure 1).

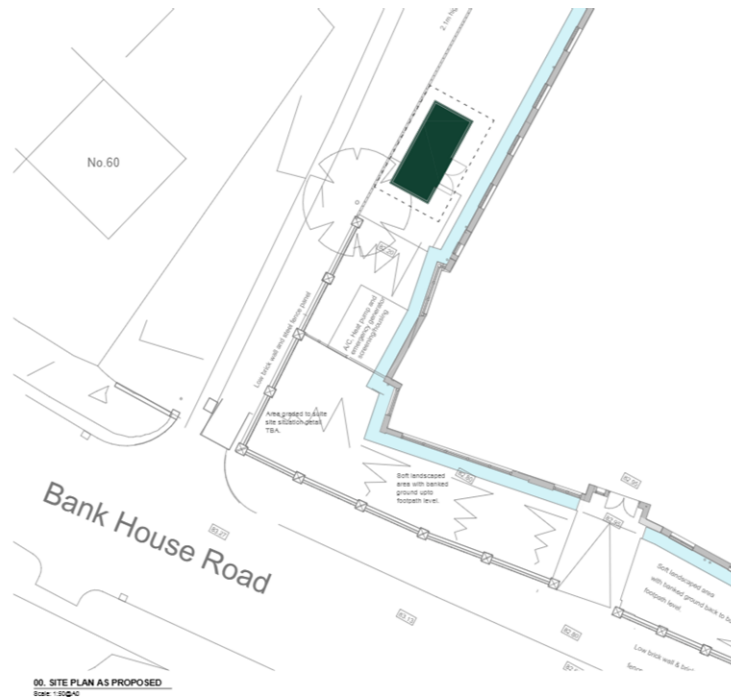


Figure 1, Proposed external plant room in relation to the existing building and existing plant area

Description of area

The immediate context is residential in nature. The applicant site sits to the north west of the Prospect House School. Plant Hill Road benefits from a nursery and some medical facilities.

Description of development

The current application seeks consent for the erection of plant room.

The existing plant room (containing A/C, heat pump and emergency generator screening/housing) to the south of the applicant site would be retained.

The plant room would incorporate a gas solenoid valve and isolation system, a thermal store, a BMS panel, expansion vessel EXP-1, 3no, boilers and 3PV.

The plant room would have a pitched roof and would include 3 boiler flues. The plant room would have opening doors which would open out onto the direction of the building. The plant room, at the largest point, would have approximate dimensions of Height: 4 x Length: 5.2 x Width: 2.4 metres. The plant room would be sited approximately 1.3 metres from the main building.

The materials listed for the plant room would be GRP housing in British racing green colour.

Negotiations during the Course of the Application

Clarification was sought from the agent as to what would happen to the existing equipment on the site. Internal plans of the plant room were provided for review. The agent gave details of the windows and rooms that would be most affected by the proposal.

Discussions took place with the agent in respect of the conditions to be attached to any approval granted.

Planning History

088673/FO/2008/N1-Vacant Site Between 60 Bank House Road And Camberwell Park School- Erection of three storey building to form 40 no. two bedroom extra care apartments for the elderly with associated care facilities, car parking, landscaping and boundary treatments, and associated community facilities.

Approved 12 March 2009.

Consultations & Notification Responses

Local Residents

Local residents were consulted but no responses were received.

Environmental Health

Environmental Health requested the following conditions be attached to any approval granted:

- Construction hours condition

- NSE1 condition (Ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location).

- Air Quality (boiler emissions scheme)

- Contaminated land- The application site is within close proximity to historic potential sources of ground contamination/ground gas. The developer could possibly refer to previous site investigations/assessments and any remedial works carried out for the existing care home: see 088673/FO/2008/N1.

MCC Neighbourhood Team Leader (Arboriculture)

The MCC Arboriculture Team reviewed the application and have no objections with the above application, subject to the works being carried out according to BS3998: Tree Work.

Greater Manchester Ecology Unit

Greater Manchester Ecology Unit made the following comments on the scheme:

Bats

The ecology report states that no bat surveys are required. A qualified ecologist was involved in assessing this survey and I have no reason to doubt the findings. To minimise the impacts on foraging and commuting bats, a sensitive lighting scheme should be implemented with regards to any new lighting as per section 7.8 of the ecology report.

Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application; these should include integration of at least one bat box or brick, installed on the new building.

Nesting Birds

The surrounding trees and shrubs could support nesting birds. Work that will impact on habitats where nesting birds may be present (for example development works), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken (as per section 7.11 of the ecology report). We would suggest that a condition to this effect be placed on any permission.

To ensure biodiversity enhancements, at least one bird box should be erected on a retained tree or the new building as per section 7.13 of the ecology report. This should be secured via a condition.

Other Protected Species

A Precautionary Method of Works (PMoW) should be followed to ensure that wildlife remains unharmed if it enters the construction site. Section 7.15 of the ecology report details this, which should be secured via a condition.

Tree and Shrub Planting

As per section 7.14 of the ecology report, any new trees and shrubs planted as part of the landscaped areas should include species that will provide shelter and nesting habitats for birds or are attractive to invertebrates such as feeding bumblebees and butterflies. Section 7.14 and 7.15 include examples of species that should be used. This should be secured via a condition.

Biodiversity Net Gain

The application is likely exempt from a BNG assessment under the de minimis rule (less than 25m² of habitat to be removed). Manchester City Council must be satisfied that this is accurate.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective
- c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8. Promoting healthy and safe communities

Chapter 12. Achieving well-designed places

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of

Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management);
Policy SP1 (Spatial Principles);
Policy EN1 (Design Principles and Strategic Character Areas);
Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development)
Policy EN9 (Green Infrastructure)
Policy EN15 (Biodiversity and Geological Conservation)
Policy EN16 (Air Quality)
Policy NE18 (Contaminated Land and Ground Stability)

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC26.1 states the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 states new noise sensitive developments (including large scale changes of use of existing land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.4 states where the council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following

- a) engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers
- b) layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it and screening by natural barriers or other buildings or noncritical rooms within a building; and
- c) administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit.

Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission

DC26.5 states the council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

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

Of relevance are paragraphs 2.3, 2.7, 2.14 and 2.16.

Places for Everyone

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024. The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The policy is of relevance:
JP- S1- Sustainable development.

ISSUES

Principle of Development

The submitted application seeks planning permission for the erection of plant room. Whilst the proposal involves gas energy sources, given such provision would replace the existing plant room internally in the care home and given the needs of the residents, such development can be accepted in principle in this instance. The facilities would improve the heating system for the care home and so improve the quality of life for the residents. As such, the proposal is considered to be pursuant with Policy DM1 and SP1 of the Core Strategy. However, consideration must be given in respect of amenity, appearance of the proposed plant room, environmental considerations and ecological considerations.

Visual/ Residential Amenity

The proposed plant room would be sited in between the building and the western boundary of the site. The proposal would be sited close to a kitchenette and apartment 05. The proposal would be sited close to further plant located along this section of the building (see Figure 1).

Drawings were provided during the course of the application that showed the windows that would be most affected by the proposal. Apartment 05 would be most impacted and the structure would be primarily seen from the living room and a bedroom. It is noted that when these residents look out of the window, they would see a plant room with a height of 3 metres (4 metres including boiler flues) sited approximately 1.3 metres from the windows. Whilst it is acknowledged that the residents would have a restricted view, there are few options within the grounds that the plant room can be located which would cause less harm. The enclosed space

chosen does not have many vantage points as it is located between the building and the western boundary of the site. If the structure was to be sited within the communal amenity space, the structure in this position would be much more visible than the proposed location. As such, the LPA acknowledge the structure would be visible from apartment 05. However, given the needs of the equipment and with consideration to other locations, it would not be so harmful to warrant a refusal on the scheme.

Due to the location, the proposed structure would not be easily seen from the closest neighbour to the west, no.60 Bank House Road, or from the road of Bank House Road. Although the structure may be visible from passersby utilising the public footway from Bank House Road to the green space to the rear, given the dense soft landscaping screening the site, such visible impact would be limited.

Such area of land does not appear available to the residents' use and so would not impact the residents' enjoyment to the amenity space connected with the care home.

In the interests of residential amenity, a condition would be placed on any approval granted to submit details of an acoustic reduction scheme which would be reviewed by colleagues in Environmental Health. Ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Given the inclusion of such condition, the scheme would be restricted to ensure it is not overly loud or noisy, so to not give rise to noise and disturbance to those nearest apartments, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

Overall, the benefits of carbon reduction from the care home is considered to outweigh any harm to residential and visual amenity. It is considered the proposed development is acceptable in terms of the National Planning Policy Framework (NPPF), Manchester's Core Strategy, including policies DM1 and EN4, and saved Unitary Development Plan policy DC26.

Design, Scale and Appearance

The plant room would incorporate a gas solenoid valve and isolation system, a thermal store, a BMS panel, expansion vessel EXP-1, 3no, boilers and 3PV.

The plant room would have a pitched roof and would include 3 boiler flues. The plant room would have opening doors which would open out onto the direction of the main building. The plant room, at the largest point, would have approximate dimensions of Height: 4 (3 metre for main structure and 1 metre for boiler flues) x Length: 5.2 x Width: 2.4 metres. The proposed structure is utilitarian in appearance and with a design which benefits its function. Given the main bulk of the building would be restricted to a height of 3 metres, this would be comparable to having a neighbour's rear extension against a neighbouring window and given this, and the proposed use of the structure, the design and scale can be accepted in this instance.

The materials listed for the plant room would be GRP housing in British racing green colour. Given the proximity to the windows of apartment 05 and given the limited detail that has been provided in relation to materials, a condition requesting sight of materials would be attached to any approval granted.

In short, the design and appearance is considered pursuant to Policy DM1 of the Core Strategy, given the constraints of the design and the nature of the proposal.

Environmental Considerations

Environmental Health reviewed the application and so previously discussed, an acoustic scheme condition would be attached to any approval granted. Given the inclusion of a condition, the proposed installations are not considered to give rise to any harmful impacts with regards to noise and disturbance in accordance with policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

Environmental Health also asked for a contaminated land condition to be placed on any approval granted as the application site is within close proximity to historic potential sources of ground contamination/ground gas. The developer could possibly refer to previous site investigations/assessments and any remedial works carried out for the existing care home: see 088673/FO/2008/N1. A condition to this effect would be attached to any approval granted.

Environmental Health also requested an Air Quality (boiler emissions scheme) condition be attached to any approval granted. However, as no new homes are being created, such condition is not considered relevant and would not be attached to any approval granted.

MCC Neighbourhood Team Leader (Arboriculture)

A Tree Constraints & Arboricultural Impact Assessment was provided for review with the submitted documentation as 4 trees and hedgerow sit in close proximity to the applicant site. T4 sits the closest to the location of the proposed location. T4 or no other trees are required to be removed to allow the works to be undertaken. The MCC Arboriculture Team reviewed the application and have no objections with the above application, subject to the works being carried out according to BS3998: Tree Work. The works are therefore considered acceptable with the inclusion of a condition and so is considered to be in accordance with EN9 and EN15 of the Core Strategy.

Ecological Considerations

GMEU reviewed the submitted Ecological Assessment and BNG Report (Appletons, ref:2566-E1, dated September 2025).

GMEU requested a sensitive lighting scheme should be implemented with regards to any new lighting as per section 7.8 of the ecology report. The section of the ecology report would be conditioned within any approval granted.

GMEU request the integration of at least one bat box or brick, installed on the new building (as per section 7.9 of the report). The section of the ecology report would be conditioned within any approval granted.

GMEU request a condition is placed on any approval granted to ensure works are not undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken (as per section 7.11 of the ecology report). A condition to this effect would be attached to any approval granted.

GMEU request the integration of at least one bird box, installed on the new building (as per section 7.13 of the report). The section of the ecology report would be conditioned within any approval granted.

GMEU request a Precautionary Method of Works (PMoW) should be followed to ensure that wildlife remains unharmed if it enters the construction site. Section 7.15 of the ecology report details this, and this section of the report will be conditioned within any approval granted.

GMEU note that any new trees and shrubs planted as part of the landscaped areas should include species that will provide shelter and nesting habitats for birds or are attractive to invertebrates such as feeding bumblebees and butterflies. However, no new trees are proposed.

GMEU state the application is likely exempt from a BNG assessment under the de minimis rule (less than 25m² of habitat to be removed). LPA have no reason to doubt GMEU's assessment.

Given the inclusions of conditions within any approval granted, the scheme is considered pursuant to policies EN9 and EN15 of the Core Strategy.

Other Legislative Requirements **Equality Act 2010**

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

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

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

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner, issues raised during the course of the application have been addressed and overcome, and appropriate conditions have been placed on the approval granted.

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:

- Application Form, received by the City Council as Local Planning Authority on 3 October 2025.
- Location Plan, received by the City Council as Local Planning Authority on 3 October 2025.

- Ecological Assessment and BNG Report (Appletons, ref:2566-E1, dated September 2025), received by the City Council as Local Planning Authority on 3 October 2025.

- Tree Constraints & Arboricultural Impact Assessment, numbered 2566_01 REV A, received by the City Council as Local Planning Authority on 25 November 2025.

- Drawing- Proposed- External Plant Room Layout, numbered GR02-FRHT-00-XX-DR-M-0012-D2-C01, received by the City Council as Local Planning Authority on 2 November 2025.

- Drawing- Proposed- External Plantroom Location, numbered GR02-FRHT-00-GF-DR-M-0009-D2-C01.3, received by the City Council as Local Planning Authority on 21 November 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policies DC26 of the Manchester City Councils Unitary Development Plan and policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

3) Notwithstanding the details within the approved drawings specified within condition 2, no above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

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

4a) Prior to commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the Local Planning Authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the Local Planning Authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which 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 Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

5a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

6) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998:2010 "Recommendations for Tree Work".

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 Core Strategy.

7) No works shall take place during the optimum period for bird nesting (March- September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to

policy EN15 of the Manchester Core Strategy (2012).

8)The development shall be done in accordance with the recommendations outlined within the Ecological Assessment and BNG Report (Appletons, ref:2566-E1, dated September 2025), received by the City Council as Local Planning Authority on 3 October 2025, in particular following the recommendations within section 7.8 (bats), 7.9 (bat box or bat bricks), 7.11 (birds), 7.13 (bird box) and 7.15 (general wildlife recommendations during the construction phase).

All recommendations should be in place prior to the commencement of works and remain intact and in position throughout the duration of the construction activities.

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 Core Strategy.

Informatives

1) Construction works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit

Prospect House School, 56 Bank House Road, Manchester, M9 8LT

Flat 31, 58 Bank House Road, Manchester, M9 8LT

Flat 30, 58 Bank House Road, Manchester, M9 8LT

Flat 29, 58 Bank House Road, Manchester, M9 8LT

Flat 28, 58 Bank House Road, Manchester, M9 8LT

Flat 27, 58 Bank House Road, Manchester, M9 8LT

Flat 26, 58 Bank House Road, Manchester, M9 8LT

Flat 25, 58 Bank House Road, Manchester, M9 8LT

Flat 24, 58 Bank House Road, Manchester, M9 8LT

Flat 23, 58 Bank House Road, Manchester, M9 8LT

Flat 22, 58 Bank House Road, Manchester, M9 8LT

Flat 21, 58 Bank House Road, Manchester, M9 8LT

Flat 41, 58 Bank House Road, Manchester, M9 8LT

Flat 40, 58 Bank House Road, Manchester, M9 8LT

Flat 39, 58 Bank House Road, Manchester, M9 8LT

Flat 38, 58 Bank House Road, Manchester, M9 8LT

Flat 37, 58 Bank House Road, Manchester, M9 8LT

Flat 36, 58 Bank House Road, Manchester, M9 8LT

Flat 35, 58 Bank House Road, Manchester, M9 8LT

Flat 34, 58 Bank House Road, Manchester, M9 8LT

Flat 33, 58 Bank House Road, Manchester, M9 8LT

Flat 32, 58 Bank House Road, Manchester, M9 8LT

Flat 20, 58 Bank House Road, Manchester, M9 8LT

Flat 19, 58 Bank House Road, Manchester, M9 8LT

Flat 18, 58 Bank House Road, Manchester, M9 8LT

Flat 17, 58 Bank House Road, Manchester, M9 8LT

Flat 16, 58 Bank House Road, Manchester, M9 8LT

Flat 15, 58 Bank House Road, Manchester, M9 8LT

Flat 14, 58 Bank House Road, Manchester, M9 8LT

Flat 12, 58 Bank House Road, Manchester, M9 8LT

Flat 11, 58 Bank House Road, Manchester, M9 8LT

Flat 10, 58 Bank House Road, Manchester, M9 8LT

Flat 9, 58 Bank House Road, Manchester, M9 8LT

Flat 8, 58 Bank House Road, Manchester, M9 8LT

Flat 7, 58 Bank House Road, Manchester, M9 8LT

Flat 6, 58 Bank House Road, Manchester, M9 8LT

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Flat 3, 58 Bank House Road, Manchester, M9 8LT

Flat 2, 58 Bank House Road, Manchester, M9 8LT

Flat 1, 58 Bank House Road, Manchester, M9 8LT

58 Bank House Road, Manchester, M9 8LT

59 Bank House Road, Manchester, M9 8LY

15 Castlemere Road, Manchester, M9 8LE

61 Bank House Road, Manchester, M9 8LY

57 Bank House Road, Manchester, M9 8LY

55 Bank House Road, Manchester, M9 8LY

53 Bank House Road, Manchester, M9 8LY

62 Bank House Road, Manchester, M9 8LT
60 Bank House Road, Manchester, M9 8LT
16 Castlemere Road, Manchester, M9 8LE

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
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA