

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144459/LO/2025

Date registered valid: 6 November 2025

Proposal: Listed Building Consent - Installation of 2.1m high perimeter fencing to the outer moat.

Address: Clayton Old Hall, Ashton New Road, Manchester, M11 4RU

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Richard Broadbent, Manchester City Council

Agent (if any): Bernadette Bone, BB Heritage Studio Ltd

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 December 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 25 November 2025

Standard consultations:

Printed: 18 November 2025

Expired: 9 December 2025

Neighbour notifications

Printed: 18 November 2025

Expired: 9 December 2025

Site notice

Posted: 25 November 2025

Expired: 16 December 2025

Press advert

Published: 25 November 2025

Expired: 16 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Clayton Hall is a Grade II* listed building, located on top a scheduled moated site and accessed through a Grade II listed bridge over the moat. The former manor house was constructed in the 15th century, rebuilt and altered over the next few centuries, most recently in the 20th century.

The hall replaced an earlier structure on site, likely contemporary to the moated site. The moat itself, which has been scoured out and concrete lined, is not included in the scheduling; neither are the above grounds buildings and structures on the site of the hall. The late medieval twin-arched bridge, having significant architectural and historic interest in its own right, adds considerably to the group value of the Grade II* listed asset and the scheduled monument.

The building has a pitched roof set between gable elevations. A projecting bay to the principal western elevation incorporates a related hipped pitched roof that punctuates the eaves line. The roof to the bay also incorporates a turret. The related section of principal elevation incorporates black timber frame with white square render panels with the remaining wall comprising of red brickwork. The elevation is punctuated by windows with sectional frames with a vertical emphasis. The northern elevation incorporates white render and is adjoined by a single storey red brick extension with a pitched roof. The rear eastern elevation comprises a mix of white render and black and white timber panelling. The southern elevation is composed of red-brick and characterised by a projection chimney breast and stack that rises above the ridge line.

The retained moat is traversed by a 17th century coursed squared sandstone bridge, incorporating two segmental arches, arch-bands and a central pier with triangular "cutwater" on each side. A stone bench is formed to the inner side of each parapet and stone gate posts at inner end. The site is enclosed by a mix of boundary treatments. The moated platform is designated as an ancient monument.

Clayton Hall is owned by Manchester City Council and managed by the Trustees and Friends of Clayton Park, who run the Clayton Hall Living History Museum. The site is vulnerable to unauthorised access, anti-social behaviour and vandalism.

An application (ref: 135354/VO/2022) was approved for works to the hall's security including CCTV and the erection of a 1.2m high fence which was considered to be at an acceptable height, however since this there has been increasing concerns that the 1.2m height is insufficient and that a 2.1m high fence is needed.

The impact of the proposed are also considered by application ref: 144458/VO/2025.

Planning history

135354/VO/2022- City Council Development for the erection of new fencing to the perimeter of the site, building mounted CCTV and a new CCTV pole in the adjacent park, urgent fabric repairs. Clayton Old Hall, Ashton New Road, Manchester
Approved 07.11.2023

135355/LO/2022- Listed Building Consent for the erection of new fencing to the perimeter of the site, building mounted CCTV and a new CCTV pole in the adjacent park, urgent fabric repairs. Clayton Old Hall, Ashton New Road, Manchester
Approved 07.11.2023

113620/VO/2016 - City Council Development - Change of use of southern end of building, and retrospective change of use to northern range of building from dwellinghouse (Class C3) to museum (Class D1 non-residential institution), use of ancillary outbuilding for storage in connection with Class D1 use, together with associated works, including installation of extract fans, cabling, minor interior alterations, and associated repair works.
Clayton Old Hall, Ashton New Road, Manchester, M11 4RU
Approved - 18.11.2016

113621/LO/2016 - Listed Building Consent for minor internal alterations, including installation of extract fans, cabling, and associated repair works, in order to facilitate the use of the building to Class D1 museum use. Clayton Old Hall, Ashton New Road, Manchester, M11 4RU.
Approved - 21.11.2016

108305/LO/2015/N2 - Listed Building Consent for installation of cabling and associated equipment for wifi, Clayton Hall, Ashton New Road, Clayton, Manchester, M11 4RU
Approved - 19.05.2015

085884/LO/2008/N2 - Listed Building Consent for the installation of 2.5 metre high railings to part of Clayton Hall Road frontage with associated internal 2-metre-high gates and fencing Yard and outbuildings at Clayton Park, North Road, Clayton, Manchester, M11 4RU
Approved - 05.06.2008

085724/VO/2008/N2 City Council Development - Erection of 2.5 metre high fencing to part of Clayton Hall Road frontage with associated internal 2 metre high gates and fencing Yard and outbuildings in Clayton Park, North Road, Clayton, Manchester, M11 4WH
Approved - 05.06.2008

Listed building: Grade II*

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

To the east of the site is St. Cross Church and graveyard, which also has a Grade II* listing. The area has a mix of uses with housing to the north of Clayton Park and to the east of the site.

Description of development

The previous applications (ref's: 135354/VO/2022 and 135355/LO/2022) granted permission for the removal of then extant fencing to the outer moat perimeter, which was in very poor and deteriorating condition. The perimeter fencing has been removed, and the site is currently secured with 2.1m high temporary Heras fencing, with access managed through a security hoarding.

Consent is sought for the installation of 2.1m high black coloured (RAL 9005) railing fencing and gates to the perimeter of the outer Moat.

A new gate access is proposed to the electricity box located close to Clayton Hall Road, to the entrance to the bridge across the moat and to the vehicle access to the ramp, all at 2.1m high.

Consultations & Notification Responses

Local residents and local businesses- No comments received.

Highway Services – made detailed comments in relation to any impacts to existing parking arrangements, and alterations to the adopted highway to facilitate access points. Further queries were related to the proximity of any access points to the existing street lighting; that external entrance gates should open inwards; that refuse arrangements be clarified; any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team; any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team; and any consent should have a requirement for the submission of a construction management plan .

In addition, the applicant was advised of the details of working safely near Metrolink.

Neighbourhood Team Leader (Arboriculture) - Have no objections, and advise that the majority of tree works were completed a few months ago on this site, with their supervision and approval.

Historic England (North West) - Clayton Old Hall consists of the remains of the wing of a manor house, with the earliest surviving fabric probably dating from the 15th century, though much altered and restored. Its high significance, as a surviving part of a larger medieval house, is recognised by its listing in Grade II* (National Heritage List for England entry number 1197795). The Hall stands upon the central platform of a moated site, and is accessed by a bridge across the now drained moat. The moat platform will contain buried archaeological remains associated with the larger medieval building, and its high significance is recognised by its scheduling as an ancient monument (NHLE entry number 1009339).

The applications are for the erection of a 2.1m high fence, with access gates, around the outer perimeter of the moat, which is now drained of water. The fence is of a simple and plain design, clearly modern in appearance. While the erection of the fence would have some impact upon the setting of the listed Hall and of the scheduled moat platform, it will to a certain extent be reduced in views from the Hall by the screening provided by planting upon the moat platform. In the opinion of Historic England, the harm caused to the setting of the Hall and the moat platform would be limited. Whilst it is for the City Council to decide whether this limited harm is outweighed by the public benefits of improving the security of Clayton Old Hall from the vandalism and anti-social behaviour which is regularly recorded around the site, we consider that the installation of the proposed fence would be beneficial in improving the security of one of the most significant historic complexes in East Manchester.

Recommendation

Historic England supports the applications on heritage grounds. They consider that the applications meet the requirements of the NPPF, in particular paragraph numbers 212 and 215.

Policy Context

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the 'Listed Building Act') - Provides that 'in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (General duty as respects listed buildings in exercise of planning functions) - Is relevant to the consideration of the proposed development given its relationship to the neighbouring Grade II listed St Peter's Church and states that: 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.' This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

National Planning Policy Framework (NPPF) (December 2024)

The NPPF represents key up to date national policy and is an important material consideration in determining the current application. A number of key aspects of the NPPF that impact on the considerations that need to be given to the current application are identified below. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth.
- ii. The social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community.
- iii. The environmental role should protect and enhance the natural, built and historic environment.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. The following aspects of the Framework.

- i. Section 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive and safe places which:
 - a) Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact;
 - b) In addition to being safe and accessible, should discourage crime and disorder, the fear of crime and maintain the quality of life or community cohesion.

It also seeks to provide social, recreational and cultural facilities and services that meet community needs.

It is considered that the development incorporates measures to improve site security. Section 8 would therefore be accorded with.

ii. Section 15: Conserving and enhancing the natural environment - States that in assessing habitats and biodiversity, the conservation, restoration and enhancement of habitats, ecological networks and the protection and recovery of priority species should be promoted. Opportunities for securing measurable net gains for biodiversity should be pursued. It also states that when determining planning applications, local planning authorities should assess if significant harm to biodiversity resulting from a development could be avoided or adequately mitigated. In this case, the potential harm to wildlife has been assessed and mitigation measures have been incorporated within the design of the proposed fencing in the form of gaps at the base of the fencing to enable the movement of hedgehogs and badgers across the site. Section 15 would therefore be accorded with.

iii. Section 16: Conserving and enhancing the historic environment - States that in determining applications for proposals affecting heritage assets, local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be proportionate to the assets' and should be sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. It requires that local planning authorities should identify and assess the particular significance of heritage asset affected by a proposal taking account of the available evidence and any necessary expertise. It also requires that local planning authorities take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality should be assessed. When considering potential impacts of development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraphs 212 and 213 require the local planning authority to apply different tests to proposals that result in substantial harm or less than substantial harm to a historic asset. Where the proposals result in less than substantial harm, the harm should be weighed against the public benefits of the proposal including securing its optimum viable use.

The level of detail accompanying the application takes into consideration the significance of the heritage asset and has facilitate an appropriate assessment of the impact of the development. On the basis of the submitted details, it is considered that although the proposed boundary treatment would have some impact, it is considered that this would result in less than substantial harm.

Manchester's Local Development Framework: Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and

other Local Development Documents.' The following policies are relevant to the proposed development:

Policy SP 1 Spatial Principles - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would not detract from the setting of the listed building.

Policy EN 1 (Design Principles and Strategic Character Areas) - Relates to the delivery of opportunities for good design and improvements to the appearance of the city. In this case, the proposed works would not undermine the character of the listed building and nor adversely impact on the setting of the listed building.

The proposed development would improve the security of a Grade II* listed building which is visible from Clayton Park and contributes to the setting of the park.

Policy EN 3 (Heritage) - Encourages development that complements and takes advantage of a distinct historic and heritage features. The policy seeks to preserve and enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings. The proposed development would accord with the principles of policy EN3 in that the proposed scheme would facilitate improvements to the security of a Grade II* listed building, thereby delivering significant benefits to the Listed Building overall.

Policy EN 9 (Green Infrastructure) - States that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. In this case the trees and shrubs which needed to be removed to facilitate proposed works formed part of an earlier consent ref: 135354/VO/2022 and these works have already been implemented.

Policy CC9 (Design and Heritage) - The proposed fencing works would improve security to the perimeter of the outer moat of a Grade II* listed building. It is considered that subject to the conditions to be attached to any approval to ensure the detail and colouration of the proposed fencing would be appropriate to its context and the character of the area, the proposed works are acceptable in this location.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues, which are considered to be relevant to the consideration of this application:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas with regard to design and appearance of proposed development;
- c. Effects on amenity;
- d. Accessibility with regard to inclusive access for people with disabilities and access via sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;

h. Refuse storage and collection.

It is considered that the submitted information demonstrate that the characteristics of the listed building and its setting would not be harmed by the development. Existing circumstances in respect of accessibility to the site and building would not be affected by the development. The development would enhance site security and provided facilitates that would be beneficial to the well-being of the community. Policy DM1 would thereby be accorded with.

Unitary Development Plan (UDP) Saved Policies

The following saved UDP policies are also considered to be relevant:

Policy DC19 - Listed Buildings - States that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

It is considered that the proposed development would for the reasons outlined in more detail below, result in less than substantial harm to the listed building's architectural or historical character.

Issues

Principle

The principle of the development is considered to be acceptable as it seeks to secure the continued use of the building, and its setting.

Impact of the development on the scheduled ancient monument

It is considered that the submitted details demonstrated that undue harm would not be caused to the ancient monument or moat.

The perimeter fencing to the outer moat boundary lies outside of the Scheduled Ancient Monument boundary and therefore Scheduled Ancient Monument Consent is not required.

Impact of the development on the listed building and visual amenity

Sections 16 and 66 of the Listed Buildings and Conservation Areas Act 1990 require that special regard is given to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest. Further, development decisions should accord with the requirements of the NPPF and in particular with section 16 (Conserving and Enhancing the Historic Environment). It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of 'sustainable development' (NPPF Paragraph 10). In order to meet this key planning objective, in this instance, it is essential to ensure that the development of the site sustains and contributes to the stimulation of a thriving historic environment.

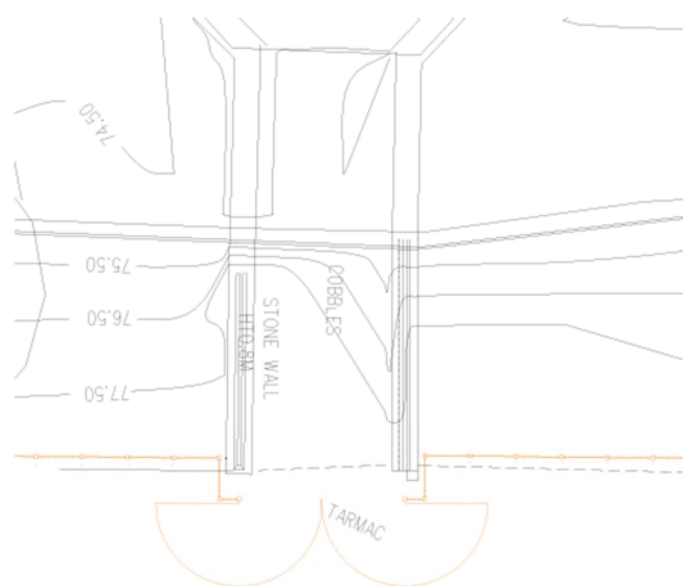
Paragraphs 212 and 213 require the local planning authority to apply different tests to proposals that result in substantial harm or less than substantial harm to a historic asset. Where the proposals result in less than substantial harm, the harm should be weighed against the public benefits of the proposal including securing its optimum viable use.

Clayton Old Hall is a site of considerable historic and architectural importance, and it has unfortunately been subject to repeated incidents of vandalism, anti-social behaviour, and unauthorised access. These activities have caused damage to the building's fabric and setting, posing a threat to its preservation and long-term viability. To mitigate these risks, the installation of a 2.1m high security fence is proposed around key vulnerable areas of the site.

The area around the entrance to the bridge is the most sensitive of locations and the proposed new gate steps forward and encloses the bridge entrance. This would cause a degree of harm to the heritage asset's setting and context, and views towards it. A reduced fence height in this location would be less harmful, but it is appreciated that this would create a weak point in the perimeter. It was originally considered that with a low fence, improved CCTV and better specified planting, these combined would help with security. It has not been fully demonstrated that this holistic approach has achieved the desired needs, as the approved scheme has not yet been fully implemented, however the submission sets out that it is considered the risk will remain unless a more substantial boundary is put in place.

The proposed fence and gates are modern and functional. The design of the fence has been selected to complement an existing fencing style previously approved and at the site, to ensure consistency with the established visual character and to minimise any adverse impact on the heritage setting.

Whilst the proposed fence design is accepted, it was considered that it would be beneficial for a greater degree of design to be incorporated into the new main gates and posts, whilst at the same time keeping them simple and related to the fence. It was hoped that a more interesting design would help create a better entrance and lift the visual quality of the approach to Clayton Old Hall. The matter was explored, but consideration needed to be had to any design which would create footholds, which would allow the proposed gates to be readily climbed. The design below is the revised design which forms part of the proposed development.



gate access 02: proposed plan



gate access 02: proposed elevation
refer to drawing 05/0225 for dimensions

The proposed perimeter fencing at an increased height of 2.1m and the additional gates to the outer moat boundary of the bridge will create a visual change to the setting of the Hall and the bridge as designated heritage assets. There would be no physical impact on the heritage assets, as the proposed fencing and new gates have been designed so that there is no physical connections to the listed fabric. The visual change to the setting is considered to cause less

than significant harm and the harm is assessed to be balanced by the need for security which significantly contributes to the long-term conservation of the asset.

In view of the above it is considered that the proposed development would on balance be consistent with sections 5 and 16 of the National Planning Policy Framework policies SP1, DM1, CC9 and EN3 of the Core Strategy and saved UDP policy DC 19.

Boundary treatment

The proposed boundary fencing and gates are considered to be satisfactorily related to the character of the site and would help to secure the moat and the hall from unauthorised access.

It is considered that the proposal represents a necessary and proportionate response to the ongoing threats facing Clayton Old Hall. It aims to provide effective protection for the building while respecting its heritage value and setting.

It is recommended that the details of the approved scheme are conditioned for implementation as part of the development.

Ecology

The ecological impact the development has been considered, and mitigation measures have been incorporated within the design of the proposed fencing in the form of gaps at the base of the fencing to enable the movement of hedgehogs and badgers across the site.

Trees

The planning agent has confirmed that whilst it would not be possible to use holes associated with the previous fencing on the site, that the ground works remain as the information submitted for discharge of conditions under the previous consents (ref's 135354/VO/2022 and 135355/LO/2022).

Highway/ car parking matters

The development would not affect existing arrangements for car parking or present issues affecting existing highway capacity. The site is also sustainable terms of access to public transport, including bus services and a Metrolink stop located on the southern side of Ashton New Road.

Conclusion

The development would help to secure an important heritage asset from unauthorised access.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, officers engaged in discussions with the applicant's agent regarding the gate design to the access to Clayton Old Hall, which resulted in the submission of a revised gate design which is considered to be acceptable.

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Site location plan ref: 0224-al(05)001 rev B

Proposed site plan ref: 0224-al(05)221

Proposed gate type 01 plan ref: 0224-al(05)223

Proposed typical fence plan ref: 0224-al(05)224

Design & Heritage Statement ref: P0224-HS-REP200 Issued 05/11/2025

Received 6th November 2025

Agent email dated 24th November 2025

Proposed gate types 01 & 02 plan ref: 02224-al(05)222 rev.A

Proposed gate type 02 plan ref: 02224-al(05)225 rev.A

Received 10th December 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policies DC19 of the Unitary Development Plan.

3. The development shall be implemented in accordance with detail of the appearance and siting of railing fencing and gates as detailed on plan refs: Proposed gate types 01 & 02 ref: 02224-al(05)222 rev.A; Proposed gate type 01 plan ref: 0224-al(05)223 : Proposed typical fence plan ref: 0224-al(05)224 and Proposed gate type 02 plan ref: 02224-al(05)225 rev.A, in the location shown on Proposed site plan ref: 0224-al(05)221.
The installed railings and gates shall be black in colouration (RAL 9005), and retained in situ at all times thereafter.

Reason - To ensure the provision of satisfactory security arrangements and reduce the risk of crime and in the interests of visual amenity, pursuant to policies SP1, EN1, EN3 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework and saved policy DC19 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Neighbourhood Team Leader (Arboriculture)
Heritage & Urban Design
Historic England (North West)

SILVER SPOON KITCHENS LTD, Hollinwood Workshop, Clayton Street, Manchester, M11 4HA

625 Ashton New Road, Manchester, M11 4RX

Clayton Post Office, 627 Ashton New Road, Manchester, M11 4RX

22 Clayton Hall Road, Manchester, M11 4WH

20 Clayton Hall Road, Manchester, M11 4WH

18 Clayton Hall Road, Manchester, M11 4WH

28 Clayton Hall Road, Manchester, M11 4WH

30 Clayton Hall Road, Manchester, M11 4WH

111 North Road, Clayton, Manchester, M11 4NE

109 North Road, Clayton, Manchester, M11 4NE

141 North Road, Clayton, Manchester, M11 4NE

134 Barrington Street, Manchester, M11 4ED

130 Barrington Street, Manchester, M11 4ED

126 Barrington Street, Manchester, M11 4ED

118 Barrington Street, Manchester, M11 4ED

Clayton Sure Start And Childrens Centre, Clayton Street, Manchester, M11 4HA

2 Clayton Hall Road, Manchester, M11 4WH

32 Clayton Hall Road, Manchester, M11 4WH

34 Clayton Hall Road, Manchester, M11 4WH

42 Clayton Hall Road, Manchester, M11 4WH

115 North Road, Clayton, Manchester, M11 4NE

151 North Road, Clayton, Manchester, M11 4NE

162 Barrington Street, Manchester, M11 4ED

133 North Road, Clayton, Manchester, M11 4NE

10 Clayton Hall Road, Manchester, M11 4WH

149 North Road, Clayton, Manchester, M11 4NE

154 Barrington Street, Manchester, M11 4ED

150 Barrington Street, Manchester, M11 4ED

152 Barrington Street, Manchester, M11 4ED

120 Barrington Street, Manchester, M11 4ED

123 North Road, Clayton, Manchester, M11 4NE

16 Clayton Hall Road, Manchester, M11 4WH

40 Clayton Hall Road, Manchester, M11 4WH

108 Barrington Street, Manchester, M11 4ED
1 Stanton Street, Manchester, M11 4NH
46 Clayton Hall Road, Manchester, M11 4WH
48 Clayton Hall Road, Manchester, M11 4WH
158 Barrington Street, Manchester, M11 4ED
140 Barrington Street, Manchester, M11 4ED
139 North Road, Clayton, Manchester, M11 4NE
132 Barrington Street, Manchester, M11 4ED
2A Coatbridge Street, Manchester, M11 4RD
12 Clayton Hall Road, Manchester, M11 4WH
24 Clayton Hall Road, Manchester, M11 4WH
44 Clayton Hall Road, Manchester, M11 4WH
St Cross Church, 611 Ashton New Road, Manchester, M11 4RX
Park View Rest Home, 56 Clayton Hall Road, Manchester, M11 4WH
142 Barrington Street, Manchester, M11 4ED
146 Barrington Street, Manchester, M11 4ED
138 Barrington Street, Manchester, M11 4ED
129 North Road, Clayton, Manchester, M11 4NE
131 North Road, Clayton, Manchester, M11 4NE
119 North Road, Clayton, Manchester, M11 4NE
26 Clayton Hall Road, Manchester, M11 4WH
36 Clayton Hall Road, Manchester, M11 4WH
117 North Road, Clayton, Manchester, M11 4NE
113 North Road, Clayton, Manchester, M11 4NE
50 Clayton Hall Road, Manchester, M11 4WH
54 Clayton Hall Road, Manchester, M11 4WH
164 Barrington Street, Manchester, M11 4ED
148 Barrington Street, Manchester, M11 4ED
135 North Road, Clayton, Manchester, M11 4NE
136 Barrington Street, Manchester, M11 4ED
122 Barrington Street, Manchester, M11 4ED
38 Clayton Hall Road, Manchester, M11 4WH
156 Barrington Street, Manchester, M11 4ED
137 North Road, Clayton, Manchester, M11 4NE
128 Barrington Street, Manchester, M11 4ED
124 Barrington Street, Manchester, M11 4ED
125 North Road, Clayton, Manchester, M11 4NE
110 Barrington Street, Manchester, M11 4ED
14 Clayton Hall Road, Manchester, M11 4WH
Flat Above, Clayton Post Office, 627 Ashton New Road, Manchester, M11 4RX
Sure Start Centre, 101 North Road, Clayton, Manchester, M11 4NE
52 Clayton Hall Road, Manchester, M11 4WH
147 North Road, Clayton, Manchester, M11 4NE
160 Barrington Street, Manchester, M11 4ED
144 Barrington Street, Manchester, M11 4ED
143 North Road, Clayton, Manchester, M11 4NE
116 Barrington Street, Manchester, M11 4ED
127 North Road, Clayton, Manchester, M11 4NE
114 Barrington Street, Manchester, M11 4ED
121 North Road, Clayton, Manchester, M11 4NE
112 Barrington Street, Manchester, M11 4ED

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

HSE COMAH Zone - H3777 Evonik Outer Zone

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA