

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 144164/FO/2025

Date registered valid: 2 October 2025

Proposal: Installation of external wall insulation and associated elevational alterations with installation of solar PV installation.

Address: Banbury Road, Stonebeck Road, Hockley Road and Marden Road, Manchester

Ward(s): Baguley Ward

Applicant: Mr Adrian Waywell, Wythenshawe Community Housing Group

Agent (if any): Mr Juan Gonzalez, Osmosis ACD

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@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:	30 October 2025	
Standard consultations:	Printed: 16 October 2025	Expired: 6 November 2025
Neighbour notifications:	Printed: 16 October 2025	Expired: 6 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	
Listed building:	Not applicable	
Conservation area:	Not applicable	
Tree Preservation Order:	Not applicable	

Description of site/building

The proposal relates to 4no block of 3 storey flats on Banbury Road, Stonebeck Road, Hockley Road & Marden Road. The 3 storey flats are typical brown brick and cream render building with hipped tile roofs.

Description of area

The site is in a mostly residential part of the Baguley ward of Manchester. Southmoor Road and the Manchester Airport Metrolink line and Roundthorn Metrolink stop is adjacent to the south of the site.

Description of development

Installation of external wall insulation and associated elevational alterations with installation of solar PV installation.

The external wall insulation is Brick Effect Render Finish and Silicone Texture Render finish to match colour and texture of existing façade materials.

Each block is to be fitted with solar arrays on the existing pitched roofs.

PLANNING HISTORY

F05489/LA

Description: Application for Deemed Planning Permission The improvement and modernisation of 96 flats.

Decision: Approved 17/12/1976

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application but did not raise any objections.

Manchester Airport Safeguarding Officer

Manchester Airport Safeguarding were consulted on this application due to the proximity of the Manchester Airport Aerodrome. They had no objection to the proposed development subject to the attachment (and

discharge) of 2no conditions attached regarding Bird Hazard management and Glint and Glare Assessment in relation to the PV installation.

Transport for Greater Manchester

Transport for Greater Manchester were consulted due to the proximity of the site to the adjacent Metrolink line. They had no objection subject to the attachment (and discharge) of 1no condition attached regarding Construction Management and Working Safely near Metrolink.

Notifications

Local Residents

1no objection was received with comments regarding:

- Consultation: States Wythenshawe Community Housing Group (WCHG) has not consulted residents or provided sufficient details about the proposed external wall insulation and solar PV installation.
- Sustainability & Risk: Expresses concern about the long-term performance of external wall insulation schemes, citing a BBC report and National Audit findings indicating high failure rates (92%) under similar ECO4-funded projects, with risks of damp and structural issues appearing over time.
- Impact on Residents: Fears potential damage to the building, negative health and financial impacts on occupants, and questions the renewable energy benefits of the proposal.

Relevant planning concerns will be taken into consideration in assessment of the proposal below.

UPDATED PROPOSED DEVELOPMENT

The applicant submitted updated plans with a final Solar PV arrangement and removing the chimney stacks on the blocks at Stonebeck and Hockley Road.

Consultation, notification & publicity responses to updated description of development

Given the minimal changes a renotification was not required.

RELEVANT POLICIES

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - o Development Management and Planning Obligations
 - DM 1 - Development Management
 - DM 2 – Aerodrome Safeguarding
 - o Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - o Objective 3 - Housing
 - H 7 – Wythenshawe
 - o Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development (Deletions replaced by PfE Policy JP-S 2)
- [Extant Unitary Development Plan \(UDP\)](#) –
 - o Citywide Development Control Policies
 - DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - o Strategy
 - JP-Strat9: Southern Areas

- o Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S2: Carbon and Energy
- o Places for People
 - JP-P1 Sustainable Places
- [The National Planning Policy Framework \(The NPPF\)](#) –
 - o Section 2 - Achieving sustainable development
 - o Section 4 – Decision-making
 - o Section 14 - Meeting the challenge of climate change, flooding and coastal change
- [The town and country planning \(safeguarded aerodromes, technical sites and military explosives storage areas\) direction 2002](#)

ASSESSMENT

Principle of development

The proposed installation of external wall insulation and solar PV panels is considered acceptable in principle and aligns with adopted planning policy. The scheme supports Manchester Core Strategy Policy EN4 (Reducing CO₂ Emissions) and EN6 (Target Framework for CO₂ Reduction), which encourage energy efficiency improvements and the integration of renewable energy technologies to help meet the city's zero-carbon target by 2038. Furthermore, the proposals accord with Places for Everyone Policies JP-S2 (Carbon and Energy) which promote retrofit measures that reduce operational carbon and improve building performance.

In this case the principle of the development is acceptable.

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 works have been designed to respect the existing character of the buildings. The external wall insulation will use brick slip and silicone render finishes that closely match the colour and texture of the current façades, ensuring visual continuity.

Solar PV panels will be installed on the pitched roofs, adding negligible massing and remaining largely out of view from street level.

The removal of chimney stacks on the Stonebeck Road and Hockley Road blocks will have minimal impact on the overall design and massing of the buildings.

Given the size, position, and relationship to neighbouring properties, the development will not result in an over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposed development will not adversely affect the character of the surrounding area. The use of brick-effect and silicone render finishes ensures consistency with existing materials, maintaining the established streetscape.

The removal of chimney stacks on the Stonebeck Road and Hockley Road blocks will have only a minor visual impact, as these blocks are centrally located and largely screened from key viewpoints along Hollyhedge Road and Southmoor Road.

Overall, the scheme will have a positive effect by improving the appearance of the existing housing stock and creating a more uniform finish across the four blocks.

Effects on amenity

The proposal has negligible residential amenity impacts.

The concerns regarding the long-term performance of external wall insulation under ECO4 scheme are noted. Technical performance and installation quality are regulated through Building Regulations and contractual arrangements outside the planning process.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the buildings.

Existing or proposed hazardous installations.

Manchester Airport Safeguarding were consulted on this application due to the proximity of the Manchester Airport Aerodrome. They had no objection to the proposed development subject to the attachment (and discharge) of 2no conditions attached regarding Bird Hazard management and Glint and Glare Assessment.

Transport for Greater Manchester were consulted due to the proximity of the site to the adjacent Metrolink line. They had no objection subject to the attachment (and discharge) of 1no condition attached regarding Construction Management and Working Safely near Metrolink.

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 works are acceptable in principle and detail, delivering clear sustainability benefits through improved energy efficiency and renewable energy generation. The design respects the character of the existing buildings and surrounding area, with minimal visual impact and no harm to residential amenity. Concerns raised about insulation performance fall outside planning control and are addressed through other regulatory frameworks. Subject to conditions securing aviation safety, construction management, and material quality, the scheme accords with the development plan and the NPPF. On balance, the proposal represents sustainable development and should be approved.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

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	02 Oct 2025		THE LOCATION PLAN
b.	Drawing - Existing & Proposed	02 Oct 2025	X5	PLANS AND ELEVATIONS- BLOCK OF FLATS BANBURY ROAD
c.	rawing - Existing & Proposed	02 Oct 2025	X5	PLANS AND ELEVATIONS- BLOCK OF FLATS HOCKLEY ROAD
d.	Drawing - Existing & Proposed	02 Oct 2025	X5	PLANS AND ELEVATIONS- BLOCK OF FLATS STONEBECK ROAD
e.	Drawing - Existing & Proposed	02 Oct 2025	X5	PLANS AND ELEVATIONS- BLOCK OF FLATS MARDEN ROAD

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. Specified materials

The materials used in any exterior work are to be those as listed on the approved plans. For the avoidance of doubt these are:

- Brick effect render finish coloured to match existing
- Lintel effect render finish in Cream colour to match existing

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. Bird Hazard Management Plan

Prior to installation of the solar PV, a Bird Hazard Management Plan (BHMP) for the development is required to be submitted to and approved in writing by the Local Planning Authority in consultation with Manchester Airport. Thereafter the scheme shall be implemented in accordance with the approved details. The BHMP should include robust measures to prevent species of birds that are hazardous to aircraft gaining access to the space between the roof and the PV array panels, with regular maintenance inspections. Ideally the panels should be installed flush to the existing roof or with bird proofing around the perimeter.

Reason: Flight safety - Birdstrike avoidance: to prevent the creation of a habitat for birds hazardous to aviation (N.B. This is also in the interests of the site to avoid the issues with large numbers of birds being attracted to the array). Pursuant to DM 2 of the Manchester Core Strategy.

5. Aviation Perspective Glint and Glare Assessment.

Prior to installation of the solar PV, the submission of an Aviation Perspective Glint and Glare Assessment of the proposed solar installations is to be submitted to the LPA in consultation with the aerodrome safeguarding authority for Manchester Airport (MAN); demonstrating no harmful

impact to operations at MAN. The Glint and Glare Assessment is to assess at least the following aviation receptors:

- a. Runway approach paths starting at 10NM from the runway threshold at 3000ft at a 3-degree glide slope down to 15m above the runway threshold in a straight line. With a receptor located at least at every 1NM interval
- b. 2 Mile Runway approach paths - expected luminance is not to exceed 20,000cd/m²
- c. ATC Tower visual cab - we require predictions of no glint and glare towards ATC
- d. Visual flight rule routes as defined within the UK Aeronautical Information Package

Reason: To ensure no detrimental impact to aviation operations at MAN caused by glint or glare to critical aviation receptors. Pursuant to DM 2 of the Manchester Core Strategy.

6. Construction Management Plan

Prior to commencement, a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by Manchester City Council (approval to be in consultation with Transport for Greater Manchester). The approved CMP shall include agreed safe methods of working adjacent to the operational Metrolink and associated Hazard Zones and shall be adhered to throughout the construction period. The CMP shall provide for:

- a. loading and unloading of plant and materials;
- b. storage of plant and materials used in constructing the development;
- c. construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);
- d. measures to control the emission of dust and dirt during construction.

Reason: To safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system, pursuant to DM1 of the Manchester Core Strategy.

INFORMATIVE(S)

1. Tall equipment notification

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

2. Drone notifications

The development lies within the flight restricted zone established for Manchester Airport. The applicant's attention is drawn to the procedures for drone notifications, please see: <https://www.manchesterairport.co.uk/aviation-professionals/drones/>

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Environmental Health

MCC Flood Risk Management

Transport For Greater Manchester

Manchester Airport Safeguarding Officer

26 Banbury Road, Manchester, M23 1FP

Unit 2, Tilson Road, Manchester, M23 9GF

55 Roundthorn Road, Manchester, M23 1FL

18 Banbury Road, Manchester, M23 1FP

5 Largs Walk, Manchester, M23 1FW

12 Hockley Road, Manchester, M23 1EG
83 Roundthorn Road, Manchester, M23 1EP
24 Stonebeck Road, Manchester, M23 1EQ
79 Roundthorn Road, Manchester, M23 1EP
10 Stonebeck Road, Manchester, M23 1EQ
12 Stonebeck Road, Manchester, M23 1EQ
4 Stonebeck Road, Manchester, M23 1EQ
57 Fouracres Road, Manchester, M23 1ER
55 Fouracres Road, Manchester, M23 1ER
30 Hockley Road, Manchester, M23 1EG
28 Hockley Road, Manchester, M23 1EG
36B Marden Road, Manchester, M23 1JR
38 Hockley Road, Manchester, M23 1EG
42 Hockley Road, Manchester, M23 1EG
42 Stonebeck Road, Manchester, M23 1EQ
13 Marden Road, Manchester, M23 1JR
15 Marden Road, Manchester, M23 1JR
34 Marden Road, Manchester, M23 1JR
22 Marden Road, Manchester, M23 1JR
12 Marden Road, Manchester, M23 1JR
10 Marden Road, Manchester, M23 1JR
Lloyds Pharmacy Adjacent 52, Bowland Road, Manchester, M23 1JX
18 Fouracres Road, Manchester, M23 1FG
14 Fouracres Road, Manchester, M23 1FG
19 Marden Road, Manchester, M23 1JR
30 Banbury Road, Manchester, M23 1FP
36 Banbury Road, Manchester, M23 1FP
44 Banbury Road, Manchester, M23 1FP
Unit 6, Tilson Road, Manchester, M23 9GF
HARLEQUIN (STOCKPORT) LIMITED, Units 3 - 6, Tilson Road, Manchester, M23 9GF
Unit 3, Tilson Road, Manchester, M23 9GF
63 Roundthorn Road, Manchester, M23 1EP
4 Banbury Road, Manchester, M23 1FP
2 Banbury Road, Manchester, M23 1FP
24 Banbury Road, Manchester, M23 1FP

42 Bowland Road, Manchester, M23 1JG
46 Bowland Road, Manchester, M23 1JG
18 Stonebeck Road, Manchester, M23 1EQ
41 Fouracres Road, Manchester, M23 1ER
26 Stonebeck Road, Manchester, M23 1EQ
30 Stonebeck Road, Manchester, M23 1EQ
18 Marden Road, Manchester, M23 1JR
4 Marden Road, Manchester, M23 1JR
Bowland Medical Practice, 52 Bowland Road, Manchester, M23 1JX
16 Fouracres Road, Manchester, M23 1FG
25 Fouracres Road, Manchester, M23 1FG
37 Maltby Road, Manchester, M23 1EW
14 Banbury Road, Manchester, M23 1FP
1 Largs Walk, Manchester, M23 1FW
8 Hockley Road, Manchester, M23 1EG
39 Fouracres Road, Manchester, M23 1ER
65 Fouracres Road, Manchester, M23 1ER
26 Hockley Road, Manchester, M23 1EG
38A Marden Road, Manchester, M23 1JR
36 Stonebeck Road, Manchester, M23 1EQ
44 Hockley Road, Manchester, M23 1EG
26 Marden Road, Manchester, M23 1JR
20 Marden Road, Manchester, M23 1JR
8 Marden Road, Manchester, M23 1JR
2 Marden Road, Manchester, M23 1JR
17 Fouracres Road, Manchester, M23 1FG
9 Fowey Walk, Manchester, M23 1FQ
30 Fouracres Road, Manchester, M23 1FG
23 Fouracres Road, Manchester, M23 1FG
32 Banbury Road, Manchester, M23 1FP
Cura Systems Ltd, Tilson Road, Manchester, M23 9GF
Unit 1, Tilson Road, Manchester, M23 9GF
59 Roundthorn Road, Manchester, M23 1FL
6 Banbury Road, Manchester, M23 1FP
12 Banbury Road, Manchester, M23 1FP

16 Hockley Road, Manchester, M23 1EG
43 Fouracres Road, Manchester, M23 1ER
45 Fouracres Road, Manchester, M23 1ER
59 Fouracres Road, Manchester, M23 1ER
38 Marden Road, Manchester, M23 1JR
36A Marden Road, Manchester, M23 1JR
28 Stonebeck Road, Manchester, M23 1EQ
46 Hockley Road, Manchester, M23 1EG
38 Stonebeck Road, Manchester, M23 1EQ
Flat At, Black Boy Hotel, Bowland Road, Manchester, M23 1JX
14 Marden Road, Manchester, M23 1JR
EAM Lodge CIC, 21 Fouracres Road, Manchester, M23 1FG
7 Fowey Walk, Manchester, M23 1FQ
28 Fouracres Road, Manchester, M23 1FG
27 Fouracres Road, Manchester, M23 1FG
26 Fouracres Road, Manchester, M23 1FG
10 Dalry Walk, Manchester, M23 1JS
First Floor, Stratus House, Southmoor Road, Manchester, M23 9NR
Jones Dooly Ltd, Tilson Road, Manchester, M23 9PH
Salter Industrial Measurements Ltd, Tilson Road, Manchester, M23 9GF
57 Roundthorn Road, Manchester, M23 1FL
22 Banbury Road, Manchester, M23 1FP
21 Maltby Road, Manchester, M23 1EW
44 Bowland Road, Manchester, M23 1JG
14 Hockley Road, Manchester, M23 1EG
14 Stonebeck Road, Manchester, M23 1EQ
16 Stonebeck Road, Manchester, M23 1EQ
20 Stonebeck Road, Manchester, M23 1EQ
81 Roundthorn Road, Manchester, M23 1EP
67 Fouracres Road, Manchester, M23 1ER
53 Fouracres Road, Manchester, M23 1ER
36 Marden Road, Manchester, M23 1JR
46 Stonebeck Road, Manchester, M23 1EQ
17 Marden Road, Manchester, M23 1JR
34A Marden Road, Manchester, M23 1JR

34 Hockley Road, Manchester, M23 1EG
12 Fouracres Road, Manchester, M23 1FG
34 Fouracres Road, Manchester, M23 1FG
29 Fouracres Road, Manchester, M23 1FG
28 Banbury Road, Manchester, M23 1FP
34 Banbury Road, Manchester, M23 1FP
46 Banbury Road, Manchester, M23 1FP
38 Banbury Road, Manchester, M23 1FP
71 Roundthorn Road, Manchester, M23 1EP
67 Roundthorn Road, Manchester, M23 1EP
65 Roundthorn Road, Manchester, M23 1EP
61 Roundthorn Road, Manchester, M23 1FL
10 Banbury Road, Manchester, M23 1FP
16 Banbury Road, Manchester, M23 1FP
3 Largs Walk, Manchester, M23 1FW
7 Largs Walk, Manchester, M23 1FW
23 Maltby Road, Manchester, M23 1EW
27 Maltby Road, Manchester, M23 1EW
29 Maltby Road, Manchester, M23 1EW
35 Maltby Road, Manchester, M23 1EW
48 Bowland Road, Manchester, M23 1JG
36 Hockley Road, Manchester, M23 1EG
22 Hockley Road, Manchester, M23 1EG
24 Hockley Road, Manchester, M23 1EG
6 Hockley Road, Manchester, M23 1EG
87 Roundthorn Road, Manchester, M23 1EP
6 Stonebeck Road, Manchester, M23 1EQ
32 Hockley Road, Manchester, M23 1EG
32 Stonebeck Road, Manchester, M23 1EQ
44 Stonebeck Road, Manchester, M23 1EQ
Black Boy Hotel, Bowland Road, Manchester, M23 1JX
32 Marden Road, Manchester, M23 1JR
20 Fouracres Road, Manchester, M23 1FG
19 Fouracres Road, Manchester, M23 1FG
35 Fouracres Road, Manchester, M23 1ER

37 Fouracres Road, Manchester, M23 1ER
32 Fouracres Road, Manchester, M23 1FG
31 Fouracres Road, Manchester, M23 1FG
48 Banbury Road, Manchester, M23 1FP
42 Banbury Road, Manchester, M23 1FP
40 Banbury Road, Manchester, M23 1FP
Southwold Nursing Home, 50 Southmoor Road, Manchester, M23 9NR
77 Roundthorn Road, Manchester, M23 1EP
73 Roundthorn Road, Manchester, M23 1EP
53 Roundthorn Road, Manchester, M23 1FL
69 Roundthorn Road, Manchester, M23 1EP
8 Banbury Road, Manchester, M23 1FP
25 Maltby Road, Manchester, M23 1EW
40 Bowland Road, Manchester, M23 1JG
18 Hockley Road, Manchester, M23 1EG
50 Bowland Road, Manchester, M23 1JG
8 Stonebeck Road, Manchester, M23 1EQ
61 Fouracres Road, Manchester, M23 1ER
47 Fouracres Road, Manchester, M23 1ER
49 Fouracres Road, Manchester, M23 1ER
38B Marden Road, Manchester, M23 1JR
34 Stonebeck Road, Manchester, M23 1EQ
48 Hockley Road, Manchester, M23 1EG
48 Stonebeck Road, Manchester, M23 1EQ
28 Marden Road, Manchester, M23 1JR
24 Fouracres Road, Manchester, M23 1FG
22 Fouracres Road, Manchester, M23 1FG
21 Marden Road, Manchester, M23 1JR
Ground Floor, Stratus House, Southmoor Road, Manchester, M23 9XD
SSH Trading Group Ltd, Unit 4, Tilson Road, Manchester, M23 9GF
75 Roundthorn Road, Manchester, M23 1EP
51 Roundthorn Road, Manchester, M23 1FL
20 Banbury Road, Manchester, M23 1FP
31 Maltby Road, Manchester, M23 1EW
33 Maltby Road, Manchester, M23 1EW

20 Hockley Road, Manchester, M23 1EG
4 Hockley Road, Manchester, M23 1EG
10 Hockley Road, Manchester, M23 1EG
85 Roundthorn Road, Manchester, M23 1EP
22 Stonebeck Road, Manchester, M23 1EQ
2 Stonebeck Road, Manchester, M23 1EQ
63 Fouracres Road, Manchester, M23 1ER
51 Fouracres Road, Manchester, M23 1ER
40 Hockley Road, Manchester, M23 1EG
40 Stonebeck Road, Manchester, M23 1EQ
30 Marden Road, Manchester, M23 1JR
16 Marden Road, Manchester, M23 1JR
24 Marden Road, Manchester, M23 1JR
6 Marden Road, Manchester, M23 1JR
33 Fouracres Road, Manchester, M23 1FG

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 (More) -

Area Team Boundary - Name: SOUTH AREA