

Official Local Authority Search Commercial (CON29R + LLC1)



Search Details

Prepared for: Davitt Jones Bould (Commercial)
Matter: 12037.4/RSH
Client address: Exchange House, 12-14 The Crescent, Taunton, TA1 4EB

Property:
Land edged red, 364 Barlow Moor Road, Manchester, M21 8AZ

Local Authority:
Manchester City Council
Town Hall, Albert Square, Manchester, M60 2LA

Date Returned: 06/10/2023	Property type: Commercial
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Local Authority Search Reports Pack

Official Number	271357
Description of property / land searched	364 Barlow Moor Road Manchester M21 8AZ as Edged Red on Your Plan Supplied
Name and address of authority	Manchester City Council Growth and Neighbourhoods Directorate Planning, Building Control & Licensing Technical Support Team (Land Charges) PO Box 532 Town Hall Manchester M60 2LA
Date printed	6 October 2023

The Local Authority Search Pack contains the following documents...

1. LLC1 Official Certificate of Search - (Search of the Local Land Charges Register)
2. CON29 Enquiries of Local Authority (2016)
3. CON29O Enquiries of Local Authority (2016)
4. Web Links - Planning Decisions and Pending Applications
5. Planning Designations and Proposals Details
6. Informatives
7. List of Contacts





Official Certificate of Search

Official Number: 271357

Date of Certificate

06 Oct 2023

Name and address of registering authority

Manchester City Council
Strategic Development Directorate
Planning, Building Control & Licensing
Technical Support Team (Land Charges)
PO Box 532
Town Hall
Manchester M60 2LA

An official search was performed in Part(s) 1-12 of the register of local land charges kept by the above-named registering authority for subsisting registrations against the land described below.

Description of property / land searched

364 Barlow Moor Road Manchester M21 8AZ as Edged Red on Your Plan Supplied

Name and address of applicant

Infotrack
Level 11
91 Waterloo Road
London
SE1 8RT

Applicant Reference 45385040:12037.4/RSB

It is hereby certified that the search requested above reveals **5** registrations described in the Schedule hereto up to and including the date of the certificate.

Signed:

Fiona Ledden (City Solicitor)

On Behalf Of Manchester City Council

Register of Local Land Charges



MANCHESTER
CITY COUNCIL

Official Schedule

Part 1 General Financial Charges

No Entries Revealed

Part 2 Specific Financial Charges

No Entries Revealed

Part 3 Planning Charges

1) Register Charge Type: Article 4 Directions Location: Manchester City Council Area Date Registered: 20 Oct 2011 Statutory Act(s): Town and Country Planning (General Permitted Development) Order 1995 Charge Details: The Direction Relates To Development Comprising Change Of Use From A Use Falling Within Class C3 (Dwelling Houses) Of The Town And Country Planning (Use Classes) Order 1987 (As Amended) To A Use Falling Within Class C4 (Houses In Multiple Occupation) Of That Order, And Removes Permitted Development Rights For This Type Of Development. Planning Permission Will Therefore Be Required For Change Of Use From Class C3 To Class C4.

2) Register Charge Type: Conditional Planning Consent Reference: 102850/JO/2013/S1 Accepted: 26 Jun 2013 Status: Application Approved Location: The Spoon Inn 364 Barlow Moor Road Chorlton Manchester M21 8AZ Proposal: Variation of condition no.2 attached to planning permission ref: 098348/FU/2012/S1 to allow extended opening hours. Monday to Thursday 8am to 11pm, Friday and Saturday 8am to midnight and 8am to 10pm Sundays and Bank Holidays Decision: Approved Decision Date: 28 Oct 2013 Decision Issued: 28 Oct 2013

3) Register Charge Type: Conditional Planning Consent Reference: 098348/FU/2012/S1 Accepted: 27 Jan 2012 Status: Application Approved Location: 364 Barlow Moor Road Chorlton Manchester M21 8AZ Proposal: Change of use of ground floor from shop (Class A1) to cafe/restaurant (Class A3) Decision: Approved Decision Date: 29 Feb 2012 Decision Issued: 29 Feb 2012

4) Register Charge Type: Conditional Planning Consent Reference: F/AD03947 Accepted: 13 Dec 1982 Status: Application Approved Location: 364 Barlow Moor Road, Chorlton Proposal: Illuminated fascia box sign on front elevation of shop. Decision: Approved Decision Date: 10 Feb 1983 Decision Issued: 10 Feb 1983

Part 4 Miscellaneous Charges

5) Register Charge Type: Smoke Control Orders Date Registered: 16 Jan 1963 Charge Details: Chorlton 1963

Part 5 Fenland Ways Maintenance Charges



No Entries Revealed

Part 6 Land Compensation Charges



No Entries Revealed

Part 7 New Town Charges



No Entries Revealed

Part 8 Civil Aviation Charges



No Entries Revealed

Part 9 Opencast Coal Charges



No Entries Revealed

Part 10 Listed Buildings Charges



No Entries Revealed

Part 11 Light Obstruction Charges



No Entries Revealed

Part 12 Drainage Scheme Charges



No Entries Revealed



CON29 Enquiries of Local Authority (2016)



MANCHESTER
CITY COUNCIL

Official Number: 271357

Date of Enquiry

06 Oct 2023

Name and address of local authority

Manchester City Council
Strategic Development Directorate
Planning, Building Control & Licensing
Technical Support Team (Land Charges)
PO Box 532
Town Hall
Manchester M60 2LA

Description of property / land searched

364 Barlow Moor Road Manchester M21 8AZ as Edged Red on Your Plan Supplied

Name and address of applicant

Infotrack
Level 11
91 Waterloo Road
London
SE1 8RT

Applicant Reference

45385040:12037.4/RSB

Roadways, footways and footpaths which have been considered in respect of replying to Enquiry 2

BARLOW MOOR ROAD

This is a list of ALL the roads, footways and footpaths which have been requested to be considered when formulating a response to question 2.

Please note that question 2 only reveals the roads, footways and footpaths listed in this section that are maintained at public expense.

All abutting roads, footways and footpaths will also be considered when formulating a response to enquiry 2



1 PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

1.1.a a planning permission

Reference: 102850/JO/2013/S1 Accepted: 26 Jun 2013 Status:

Application Approved Location: The Spoon Inn 364 Barlow Moor Road Chorlton Manchester M21 8AZ Proposal: Variation of condition no.2 attached to planning permission ref: 098348/FU/2012/S1 to allow extended opening hours. Monday to Thursday 8am to 11pm, Friday and Saturday 8am to midnight and 8am to 10pm Sundays and Bank Holidays Decision: Approved Decision Date: 28 Oct 2013 Decision Issued: 28 Oct 2013

Reference: 098348/FU/2012/S1 Accepted: 27 Jan 2012 Status: Application Approved Location: 364 Barlow Moor Road Chorlton Manchester M21 8AZ Proposal: Change of use of ground floor from shop (Class A1) to cafe/restaurant (Class A3) Decision: Approved Decision Date: 29 Feb 2012 Decision Issued: 29 Feb 2012

Reference: F/AD03947 Accepted: 13 Dec 1982 Status: Application Approved Location: 364 Barlow Moor Road, Chorlton Proposal: Illuminated fascia box sign on front elevation of shop. Decision: Approved Decision Date: 10 Feb 1983 Decision Issued: 10 Feb 1983

1.1.b a listed building consent

None

1.1.c a conservation area consent

None

1.1.d a certificate of lawfulness of existing use or development

None

1.1.e a certificate of lawfulness of proposed use or development

None

1.1.f a certificate of lawfulness of proposed works for listed buildings

None

1.1.g a heritage partnership agreement

None

1.1.h a listed building consent order

None

- 1.1.i a local listed building consent order
None
- 1.1.j building regulations approval
None
- 1.1.k a building regulation completion certificate and
None
- 1.1.l any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?
None

Planning designations and proposals

- 1.2 What designations of land use for the property, or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?
EC9. H6, S 1.2

2 ROADS AND PUBLIC RIGHTS OF WAY

2.1 Roadways, footways and footpaths

Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

- 2.1.a highways maintainable at public expense
Barlow Moor Road, REAR PASSAGE
- 2.1.b subject to adoption and supported by a bond or bond waiver
None
- 2.1.c to be made up by a local authority who will reclaim the cost from the frontagers
None
- 2.1.d to be adopted by a local authority without reclaiming the cost from the frontagers
None
- ### **Public rights of way**
- 2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?
No
- 2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?
No
- 2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?
No

2.5 If so, please attach a plan showing the approximate route.

Not Applicable

3 OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of the relevant documents be obtained?

Land required for public purposes

3.1 Is the property included in land required for public purposes?

No

Land to be acquired for road works

3.2 Is the property included in land to be acquired for road works?

No

3.3 Drainage matters

3.3.a Is the property served by a sustainable urban drainage system (SuDS)?

No

3.3.b Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

No

3.3.c If the property benefits from a Suds for which there is a charge, who bills the property for the surface water drainage charge?

No

3.4 Nearby road schemes

Is the property (or will it be) within 200 metres of any of the following?

3.4.a the centre line of a new trunk road or special road specified in any order, draft order or scheme

No

3.4.b the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

No

3.4.c the outer limits of construction works for a proposed alteration or improvement to an existing road involving

3.4.c.i (i) construction of a roundabout (other than a mini roundabout), or

No

3.4.c.ii (ii) widening by construction of one or more additional traffic lanes

No

3.4.d the outer limits of:

3.4.d.i (i) construction of a new road to be built by a local authority

No

3.4.d.ii (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway,

No

3.4.d.iii (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes

No

3.4.e the centre line of the proposed route of a new road under proposals published for public consultation

No

3.4.f the outer limits of:

3.4.f.i (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

No

3.4.f.ii (ii) construction of a roundabout (other than a mini roundabout)

No

3.4.f.iii (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

No

Nearby railway schemes

3.5.a Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

No

3.5.b Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

Scheme Name: Metrolink - Stockport Extension For Further Information: Indicative only, and may change. Subject to funding and approval.

<http://www.metrolink.co.uk/futuremetrolink/Pages/default.aspx>

Scheme Name: Metrolink - Manchester Airport Western Loop For Further Information: Indicative only, and may change. Subject to funding and approval.
<http://www.metrolink.co.uk/futuremetrolink/Pages/default.aspx>

Scheme Name: Railway - High Speed 2 Rail Network (HS2) West Midlands to Manchester (Section HSM28B - Embankment- Surface) For Further Information: For more detailed maps and plans, please visit
<https://www.gov.uk/government/organisations/high-speed-two-limited>

Scheme Name: Railway - High Speed 2 Rail Network (HS2) West Midlands to

Manchester (Section HSM28B - Bored Tunnel - Tunnel) For Further Information:
For more detailed maps and plans, please visit
<https://www.gov.uk/government/organisations/high-speed-two-limited>

Scheme Name: Railway - High Speed 2 Rail Network (HS2) West Midlands to Manchester (Section HSM28B - At Grade - Surface) For Further Information: For more detailed maps and plans, please visit
<https://www.gov.uk/government/organisations/high-speed-two-limited>

Scheme Name: Railway - High Speed 2 Rail Network (HS2) West Midlands to Manchester (Section HSM28B - Cutting - Surface) For Further Information: For more detailed maps and plans, please visit
<https://www.gov.uk/government/organisations/high-speed-two-limited>

Scheme Name: Railway - High Speed 2 Rail Network (HS2) West Midlands to Manchester (Section HSM26 Platform 3 - Viaduct - Surface) For Further Information: For more detailed maps and plans, please visit
<https://www.gov.uk/government/organisations/high-speed-two-limited>

Scheme Name: Railway - High Speed 2 Rail Network (HS2) West Midlands to Manchester (Section HSM28B Platform - Cutting - Surface) For Further Information: For more detailed maps and plans, please visit
<https://www.gov.uk/government/organisations/high-speed-two-limited>

Scheme Name: Railway - High Speed 2 Rail Network (HS2) West Midlands to Manchester (Section HSM28B - Viaduct - Surface) For Further Information: For more detailed maps and plans, please visit
<https://www.gov.uk/government/organisations/high-speed-two-limited>

Scheme Name: Railway - High Speed 2 Rail Network (HS2) West Midlands to Manchester (Section HSM26 Platform 1 - Viaduct - Surface) For Further Information: For more detailed maps and plans, please visit
<https://www.gov.uk/government/organisations/high-speed-two-limited>

Scheme Name: Railway - High Speed 2 Rail Network (HS2) West Midlands to Manchester (HSM26 Platform Switch Track - Viaduct - Surface) For Further Information: For more detailed maps and plans, please visit
<https://www.gov.uk/government/organisations/high-speed-two-limited>

Scheme Name: Railway - High Speed 2 Rail Network (HS2) West Midlands to Manchester (Section HSM26 Platform 2 - Viaduct - Surface) For Further Information: For more detailed maps and plans, please visit
<https://www.gov.uk/government/organisations/high-speed-two-limited>

Traffic schemes

3.6 Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?

No

3.6.a permanent stopping up or diversion

No

3.6.b waiting or loading restrictions

No

3.6.c one way driving

No

3.6.d prohibition of driving

No

3.6.e pedestrianisation

No

3.6.f vehicle width or weight restriction

No

3.6.g traffic calming works including road humps

No

3.6.h residents parking controls

No

3.6.i minor road widening or improvement

No

3.6.j pedestrian crossings

No

3.6.k cycle tracks

No

3.6.l bridge building

No

3.7 Outstanding notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?

3.7.a building works

No

3.7.b environment

**Notice Ref: 084542 Location: 364 Barlow Moor Road, Manchester
Details: EPA 1990 Section 34 Status: Notice Served Date Served: 07
May 2015**

3.7.c health and safety

No

3.7.d housing

No

3.7.e highways

No

3.7.f public health

No

3.7.g flood and coastal erosion risk management

No

Contravention of building regulations

3.8 Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

No

3.9 Notices, orders, directions and proceedings under Planning Acts

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?

3.9.a an enforcement notice

No

3.9.b a stop notice

No

3.9.c a listed building enforcement notice

No

3.9.d a breach of condition notice

No

3.9.e a planning contravention notice

No

3.9.f another notice relating to breach of planning control

No

3.9.g a listed building repairs notice

No

3.9.h in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

No

3.9.i a building preservation notice

No

3.9.j a direction restricting permitted development

No

3.9.k an order revoking or modifying a planning permission

No

3.9.l an order requiring discontinuance of use or alteration or removal of building or works

No

3.9.m a tree preservation order

No

3.9.n proceedings to enforce a planning agreement or planning contribution

No

3.10 Community infrastructure levy (CIL)

3.10.a Is there a CIL charging schedule?

No

3.10.b If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

3.10.b.i (i) a liability notice?

No

3.10.b.ii (ii) a notice of chargeable development?

No

3.10.b.iii (iii) a demand notice?

No

3.10.b.iv (iv) a default liability notice?

No

3.10.b.v (v) an assumption of liability notice?

No

3.10.b.vi (vi) a commencement notice?

No

3.10.c. Has any demand notice been suspended?

No

3.10.d Has the Local Authority received full or part payment of an CIL liability?

No

3.10.e Has the Local Authority received any appeal against any of the above?

No

3.10.f Has a decision been taken to apply for a liability order?

No

3.10.g Has a liability order been granted?

No

3.10.h Have any other enforcement measures been taken?

No

3.11 Conservation area

Do the following apply in relation to the property?

- 3.11.a the making of the area a Conservation Area before 31 August 1974
No
- 3.11.b an unimplemented resolution to designate the area a Conservation Area
No
Compulsory purchase
- 3.12 Has any enforceable order or decision been made to compulsorily purchase or acquire the property?
No
- 3.13 Contaminated land**
- Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)
- 3.13.a a contaminated land notice
No
- 3.13.b in relation to a register maintained under section 78R of the Environmental Protection Act 1990:-
- 3.13.b.i (i) a decision to make an entry
No
- 3.13.b.ii (ii) an entry
No
- 3.13.c consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remedial notice?
No
Radon gas
- 3.14 Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency?
The property is not in a Radon Affected Area, as less than 1% of homes are above the Action Level
- 3.15 Assets of Community Value**
- 3.15.a Has the property been nominated as an asset of community value? If so:-
No
- 3.15.a.i (i) Is it listed as an asset of community value?
No
- 3.15.a.ii (ii) Was it excluded and placed on the nominated but not listed list?
No
- 3.15.a.iii (iii) Has the listing expired?

No

3.15.a.iv (iv) Is the Local Authority reviewing or proposing to review the listing?

No

3.15.a.v (v) Are there any subsisting appeals against the listing?

No

3.15.b If the property is listed:

3.15.b.i (i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?

No

3.15.b.ii (ii) Has the Local Authority received a notice of disposal?

No

3.15.b.iii (iii) Has any community interest group requested to be treated as a bidder?

No



ROAD PROPOSALS BY PRIVATE BODIES

4 What proposals by others have been approved, or are the subject of pending applications, the limits of construction of which are adjacent to the property, for -

4.a the construction of a new road, or

None

4.b the alteration or improvement of an existing road, involving the construction, whether or not within existing highway limits, of a subway, underpass, flyover, footbridge, elevated road, dual carriageway, the construction of a roundabout (other than a mini roundabout) or the widening of an existing road by the construction of one or more additional traffic lanes?

None

5 ADVERTISEMENTS

Entries in the register

5.1 Please list any entries in the register of applications, directions and decisions relating to consent for the display of advertisements.

None

5.2 If there are any entries, where can that register be inspected?

**Manchester City Council, Growth & Neighbourhoods Directorate,
Planning, Building Control & Licensing, Technical Support Team,
Level 6 Town Hall Extension, Manchester M60 2LA.
Telephone 0161 234 4516**

Email: planning.tst@manchester.gov.uk

5.3 Notices, proceedings and orders

Except as shown in the Official Certificate of Search:

5.3.a Has any notice been given by the Secretary of State or served in respect of a direction or proposed direction restricting deemed consent for any class of advertisement?

No

5.3.b Has the local authority resolved to serve a notice requiring the display of any advertisement to be discontinued?

No

5.3.c If a discontinuance notice has been served, has it been complied with to the satisfaction of the local authority?

Not Applicable

5.3.d Has the local authority resolved to serve any other notice or proceedings relating to a contravention of the control of advertisements?

No

5.3.e Has the local authority resolved to make an order for the special control of advertisements for the area?

No

COMPLETION NOTICES

6 Which of the planning permissions in force has the local authority resolved to terminate by means of a completion notice under s.94 of the Town and Country Planning Act 1990?

None

HAZARDOUS SUBSTANCE CONSENTS

17.1 Please list any entries in the Register kept pursuant to s.28 of the Planning (Hazardous Substances) Act 1990.

None

17.2 If there are any entries:

17.2.a How can copies of the entries be obtained?

Manchester City Council, Growth & Neighbourhoods Directorate, Planning, Building Control & Licensing, Technical Support Team, Level 6 Town Hall Extension, Manchester M60 2LA.

17.2.b Where can the Register be inspected?

Manchester City Council, Growth & Neighbourhoods Directorate, Planning, Building Control & Licensing, Technical Support Team, Level 6 Town Hall Extension, Manchester M60 2LA.

ENVIRONMENTAL AND POLLUTION NOTICES

18 What outstanding statutory or informal notices have been issued by the local authority under the Environmental Protection Act 1990 or the Control of Pollution Act 1974? (This enquiry does not cover notices under Part IIA or Part III of the EPA, to which enquiries 3.7 or 3.13 apply)

None

COMMON LAND AND TOWN OR VILLAGE GREEN

22.1 Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?

No

22.2 Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?

No

22.3 If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?

Manchester City Council, Growth & Neighbourhoods Directorate, Planning, Building Control & Licensing, Technical Support Team (Land Charges), Level 6 Town Hall Extension, Manchester M60 2LA.



Appendix Web Links – Planning Decisions and Pending Applications

1 098348/FU/2012/S1 364 Barlow Moor Road Chorlton Manchester M21 8AZ

<http://pa.manchester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LY020TBC06N00>

2 102850/JO/2013/S1 The Spoon Inn 364 Barlow Moor Road Chorlton Manchester M21 8AZ

<http://pa.manchester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MOZZ6KBC03M00>

3 F/AD03947 364 Barlow Moor Road, Chorlton

<http://pa.manchester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZZZEBCXT475>

Appendix B – Planning Designations and Proposals

Manchester's Core Strategy was adopted on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). It replaces significant elements of the existing Unitary Development Plan as the document that sets out the long term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.

Policy EC 9

South Manchester

South Manchester is not expected to make a significant contribution to employment provision within the City. New development is expected to mainly comprise office development, although proposals for high technology industry and research will also be supported. Employment and economic development provision will be within:

1. Existing employment locations, such as
 - Business Parks, such as, Towers, Didsbury Point, Christie Fields and Parkway;
 - Christies Hospital;
 - Along Princess Parkway;
2. District Centres of Chorlton, Didsbury, Fallowfield, Levenshulme and Withington. These will be suitable for mixed use development providing local needs and services.

Development proposals and planning applications should have regard to:

- Ensuring efficient use of existing employment space;
- Improving public transport, walking and cycling connectivity between residential neighbourhoods and employment locations such as the City Centre, district centres, Trafford Park and Manchester Airport, particularly orbital connectivity.

Policy H 6

South Manchester

South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centers priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing.

Policy S1.2

Objective:

To enhance existing shopping provision especially in the City Centre and in the district centres.

The Council in partnership with the private sector will encourage, where appropriate, the improvement and re-development of existing District Centres in order to ensure that they remain the focus for both shopping and a full range of community facilities. These centres comprise Cheetham Hill, Chorlton,

Didsbury, the district centre in Sportcity, Fallowfield, Gorton, Harpurhey, Levenshulme, Longsight, Newton Heath, Northenden, Openshaw, Rusholme, Withington and Wythenshawe.

Particular emphasis will be given to improving safety and enhancing environmental quality, tackling traffic problems and increasing economic viability. Priority will be given to following centres:- Cheetham Hill, the district centre in Sportcity, Gorton, Harpurhey, Levenshulme, Longsight, Newton Heath, Openshaw, Wythenshawe.

Elsewhere, more limited measures will be taken to improve conditions for pedestrians especially those with restricted mobility, visual impairments or shopping with young children. Where possible further off street car parking will be provided as part of achieving these ends. New development will be particularly welcome where it replaces obsolete shopping floorspace and is in keeping with the character of the existing centre.

Reason:

District Centres are a major social and economic asset and the Council wishes to ensure that they continue to benefit from investment and renewal.

The physical and environmental condition and the economic vitality of the centres varies widely. Some centres are buoyant but most are not, reflecting the relative lack of affluence of their catchment areas. There is, therefore, a clear need to target those areas where current provision is poor or inadequate. Resources for this type of work are limited and so the Council considers that priority must be given to those areas where there is a concentration of poor and disadvantaged people.

District Centres are highly accessible to local people and are best placed to accommodate the main community facilities such as libraries, meeting places, community centres and sports and leisure centres. They play an important part in making these centres a focus for local communities.

Moss Side District Centre is not covered by Policy S1.2. Here, because the centre is no longer viable, it is proposed to demolish the existing shopping centre and replace it with new shops. This is set out in Policy HU11.

The new District Centre in Sportcity is in a central location within East Manchester. A Metrolink stop is proposed along Ashton New Road and will be positioned to provide easy access to the district centre. Once this is constructed the new district centre will be readily accessible by road, bus and Metrolink. The new district centre is a major part of the strategy to regenerate East Manchester. It will meet the needs of existing and new residents as the population returns to East Manchester.

Article 4 Directions

There are some things which everyone has a right to change about their property without having to apply for full planning permission. This right is known as “permitted development”. An Article 4 Direction is a legal process which a council can use to remove particular types of permitted development.

Changing your property into a house of multiple occupation

There is an Article 4 Direction in force about turning your house into a House of Multiple Occupation. This direction relates to the whole of Manchester and affects every property within the Authority boundary.

https://www.manchester.gov.uk/info/500207/planning_and_regeneration/4847/article_4_direction_changing_the_use_of_your_property

Changing your property from an office to a residence

At present converting offices into houses or flats is permitted development. The Council has made Article 4 Directions to remove the right to this type of permitted development in four areas of the City. These directions cover the City Centre and Strangeways, parts of north and south Manchester and parts of Wythenshawe and will come into force on 1 May 2019. These Directions are only likely to be relevant to you if you own an office and are thinking about converting the building into houses or flats.

https://secure.manchester.gov.uk/info/500207/planning_and_regeneration/7646/article_4_directions/2

Changing your property from light industrial to residential

At present converting a light industrial building into houses or flats is permitted development. The council has made Article 4 Directions to remove the right to this type of permitted development in four areas of the City. These Directions cover parts of the north east City Centre and Strangeways, parts of north Manchester, Siemens in south Manchester and parts of Wythenshawe and will come into force on 1 May 2019. These Directions are only likely to be relevant to you if you own a light industrial building and are thinking about converting the building into houses or flats.

https://secure.manchester.gov.uk/info/500207/planning_and_regeneration/7646/article_4_directions/3

Highways Maintained at Public Expense

Please note that the highways maintained at public expense revealed in your report are an indicative status that has been captured onto our business system and is not the definitive adoption extent.

For more information about highways maintained at public expense please see the following web page(s) or email: contact@manchester.gov.uk.

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1954/road_ownership_usage_and_plans

https://secure.manchester.gov.uk/forms/form/770/en/get_details_of_road_status_usage_rights_of_way_plans_and_regulations

Planning Applications

For more information about the Planning Applications revealed in your report and to download copies of register entries please see the following web page.

http://www.manchester.gov.uk/site/custom_scripts/public_access.php

Where available a web link is provided with each planning application in Appendix A taking you straight to the planning application listing.

High Speed Two (HS2)

For more information about the High Speed Two (HS2) Proposed Railway revealed in your report please see the following web page(s):

<https://www.gov.uk/government/organisations/high-speed-two-limited>

<http://interactive-map.hs2.org.uk/>

Metrolink - Transport for Greater Manchester (Future)

For more information about the upgrade and expansion of the Metrolink network please see the following web page:

<http://www.metrolink.co.uk/futuremetrolink/pages/default.aspx>

Planning Designations and Proposals

For more information about the planning designations and proposals revealed in your search report and about Manchester's Core Strategy and Local Development Framework please see the following web page:

http://www.manchester.gov.uk/info/200074/planning/1562/about_the_local_development_framework_ldf



MANCHESTER Contact Details

Local Land Charges

Postal Address: Technical Support Team (Land Charges) Planning, Building Control & Licensing Growth and Neighbourhoods Directorate Manchester City Council
Floor 6 Town Hall Extension Albert Square Po Box 532 Manchester M60 2LA

Telephone: 0161 234 4604 / 4593

Fax: 0161 276 7555

Email: landcharges@manchester.gov.uk

Web: http://www.manchester.gov.uk/site/scripts/documents_info.php?documentID=1904

Document Exchange: DX 714441 Manchester 23

Planning

Telephone: 0161 234 4516

Email: planning@manchester.gov.uk

Building Control

Telephone: 0161 234 4490

Email: building.control@manchester.gov.uk

City Solicitors

Telephone: 0161 234 3130

Email: contact@manchester.gov.uk

For copies of Legal Documents email: legal.recordscentre@manchester.gov.uk

Highways Services

Telephone: 0161 234 5004

Email: contact@manchester.gov.uk

Escalated Enforcement Team (Work in Default & Enforced Sales)

Telephone: 0161 234 5004

Email: enforcedsales.debtrecovery@manchester.gov.uk

Contaminated Land

Telephone: 0161 234 5004

Email: contact@manchester.gov.uk