

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131919/TEL/2021

Date registered valid: 13 October 2021

Proposal: Prior approval notification for the installation of 12 no. telecommunication antennas mounted on 3 no. tripod support frames, 3 no. electric meter cabinets and ancillary development

Address: Rooftop Of Thomas Court , Beattock Street, Manchester, M15 4JA

Ward(s): Hulme Ward

Applicant: Cornerstone C/o Agent

Agent (if any): Mr Jamaal Hafiz Clarke Telecom Unit E Madison Place , Northampton Road, Manchester, M40 5AG

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 07.12.2021

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit: 19 November 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 October 2021 Expired: 10 November 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable – Castlefield Conservation Area is located to the north west of the site on the other side of the Chester Road roundabout.

Tree Preservation Order: Not applicable

Description of area

The application relates to a 13 storey plus roof plant 1960s tower block that was reclad and modernised in the 2010s. It sits within a cluster of similar height and style buildings of residential accommodation with associated car parking and landscaped grounds. The application tower is situated to the south and west of the Deansgate Interchange a significant highways structure, the Castlefield Conservation Area boundary is located to the north west across this road interchanged with the listed Former St Georges Church located approximately 74metres to the north west within the Conservation Area. Significant redevelopment and regeneration projects have been constructed in the vicinity of the Conservation Area and the listed building in the form of tall residential towers.



Application site edged red, Former St Georges Church to the right

Description of development

The installation of 12 no. telecommunication antennas roof top mounted on 3 no. tripod support frames, 3 no. electric meter cabinets and ancillary development. The proposed antennas would be situated on the three corners of the roof two on the south east corners of the building and one on the north western corner. Due to the roof top arrangements the antennas would project approximately 3.6m above the parapet wall of the roof with the supporting structures and associated equipment on the roof top behind the roof top plant screen that sits above the upper floor of residential accommodation. One equipment cabinet would be located at the ground floor to the building on the south eastern elevation.

Consultations & Notification Responses

Neighbouring occupiers were notified of the proposals, two responses were received. The comments received raised concerns with regards to possible health hazards caused by electromagnetic waves from the antennas. The resident wished to know the determination date of the application and when the proposed works were to take place. This development impacts on me directly. What benefit does it bring the residents of Thomas court.

Policies

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

Chapter 2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, 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.

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

- An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

11. Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Chapter 10. Supporting high quality communications

112. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

113. The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

114. Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:

- a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
- b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.

115. Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

- a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and
- b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or
- c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

116. Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

Local Development Framework - Core Strategy Development Plan Document (adopted July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- 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.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.

- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan Saved Policies

DC17 Telecommunications states that the council should be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas.

Principle - The Council supports the principle of improving telecommunications coverage within the City, however, in doing so it seeks to ensure that the amenity of residents is not impacted upon to an unacceptable degree.

The proposal falls within Part 16, Class A - 'Electronic communications code operators', of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This requires that Local Planning Authorities assess whether prior approval is required for the siting and appearance of the development.

The applicant has indicated that the proposals are required to replace the operators existing rooftop installation at Talbot Mill, Ellesmere Street, due to the host building being renovated and once completed the design will be unable to host telecommunications equipment anymore.

The installation is proposed to be installed on the rooftop of Thomas Court. The site will utilise the structural rooftop and the solar panel rooftop. The structural rooftop will be used to shield the majority of tripod steelwork from the streetscene. The installation on this rooftop will enable enhanced 2G, 3G and 4G coverage and capacity to the surrounding area as well as new 5G service provision. The proposed top heights of the new antennas are essential to enable the antennas to clear the rooftop (avoiding clipping) and reach the target coverage area.

The applicant indicates that the proposed design has been selected to minimise visual impact upon the surrounding area. The proposed antennas atop of Thomas Court will be viewed within the context of the upper plant roof level at a high level thus minimising their appearance in the streetscene.

Siting and Appearance - Given the context and the nature of the surrounding environment, the siting and appearance of the proposal is considered satisfactory and not give rise to unacceptable impacts that would warrant refusal of the proposals.

The choice of the rooftop is considered acceptable and the introduction of the equipment in this area is not considered to give rise to significant visual impacts in the site's context. Whilst the antenna would be in a visible location with views of it, given the setting within an area of tall buildings and structures it is considered that the proposals can be accommodated without undue visual harm.



View south west towards the application site

The proposal is therefore considered to be in accordance with saved policy DC17.1, DM1 and SP1 of the Core Strategy, NPPF and GPDO.

Health – The application has been accompanied by an ICNIRP certificate and National Planning Policy indicates it is not the local planning authority's role to set health safeguards different from the International Commission guidelines for public exposure. The applicant has complied with the requirements by providing a ICNIRP certificate of compliance with international guidelines.

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**

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The City Council is satisfied that this development has been sited and designed to minimise the impact on residential amenity and the visual amenity of the surrounding area. Accordingly,

the proposal complies with Section 10 of the National Planning Policy Framework, policies SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policy DC17.1 (Telecommunications) of the Unitary Development Plan for the City of Manchester. Therefore, consent is hereby granted in accordance with the information accompanying application received on the 13th October 2021:

- Application for prior notification forms;
- Drawings references: 201 Rev A Proposed Site Plan, 203 Rev A Proposed Roof Plan, and 301 Rev A Proposed Site Elevation;
- Supplementary Information
- ICNIRP Certificate

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC17.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework (NPPF).

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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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The City Council is satisfied that this development has been sited and designed to minimise the impact on residential amenity and the visual amenity of the surrounding area. Accordingly, the proposal complies with Section 10 of the National Planning Policy Framework, policies SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policy DC17.1 (Telecommunications) of the Unitary Development Plan for the City of Manchester. Therefore, consent is hereby granted in accordance with the information accompanying application received on the 2021:

- Application for prior notification forms;
- Drawings references: 210 Rev B Proposed Site Plan and 301 Rev B Proposed Site Elevation;
- Supplementary Information
- ICNIRP Certificate

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC17.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

159 Chester Road, Manchester, M15 4JB

Flat 43, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 31, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 28, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 48, St Georges Court, Angela Street, Manchester, M15 4HZ

Flat 29, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 27, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 19, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 40, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 19, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 34, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 32, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 29, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 63, St Georges Court, Angela Street, Manchester, M15 4HZ

Flat 38, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 18, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 12, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 49, St Georges Court, Angela Street, Manchester, M15 4HZ

Flat 37, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 33, St Georges Court, Angela Street, Manchester, M15 4HY

157 Chester Road, Manchester, M15 4JB

Flat 24, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 27, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 9, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 71, St Georges Court, Angela Street, Manchester, M15 4HZ

Flat 68, St Georges Court, Angela Street, Manchester, M15 4HZ

Flat 28, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 8, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 3, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 23, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 7, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 58, St Georges Court, Angela Street, Manchester, M15 4HZ

Flat 56, St Georges Court, Angela Street, Manchester, M15 4HZ

Flat 35, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 10, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 5, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 2, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 49, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 35, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 25, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 4, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 1, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 18, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 11, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 25, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 13, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 39, St Georges Court, Angela Street, Manchester, M15 4HZ

Flat 6, St Georges Court, Angela Street, Manchester, M15 4HY

Flat 36, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 41, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 33, Thomas Court, Beattock Close, Manchester, M15 4JA
149 Chester Road, Manchester, M15 4JB
151 Chester Road, Manchester, M15 4JB
Flat 78, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 73, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 66, St Georges Court, Angela Street, Manchester, M15 4HZ
St Georges Court, Angela Street, Manchester, M15 4HY
Flat 59, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 61, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 16, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 13, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 21, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 23, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 46, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 16, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 2, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 10, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 5, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 21, Thomas Court, Beattock Close, Manchester, M15 4JA
153 Chester Road, Manchester, M15 4JB
Flat 44, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 72, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 42, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 26, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 75, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 70, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 67, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 45, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 20, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 14, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 12, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 7, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 30, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 11, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 6, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 74, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 62, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 47, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 36, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 26, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 15, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 48, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 77, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 65, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 60, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 57, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 54, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 50, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 17, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 4, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 50, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 39, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 69, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 64, St Georges Court, Angela Street, Manchester, M15 4HZ

Flat 46, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 43, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 9, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 40, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 55, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 52, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 38, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 47, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 45, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 20, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 14, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 53, St Georges Court, Angela Street, Manchester, M15 4HZ
Flat 34, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 32, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 30, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 22, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 44, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 22, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 42, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 37, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 31, St Georges Court, Angela Street, Manchester, M15 4HY
Flat 17, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 15, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 24, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 8, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 3, Thomas Court, Beattock Close, Manchester, M15 4JA
155 Chester Road, Manchester, M15 4JB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: SOUTH