MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131838/FO/2021
Date registered valid:	5 October 2021
Proposal:	Erection of 22.5 metre high tower supporting 12 no. antennas, the installation of 1 no. 0.3 metre diameter dish and relocation of 1 no. existing 0.3 metre diameter dish following removal of the existing 17.5 metre high tower supporting 3 no. antennas and 1 no. transmission dish, with ancillary development, including the installation of 2 no. GPS modules.
Address:	Land At 77-79 Albany Road, Manchester, M21 0BG
Ward(s):	Chorlton Ward
Applicant:	Cornerstone, Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA
Agent (if any):	Miss Vicky Parsons, 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:	Refuse

Date of recommendation: **17.01.2022**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:
Printed: 14 October 2021 Expired: 4 November 2021

Neighbour notifications
Printed: 14 October 2021 Expired: 4 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

Tree Preservation Order: Not applicable

Description of area

The application relates to an existing telecommunications installation located to the rear of numbers 77-79 Albany Road which are a pair of converted victorian dwellinghouses within the Chorlton District Centre. The area comprises a mix of uses including commercial premises (grocers, petrol filling station, Garage) and residential accommodation in the form of apartment buildings and more traditional two storey semi-detached properties. There is a nearby telephone exchange which has a number of rooftop telecommunication equipment already present.



Description of development

The applicant proposes the erection of 22.5 metre high tower supporting 12 no. antennas, the installation of 1 no. 0.3 metre diameter dish and relocation of 1 no. existing 0.3 metre diameter dish following removal of the existing 17.5 metre high tower supporting 3 no. antennas and 1 no. transmission dish, with ancillary development, including the installation of 2 no. GPS modules.

Planning History

124596/FO/2019 – Erection of a 22.5 metre high telecommunications monopole with associated antennas and equipment cabins – Approved 11th October 2019

Consultations & Notification Responses

Neighbouring properties were notified of the proposals one response was received a summary of the comments made is set out below:
The proposals would be three times the height of the two storey building, this would be extremely obtrusive in this environment.

Whilst this is an existing site and the footprint may be similar it is disingenuous to regard this as a fair representation of the scale and impact of the proposal. It is not clear why the siting of the apparatus on the roof of the nearby telephone exchange has been rejected without examination.

The applicant places reliance on the need for the equipment to be above surrounding buildings and urban clutter. However, the existing mast is already one of the most conspicuous examples of visual clutter in the area. As shown on the submitted plans it would become the dominant visual element in the area.

The bulk of the equipment sitting at the top of the mast would be at least 4 times greater than the existing and twice the bulk of what was permitted in 2019.

The main planning issue raised by the proposals is the visual impact the proposals would have on the townscape and character of the area.

All recent substantial changes in the area recently have been to reinforce the residential character of this part of Chorlton. The proposal would impose a dominant non-residential feature on the townscape. The design is neither appropriate in scale nor appearance.

MCC Highway Services - It is accepted by highways that the proposals would not cause a distraction to passing vehicles or pedestrians and would not give rise to forward visibility issues.

It is understood that the proposals would require a minimal level of routine servicing/maintenance, with maintenance vehicles to be parked nearby taking into consideration any surrounding parking restrictions. Highways do not object to this proposal.

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

114. 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).

115. 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.

116. 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.

117. 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.

118. 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.

Issues

The general principle of the upgrading of existing telecoms sites is generally acceptable and preferable to new sites bring brought forward. The applicant has set out that the upgrade of the mast is required in this instance to deliver 5G to the local area and this requirement can only be met through the proposed changes in terms of mast equipment above that previously approved under planning permission reference 124596/FO/2019.

However, in this instance as set out below given the relatively lower scale of properties immediately adjacent the site and the increase in width on the topmost element of the mast in this instance the proposals are considered to give rise to harmful impacts on the visual amenity of the area.



View towards the existing mast from Claridge Street

Siting & Appearance

Following assessment of the proposal and the proposed installation of the telecoms mast and associated antennas it is considered that the development would give rise to harmful impact to the visual amenity of the area in which it is located. Whilst the proposal has been sited at a location of an existing telecommunications mast site it is considered that the increase in height together with the extent of equipment to be located at the top most section of it would give rise to visual harm to the street scene.

Due to the immediate area around the site being relatively low scale in height the increase in height of the mast together with the increased width of equipment that it would cater for (approx. 3.6m in width) would make the structure highly visible from nearby residential properties with it appearing as an incongruous , dominant addition to the area. In this instance whilst the previous approval for a mast of a similar height was considered acceptable the increase in width (approved at approx. 2m) at the top of the mast is considered to give rise to unacceptable impacts on the visual amenity of the area in this instance.

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 polices 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: Refuse

Article 35 Declaration

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. In this instance a solution that was acceptable to both the Local Planning Authority and the applicant could not be reached as the nature of the proposal was considered to be unacceptable, the applicant was made aware of the concerns with the proposals in advance of issuing the decision.

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

1) The City Council is not satisfied that this development has been sited and designed to minimise the impact upon visual amenity of the area in which it is to be located. The proposed telecommunication installation by reason of its height, siting and bulky appearance would form a visually intrusive and dominant feature which would be harmful to the visual amenity of nearby residential occupiers, and the appearance of the street-scene and character of the area. As

such, the proposed installation is considered contrary to saved policy DC17.1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

Chorlton Voice
Highway Services

102D Manchester Road, Chorlton, Manchester, M21 9BG
341 Brantingham Road, Manchester, M21 0BJ
Ground Floor, 72 - 74 Manchester Road, Chorlton, Manchester, M21 9PQ
71A Manchester Road, Chorlton, Manchester, M21 9PW
55 Manchester Road, Chorlton, Manchester, M21 9PW
Flat 7, 72 - 74 Manchester Road, Chorlton, Manchester, M21 9PQ
Flat 5, 73 Albany Road, Manchester, M21 0BH
Flat 2, 73 Albany Road, Manchester, M21 0BH
1 Oswald Lane, Manchester, M21 9QA
Flat 44, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
108 Manchester Road, Chorlton, Manchester, M21 9TX
Tesco Petrol Station, 84 Manchester Road, Chorlton, Manchester, M21 9PT
Flat 2, 68 Keppel Road, Manchester, M21 0BW
Olympic Car Hire, Albany Garage, Brantingham Road, Manchester, M21 1BN
63A Manchester Road, Chorlton, Manchester, M21 9PW
72 Keppel Road, Manchester, M21 0BW
Flat 1, 68 Keppel Road, Manchester, M21 0BW
78 Manchester Road, Chorlton, Manchester, M21 9PQ
55A Manchester Road, Chorlton, Manchester, M21 9PW
53 Manchester Road, Chorlton, Manchester, M21 9PW
71B Manchester Road, Chorlton, Manchester, M21 9PW
345 Brantingham Road, Manchester, M21 0BJ
Flat 9, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 8, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 43, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 1B, 68 Keppel Road, Manchester, M21 0BW
Flat Above, 57 Manchester Road, Chorlton, Manchester, M21 9PW
First Floor, 108 Manchester Road, Chorlton, Manchester, M21 9PQ
67 - 71 Manchester Road, Chorlton, Manchester, M21 9PW
63 - 65 Manchester Road, Chorlton, Manchester, M21 9PW
Flat 3, 343 Brantingham Road, Manchester, M21 0BJ
Flat 1, 343 Brantingham Road, Manchester, M21 0BJ
Flat 5, 343 Brantingham Road, Manchester, M21 0BJ
Chorlton Telephone Exchange, Albany Road, Manchester, M21 0BN
89 Albany Road, Manchester, M21 0BN
Flat 2, 76 Manchester Road, Chorlton, Manchester, M21 9PQ
Flat 1, 76 Manchester Road, Chorlton, Manchester, M21 9PQ
Flat 4, 77 - 79 Albany Road, Manchester, M21 0BN
Flat 9, 77 - 79 Albany Road, Manchester, M21 0BN
Flat 13, 77 - 79 Albany Road, Manchester, M21 0BN
Flat 19, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 15, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 28, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 29, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 38, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 4, 72 - 74 Manchester Road, Chorlton, Manchester, M21 9PQ
Flat 2, 72 - 74 Manchester Road, Chorlton, Manchester, M21 9PQ
Flat 18, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 15, The Quadrangle, 6 Albany Road, Manchester, M21 0AW

Flat 8, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 3, 59 - 61 Manchester Road, Chorlton, Manchester, M21 9PW
Flat 7, 3 Redgates Walk, Manchester, M21 9GF
Flat 24, 4 Redgates Walk, Manchester, M21 9GF
Flat 15, 2 Redgates Walk, Manchester, M21 9GF
Flat 5, 76 Keppel Road, Manchester, M21 0BW
Flat 6, 73 Albany Road, Manchester, M21 0BH
Flat 4, 73 Albany Road, Manchester, M21 0BH
Flat 12, 3 Redgates Walk, Manchester, M21 9GF
Flat 11, 3 Redgates Walk, Manchester, M21 9GF
Flat 7, 77 - 79 Albany Road, Manchester, M21 0BN
Flat 12, 77 - 79 Albany Road, Manchester, M21 0BN
Flat 18, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 10, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 3, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 42, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 4, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 1, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 36, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 5, 72 - 74 Manchester Road, Chorlton, Manchester, M21 9PQ
Flat 1, 72 - 74 Manchester Road, Chorlton, Manchester, M21 9PQ
Flat 21, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 19, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 11, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 1, 59 - 61 Manchester Road, Chorlton, Manchester, M21 9PW
Basement, 59 - 61 Manchester Road, Chorlton, Manchester, M21 9PW
Flat 21, 4 Redgates Walk, Manchester, M21 9GF
Flat 4, 76 Keppel Road, Manchester, M21 0BW
Flat 2, 76 Keppel Road, Manchester, M21 0BW
Flat 5, 1 Redgates Walk, Manchester, M21 9GF
Flat 20, 4 Redgates Walk, Manchester, M21 9GF
Flat 7, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 5, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 15, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 16, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 27, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 31, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 33, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 39, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 11, 77 - 79 Albany Road, Manchester, M21 0BN
Flat 10, 77 - 79 Albany Road, Manchester, M21 0BN
Flat 1, 77 - 79 Albany Road, Manchester, M21 0BN
Flat 3, 77 - 79 Albany Road, Manchester, M21 0BN
Flat 8, 77 - 79 Albany Road, Manchester, M21 0BN
Flat 2, 77 - 79 Albany Road, Manchester, M21 0BN
Flat 5, 77 - 79 Albany Road, Manchester, M21 0BN
Flat 6, 77 - 79 Albany Road, Manchester, M21 0BN
Garage, Brantingham Road, Manchester, M21 1BN
New York New York Car Wash And Valeting, Brantingham Road, Manchester, M21 1BN
Flat 4, 102 Manchester Road, Chorlton, Manchester, M21 9BG
77 - 79 Albany Road, Manchester, M21 0BN
Flat 4, 1 Redgates Walk, Manchester, M21 9GF
Flat 9, 3 Redgates Walk, Manchester, M21 9GF

Flat 2, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 1, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 48, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 45, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 46, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 20, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 6, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 2, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 10, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 37, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 3, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 4, 59 - 61 Manchester Road, Chorlton, Manchester, M21 9PW
Flat 2, 59 - 61 Manchester Road, Chorlton, Manchester, M21 9PW
Ground Floor, 59 - 61 Manchester Road, Chorlton, Manchester, M21 9PW
69A Manchester Road, Chorlton, Manchester, M21 9PW
67A Manchester Road, Chorlton, Manchester, M21 9PW
Flat 21, 102 Manchester Road, Chorlton, Manchester, M21 9BG
102A Manchester Road, Chorlton, Manchester, M21 9BG
Flat 22, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 12, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 11, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 22, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 40, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 25, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 21, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 23, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 19, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
63B Manchester Road, Chorlton, Manchester, M21 9PW
70 Keppel Road, Manchester, M21 0BW
Flat 6, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 8, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 9, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 17, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 13, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 14, 102 Manchester Road, Chorlton, Manchester, M21 9BG
Flat 16, 102 Manchester Road, Chorlton, Manchester, M21 9BG
102B Manchester Road, Chorlton, Manchester, M21 9BG
102C Manchester Road, Chorlton, Manchester, M21 9BG
Flat 47, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 24, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 6, 76 Keppel Road, Manchester, M21 0BW
Flat 3, 76 Keppel Road, Manchester, M21 0BW
Flat 1, 73 Albany Road, Manchester, M21 0BH
Flat 41, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 24, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 26, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 35, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 4, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 25, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 9, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 6, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 3, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 6, 1 Redgates Walk, Manchester, M21 9GF
Flat 23, 4 Redgates Walk, Manchester, M21 9GF

Flat 17, 2 Redgates Walk, Manchester, M21 9GF
Flat 34, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 6, 72 - 74 Manchester Road, Chorlton, Manchester, M21 9PQ
Flat 14, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 13, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 7, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
57 Manchester Road, Chorlton, Manchester, M21 9PW
Flat 29, 6 Redgates Walk, Manchester, M21 9GF
Flat 2, 1 Redgates Walk, Manchester, M21 9GF
Flat 17, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 30, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 28, 6 Redgates Walk, Manchester, M21 9GF
Flat 25, 6 Redgates Walk, Manchester, M21 9GF
Flat 5, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 14, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 20, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 16, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 10, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 30, 6 Redgates Walk, Manchester, M21 9GF
Flat 19, 4 Redgates Walk, Manchester, M21 9GF
Flat 7, 76 Keppel Road, Manchester, M21 0BW
Flat 26, 6 Redgates Walk, Manchester, M21 9GF
Flat 16, 2 Redgates Walk, Manchester, M21 9GF
Flat 1, 1 Redgates Walk, Manchester, M21 9GF
Flat 10, 3 Redgates Walk, Manchester, M21 9GF
Flat 11, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 12, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 18, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 20, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 32, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 3, 72 - 74 Manchester Road, Chorlton, Manchester, M21 9PQ
Flat 23, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 22, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 17, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 12, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 5, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 2, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
Flat 1, The Quadrangle, 6 Albany Road, Manchester, M21 0AW
65A Manchester Road, Chorlton, Manchester, M21 9PW
65B Manchester Road, Chorlton, Manchester, M21 9PW
Flat 27, 6 Redgates Walk, Manchester, M21 9GF
Flat 7, Cosgrove Hall Court, 8 Albany Road, Manchester, M21 0BA
Flat 3, 68 Keppel Road, Manchester, M21 0BW
Flat 8, 76 Keppel Road, Manchester, M21 0BW
Flat 1, 76 Keppel Road, Manchester, M21 0BW
Flat 8, 3 Redgates Walk, Manchester, M21 9GF
Flat 18, 2 Redgates Walk, Manchester, M21 9GF
Chorlton House, 70 Manchester Road, Chorlton, Manchester, M21 9UN
Flat 3, 73 Albany Road, Manchester, M21 0BH
Flat 3, 1 Redgates Walk, Manchester, M21 9GF
Flat 22, 4 Redgates Walk, Manchester, M21 9GF
Flat 14, 2 Redgates Walk, Manchester, M21 9GF
Flat 13, 2 Redgates Walk, Manchester, M21 9GF

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
Area Team Boundary - Name: SOUTH