

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131394/AOH/2021

Date registered valid: 17 August 2021

Proposal: Removal of 4no. existing 48 sheet poster displays with external illumination and replacement with 2no. 48 sheet illuminated digital displays, on 1.65 metre high panels with associated illuminated logo displays, and associated new landscaping works and tree planting

Address: 71 Wellington Street, Manchester, M18 8BE

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Richard Page Wildstone 2 The Hayloft, Far Peak, Northleach, Cheltenham, GL54 3AP

Agent (if any):

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 11 October 2021

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 31 August 2021 Expired: 21 September 2021

Neighbour notifications

Printed: 31 August 2021 Expired: 21 September 2021

Site notice

Posted: Expired:

Press advert

Published: 7 September 2021 Expired: 28 September 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

This application relates to a small area of open land at the junction of Wellington Street and Cross Lane. The site comprises an overgrown grass verge with 4 x 48 sheet advertisement hoardings at the rear of the site.

There is no record of an advertisement consent for these signs, but the following consent was granted in April 2000:

058690/AOH/NORTH2/00 - External overhead illumination of existing static 4 x 48 sheet free-standing advert hoardings.

A previous application was submitted to remove these hoardings and to replace them with 2no. 48 sheet illuminated digital displays, positioned at either end of the site, so one would face down Cross Lane, viewable when travelling eastwards along Cross Lane and one angled towards Wellington Street, which would be viewable when travelling northwards along that street. The signs were proposed to be mounted on 1.65 metre high fencing, which would run all along the rear of the site and would link the two displays (128177/AO/2020).

This application was refused on 26 November 2020, for the following reason:

The proposed advertising display would by virtue of its size, location, design and appearance, have a detrimental impact on visual amenity thereby constituting an unduly obtrusive, incongruous and over dominant feature within the streetscene and in a prominent location at the

junction of two heavily trafficked roads. The proposal would therefore have an unacceptable and detrimental impact on the amenity of the area and be contrary to government guidance contained in chapter 12 of the National Planning Policy Framework, the Core Strategy for the City of Manchester in particular policies EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management) and SP1 (Spatial Principles) and saved policies DC15.1 and DC15.2 (Advertisements, Hoardings and Posters) of the Unitary Development Plan.

The applicant appealed this decision and the appeal was dismissed, in May 2021. The Planning Inspector made the following comments:

Whilst the advertisements have been in place in this location for some time, the proposal before me would be distinctly different in terms of the digital features. The intermittent changing of the illuminated displays would significantly attract attention to them, accentuating their visual prominence. This would result in a prominent, incongruous form of advertising which would appear as a harmful and dominating feature in the street scene.

As a consequence, I find that they would have a harmful effect on the amenity of the area, irrespective of their location outside of a Conservation Area or relationship to heritage assets. Accordingly, any benefit gained from the reduction in the number of advertisements would be negated by the change in the appearance of them as proposed. I note that the level of luminance would accord with best practice guidance, however this would not mitigate the harm identified.

The appellant has indicated that they would accept a number of conditions in relation to the lighting levels and operational hours, in addition to wildflower and tree planting. However, none of the suggested conditions would overcome the harm I have identified.

A subsequent application was then submitted, again for the removal of the 4no. existing 48 sheet poster displays with external illumination and replacement with 2no. 48 sheet illuminated digital displays, on 1.65 metre high panels with associated illuminated logo displays (128952/AOH/2020). That application proposed that the two displays would be positioned in a 'V' shape, located towards the south of the site (i.e. away from the junction of Cross Lane and Wellington Street). It was also proposed to landscape the remainder of the site, with new planting proposed, including new wildflower meadow and tree planting.

It was not considered that the changes proposed, compared to the previous refusal of advertisement consent, would diminish the adverse visual impact of these displays, and advertisement consent was refused for the following reason:

The proposed advertising display would by virtue of its size, location, design and appearance, have a detrimental impact on visual amenity thereby constituting an unduly obtrusive, incongruous and over dominant feature within the streetscene and in a prominent location on Wellington Street and close to the junction of Wellington Street and Cross Lane, two heavily trafficked roads. The proposal would therefore have an unacceptable and detrimental impact on the amenity of the area and be contrary to government guidance contained in chapter 12 of the National Planning Policy Framework, the Core Strategy for the City of Manchester in particular policies EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management) and SP1 (Spatial Principles) and saved policies DC15.1 and DC15.2 (Advertisements, Hoardings and Posters) of the Unitary Development Plan.

The current application again seeks approval for the removal of 4no. existing 48 sheet poster displays with external illumination and replacement with 2no. 48 sheet illuminated digital displays, on 1.65 metre high panels with associated illuminated logo displays, and associated new landscaping works and tree planting. The position of the proposed panels is the same as

that shown on the most recent application (128952/AOH/2020). On this occasion the applicant has increased the level of planting at the site, including the provision of seating and biodiversity enhancement.

The applicant has indicated that the advertisement would present a range of static images and would not contain any movement, animation or flashing lights with a new image every 10 seconds. The level of luminance sought in regard to the proposed signage is 5,000 cd/m².

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Highway Services - Make the following comments:

The proposed digital displays and wildflower meadow with trees will not be located on and will not project over the adopted highway network. As such, a Projection over License will not be required.

The location of the digital displays and wildflower meadow with trees are not considered to generate any adverse impact for vehicles travelling along Wellington Road, Garrett Way or Cross Lane.

The proposed luminance of the digital displays is noted as 5000cd/m². This level of luminance exceeds the MCC recommended maximum of 600cd/m², therefore they do not accept the proposed luminance.

Whilst Highways have no objections, given that the digital displays and wildflower meadow with trees will be located on private land, permissions will be required from the landowner.

It is recommended that the following planning condition should be applied to any approval :-

- (a) No individual advertisements displayed on the LED panel shall contain moving images, animation, video or full motion images or any images that resemble road signs, traffic lights or traffic signs.
- (b) No individual advertisements shall be displayed for duration of less than 10 seconds.
- (c) Controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel.
- (d) The display panel shall be fitted with a light sensor, designed to adjust the brightness to changes in ambient light levels.
- (e) A mechanism shall be in place so that if the installation breaks down, it defaults to a black screen to avoid any flashing error messages or pixilation.
- (f) The maximum luminance level of the advertisements displayed on the panel shall not exceed 300 cd/m² during non-daylight hours / inclement weather.

GM Ecology Unit - No comments received.

Issues

Town and Country Planning (Control of Advertisements) Regulations 2007 - States that:

(1) The Local planning authority shall exercise its powers under these regulations in the interests of amenity and public safety, taking into account:

- (a) The provisions of the development plan, so far as they are material; and

- (b) Any other relevant factors.
- (2) Without prejudice to the generality of paragraph (1) (b);
- (a) Factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;
- (b) Factors relevant to public safety include'
 - (i) The safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (ii) Whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
 - (iii) Whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle;
- (3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed;
- (4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.

The above requirements have been taken into account in the assessment of the advertisement consent application. Whilst it is considered that the application cannot be refused on the basis of public safety, the proposal, in the view of the LPA, fails to accord with its development plan as it is unacceptable in terms of visual impact and excessive prominence within the street.

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching 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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;

b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 127).

Paragraph 136 states that the quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

In this case, it is not considered that the development would positively contribute to the streetscene and would harmfully affect the visual amenity of the area. It is considered that the nature of LED signage would materially and harmfully change the relationship of the advertisement hoardings to the streetscene. The incorporation of changing images within the display would also give the signage far greater prominence and would be a visually obtrusive addition to the location. It is therefore considered that the proposals would not accord with the NPPF.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

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.

In this case, the proposal would be harmful to the visual amenities of the area and the character of the built environment. The proposed advertisement signage would impact upon the immediate streetscene and would be visible from adjacent busy roads. The resulting impact is considered to be harmful and contrary to policy SP1.

Policy EN1 relates to Design Principles and Strategic Character Areas. It states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

The design of the proposed advertisement signage is typical for this form of advertisement. However, as stated, the nature of LED signage, including the incorporation of changing images would materially and harmfully change the relationship of the advertisement displays to the streetscene. It is therefore considered that the proposed advertising structures would fail to positively contribute to urban design in the locality and the quality of the streetscene and would thereby be contrary to policy EN1

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
- Existing or proposed hazardous installation.

In this case, the prominence of the proposed advertisement would adversely affect the character and composition of the streetscene. It is also considered that the signage and its operation would be harmful to the visual amenity of pedestrians and drivers travelling along the adjoining routes.

UNITARY DEVELOPMENT PLAN

The site is unallocated within the Manchester City Councils Unitary Development Plan Development Plan (adopted 1995). However the general policy for advertisement hoardings is Saved policy DC15.

DC15.1 The Advertisement Regulations require that applications for advertisements be considered only in the interests of amenity and public safety. In determining such applications, for free standing hoardings and wall mounted posters the council will take account of the following matters in assessing these interests:

- a) the general location of the proposed development and the effect on visual amenity
- b) the scope for posters and hoardings to make a positive contribution to the locality
- c) the design of the structures, and the relationship with any premises on which they are located
- d) the effect of the proposal on permanent redevelopment of the land
- e) public safety resulting from the positioning of the design of the display
- f) the ease with which the structure is capable of being satisfactorily maintained
- g) the use of hoardings to screen vacant sites or buildings during development, or where development is known to be imminent
- h) the use of hoardings as part of a scheme to prevent access by unauthorised users onto land pending development
- i) the use of hoardings to disguise or improve the appearance of unsightly features, operations or activities
- j) the number of advertisements in the locality and their cumulative effect on visual amenity

DC15.2 In assessing the interests of amenity and safety the council will take account of the following criteria:

- a) developments of this kind should not harm the character of architectural features of a building, nor interfere with its proper use
- b) they should be in scale with the locality and relate properly to the site on which they stand
- c) they should be unobtrusive and should not intrude into residential neighbourhoods and areas of high amenity value
- d) a proposal which would be injurious to public safety or adversely effect the flow of traffic, by reason of its position, size or design will not be permitted

DC15.3 Where having regard to the preceding policies, the council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect safety and amenity.

For the reasons previously outlined, the proposals would fail to be positively related to the surrounding context. As stated the prominence of proposed advertisement displays and incorporation of changing images would materially affect the character of the streetscene. On this basis it is considered that the proposal would be contrary to saved policy DC15 of the UDP

Principle - The existing signage has been in situ for more than 20 years with illumination allowed for the last 20 years. Also, the applicant proposes to remove 2 of the 4 existing hoardings to help to address concerns regarding the proliferation of signage. The proposed signage would be viewed contextually with business signage along Wellington Street and Cross Lane and the adjoining Gorton District Centre, would thereby be related to a context with a notable representation of advertising signage. However, the principle concern would relate to the impact of introducing advertising with changing images in a highly prominent location. It is considered that this circumstance would have an obtrusive impact on the streetscene and adversely affect the character of the area. The principle of the proposed advertisement display is considered to be unacceptable.

Design and Impact on the streetscene - Whilst the height and display of the replacement signage would reduce the levels of signage on the site, it is considered that the nature of the display involving digital and changeable images would give rise to a significant change, thereby adversely affect the character of the streetscene. The applicant has amended the scheme, compared to the previously refused scheme, to incorporate a wider area of planting of trees, shrubs, hedgerow, and wildflower seeding of low-quality grassland areas, than that previously indicated. A total 335m² of wildflower planting, 47m² hedgerow planting, and 44m² of tree planting would be implemented across the site resulting in a total 426m² of habitat gain. The applicant states that the biodiversity improvement works would contribute towards and provide habitats for invertebrate species and support urban greening priorities. Also new seating is proposed on the site. However, it is not considered that this overcomes the previously indicated reasons for refusal as it will still be the case that two new LED displays will be introduced into the area, each of which has a long range of visibility along Wellington Street and from the junction with Cross Lane. The additional planting/biodiversity measures are noted, but whilst this might improve the appearance of the land adjoining the panels, this would not draw attention away from the panels and it is not considered that this would reduce the harmful visual impact of the displays. It should also be noted that when the Planning Inspectorate considered the first refusal of advertisement consent, they stated that they considered that the provision of wildflower and tree planting would not overcome the harm caused by the proposed displays.

Residential amenity - The only residential properties in the immediate vicinity of the site, are above the adjoining shop units. Although no residential units directly face onto the display, there will be angled views of the displays, from bedroom windows, and it is considered that the intermittent nature of the illumination has the potential to cause some disamenity to those residents. It is considered that this would be particularly problematical due to the excessive level of luminance proposed, which is well in excess of the Council's recommended maximum, as stated by Highways Services.

Highways issues and function of the proposed signage - Highway Services have confirmed that the siting of the proposed signage is acceptable, in highway and operational terms, subject to a significant reduction in the level of luminance proposed. However, it is not considered that these operational arrangements, and reduction in luminance, would overcome concerns regarding the harmful impact of the proposed signage on visual amenity.

Conclusion - The proposed advertising display would by virtue of its location, design, appearance and level of luminance, have a cumulative and detrimental impact on visual amenity thereby constituting unduly obtrusive, incongruous and over dominant feature within the streetscene and it is not considered that the changes proposed, compared to the previous refusal of advertisement consent, would diminish the adverse visual impact of these displays. On the contrary, it is considered that the proposed increase in luminance levels would give the displays greater prominence and the resulting display would have a more harmful impact than the previously refused scheme. The previously refused signage scheme had advertisement displays with a proposed luminance level of 600 cd/m², however the luminance level now proposed would be 5000 cd/m², which further adds to impact of the proposed signs. The proposed advertisement displays, with the lower luminance levels were considered unacceptable, and it is not therefore considered that increasing the proposed luminance levels is a positive response to the previously refused scheme. The proposal would therefore have an unacceptable and detrimental impact on the amenity and character of the area contrary to government guidance contained in chapter 12 of the National Planning Policy Framework, the Core Strategy for the City of Manchester in particular policies EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management) and SP1 (Spatial Principles) and saved policies DC15.1 and DC15.2 (Advertisements, Hoardings and Posters).

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: Refuse

Article 35 Declaration

Officers have attempted to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The applicant was advised of the City Council's concerns, in relation to this advertisement, and invited to withdraw the application, but this was not actioned.

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

1) The proposed advertising display would by virtue of its size, location, design, appearance and levels of luminance, have a detrimental impact on visual amenity thereby constituting an unduly obtrusive, incongruous and over dominant feature within the streetscene and in a prominent location on Wellington Street and close to the junction of Wellington Street and Cross Lane, two heavily trafficked roads. The proposal would therefore have an unacceptable and detrimental impact on the amenity of the area and be contrary to government guidance contained in chapter 12 of the National Planning Policy Framework, the Core Strategy for the City of Manchester in particular policies EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management) and SP1 (Spatial Principles) and saved policies DC15.1 and DC15.2 (Advertisements, Hoardings and Posters) of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Greater Manchester Ecology Unit

9 Jessop Street, Manchester, M18 8TZ
7 Jessop Street, Manchester, M18 8TZ
5 Jessop Street, Manchester, M18 8TZ
3 Jessop Street, Manchester, M18 8TZ
10 Sheerness Street, Manchester, M18 8TY
8 Sheerness Street, Manchester, M18 8TY
6 Sheerness Street, Manchester, M18 8TY
4 Sheerness Street, Manchester, M18 8TY
2 Sheerness Street, Manchester, M18 8TY
2A Jessop Street, Manchester, M18 8TZ
Flat 2, 2B Jessop Street, Manchester, M18 8TZ
Flat 1, 2B Jessop Street, Manchester, M18 8TZ
2 Jessop Street, Manchester, M18 8TZ
79 Wellington Street, Manchester, M18 8BE
77A Wellington Street, Manchester, M18 8BE
77 Wellington Street, Manchester, M18 8BE
75A Wellington Street, Manchester, M18 8BE
75 Wellington Street, Manchester, M18 8BE
73A Wellington Street, Manchester, M18 8BE
73 Wellington Street, Manchester, M18 8BE
5 Sheerness Street, Manchester, M18 8TY
3 Sheerness Street, Manchester, M18 8TY
1 Sheerness Street, Manchester, M18 8TY
9 Roxburgh Street, Manchester, M18 8WX
7 Roxburgh Street, Manchester, M18 8WX
5 Roxburgh Street, Manchester, M18 8WX
8 - 10 Cross Lane, Manchester, M18 8WA
6 Cross Lane, Manchester, M18 8WA
Kings Dental Centre, Unit 3, Gorton District Centre, Garratt Way, Manchester, M18 8HE
AGE CONCERN MANCHESTER, Units 1 To 2, Gorton District Centre, Garratt Way,
Manchester, M18 8HE
Gorton District Centre, Garratt Way, Manchester, M18 8HE
Subway, Garratt Way, Manchester, M18 8LD
Coopers Family Butchers, Unit 10 To 12, Gorton Retail Market, Garratt Way, Manchester, M18
8LD
Unit 9, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 8, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 7, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 6, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 5, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 4, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 3, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 2, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 1, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Gorton Retail Market, Garratt Way, Manchester, M18 8LD
46 Wellington Street, Manchester, M18 8LJ
9 Cross Lane, Manchester, M18 8DD
7 Cross Lane, Manchester, M18 8DD
5 Cross Lane, Manchester, M18 8DD

1 Cross Lane, Manchester, M18 8DD
Flat 2, 3 Cross Lane, Manchester, M18 8DD
Flat 1, 3 Cross Lane, Manchester, M18 8DD
67 Wellington Street, Manchester, M18 8TX
65 Wellington Street, Manchester, M18 8TX
63 Wellington Street, Manchester, M18 8TX
Flat 1, 61 Wellington Street, Manchester, M18 8TX
Flat 2, 61 Wellington Street, Manchester, M18 8TX

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: NORTH2