

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132550/FO/2021

Date registered valid: 10 January 2022

Proposal: Installation of a 3G synthetic pitch and long jump pit with associated fencing together with the siting of storage container

Address: Didsbury High School, 4 The Avenue, Manchester, M20 2ET

Ward(s): Didsbury West Ward

Applicant: Mr Robert Hardman, Laurus Trust, Cheadle Hulme High School, Woods Lane, Cheadle, SK8 7JY

Agent (if any): Mr Tom Fearn, McArdle Sport Tec Ltd, 1-2 Thames Park, Lester Way, Wallingford, OX10 9TA

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 May 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations: Printed: 18 January 2022 Expired: 8 February 2022

Neighbour notifications: Printed: 18 January 2022 Expired: 8 February 2022

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

The application relates to a secondary school, built after 2017 (ref 118539), which consists of a part three, part four storey school building, associated car park, sports pitch, fenced tennis courts and landscaped grounds with seating and trees.

Description of area

The school is located on The Avenue within the Didsbury Point development off Princess Road. To the east lies Clearwater Drive, part of the new-build residential development. To the south lies the Siemens site and to the west lies South Cemetery, with the Withington Metrolink stop a short walk away.

Description of development

The school are seeking permission to install an artificial 3G sports pitch, with associated fencing and storage container and a long jump pit, to provide an all-weather sports facility and thus improve the physical education offer for current and future students.

Consultations & Notification Responses

Local residents, as per appendix 1 – 4 letters of objection were received, which raised the following concerns:

- *If the current plans were followed, replacing grass with plastic would remove habitats for bees, worms and other minibeasts. Our garden backs onto the carpark of Didsbury High School and our visitors include a range of butterflies, several types of birds -including woodpeckers - and hedgehogs which I believe are a protected species.*

- The fencing will disturb the flight path of birds such as Swifts, Swallows and House martins that feed by swooping down to catch insects above the grass. Our natural green spaces are disappearing at an alarming rate with concrete paving and now artificial grass, this is very worrying for future generations, wildlife and the planet.
- There is evidence that synthetic pitches get much hotter than grass pitches, adding to the problem of global warming.
- I am worried about the likely increase in traffic if the plans go ahead. The Boulevard is already dangerously busy, particularly around school drop off and pick up times. Additionally, there is a real shortage of parking in the area. Are there enough spaces at the school to cope with a likely increase in demand for parking if the plans are approved?
- Grass gives good traction. Good traction means when players collide, the turf gives way not human joints. Artificial grass gives great traction. This causes more injuries.
- Local councils aren't set up to recycle artificial grass at the end of its life. It will just end up in landfills. Pieces of plastic break down releasing micro plastics into the soil, These micro pieces will contaminate our soils for centuries, and causes damage to our natural world.
- Artificial grass has a big carbon footprint from manufacture, transport and installation. By digging out the real grass which has carbon locked in it not only do you remove a large area of planting that is it is actively locking carbon into the ground but you are releasing all that carbon back into the atmosphere.
- The site is not big enough for a school and never was. The size of pitch is not of benefit to anyone, and how long will it be before the school adds an application for lights so that they can use the facility after school hours. I also have concerns about drainage of the pitch into the local community which could obviously impact local houses.
- I am not able to use my garden unless the school is closed. I have to close doors and windows to mitigate noise during school break times. The outdoor space is far too small for such a large school. By allowing an all weather artificial football and rugby pitch to be installed is going to increase the noise significantly.
- As a 'neighbour' I can confirm that there are significant adverse effects of noise. Whilst the inclusion of "neoprene washers fitted to ball stop fence post fencing", with all due respect the noise problem is not created by the use of balls, it is entirely created by the children using the facilities. This is not something that can have a "management plan" to control. Children do shout and scream when participating in competitive sporting activities and this is the noise that affects the residents of Clearwater Drive.

West Didsbury Residents Association – WDRA objected to the proposal, raising the following concerns:

- This development removes an existing grass pitch plus underlying topsoil and contradicts to the intent and spirit of application 118539 which was approved when the school was built in 2017. The 118539 planning application was at pains to underline the ecological credentials and climate resilience of the site, to incorporate maximum green infrastructure and to use all landscape features of the site, both formal and informal and including the grass sports pitches, as an educational resource in sustainability and biodiversity.
- 4,300 sq metre area of barren plastic pitch with containment barriers and fencing removes the living, breathing green infrastructure from the school grounds. This contradicts Planning Policy EN9.
- The application form fails to list the presence of a Priority Species (hedgehog) on the Didsbury High School site. Hedgehogs are known to be on the school site and visit neighbouring gardens on Clearwater Drive regularly.
- The existing grass pitch appears to be in good condition. It is unfenced on its south boundary forms a contiguous ecological link connecting Paupers Wood to the rest of Didsbury Point. The AGP would rob hedgehogs and birds of a considerable area of foraging.

- *An AGP would be impermeable and generate greater water run-off, would fail to absorb CO₂, fail to absorb radiant heat or air pollution. The top-soil beneath would have to be shipped off site by lorry to landfill so the carbon mitigation provided by the soil would be removed from the school grounds only 5 years after it was imported.*
- *There are no verifiable recycling options for artificial grass pitches in the UK at present and the very real possibility that these 3G pitches, if permitted, will end up in an illegal dump in a non-OECD country.*
- *We note that a 2G pitch is available for community use at Chorlton High school less than 1 km away and suggest that this facility could cater for any increased demands.*
- *WDRA are particularly concerned about the pollution and health implications of rubber crumb infill so if the AGP 3G is approved then we request the underlay beneath the plastic carpet be of organic cork infill and not toxic rubber crumb.*
- *WDRA oppose the installation of an AGP at Didsbury High School because the high amount of plastic involved is polluting, unsustainable, un-ecological, contributes to climate change and increases the likelihood of injury to pupils. The proposed AGP removes healthy soil and the climate benefits and biodiversity (including invertebrate life) provided by the existing grass pitch. Many young people are very aware of environmental issues and the negative impact of plastic on the environment.*

Parks & Events – In full support of the small sided 3G pitch to support pupils to access recreational sport and physical activity throughout the school day. As I understand it the pitch is for school use only and therefore has no impact on wider community provision.

Environmental Health – Initially requested a pre-commencement condition for acoustic insulation of the proposed pitch and fencing to prevent disamenity to local residents. An acoustic impact assessment with noise mitigation measures was received, which the Environmental Health officer accepted. A verification report will be required prior to use to ensure the measures work, which has been conditioned along with the hours of construction.

Neighbourhood Team Leader (Arboriculture) – The arboricultural method statement shows that there will be some encroachment into the root protection areas of the more mature tree stock on site, however, the conclusion of the report is that the impact will be minimal and as such the trees will not be compromised. The applicant has proposed to retain all trees within this area and because of this, all trees will need to be protected in accordance with BS:5837. We would have no objection to the proposed development, subject to BS:5837 being strictly adhered to.

MCC Flood Risk Management – Initially requested a pre-commencement condition requiring a surface water drainage scheme based on sustainable drainage principles be submitted prior to works starting on site. The applicant wished to avoid pre-com conditions, therefore the information was submitted as part of this application and the FRM officer accepted this.

United Utilities – Requested conditions be attached requiring drainage strategy including SuDS to be submitted. This information has been received and therefore this condition is not required. Informatives relating to UU services attached.

Greater Manchester Ecology Unit – We have considered the submitted information (Ecological Appraisal, 22 November 2021) and have no specific comments to make on this application. As with most planning applications the following general advice applies:

Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application. (Informatives attached)

Sport England – Sport England raises no objection to this application which is considered to meet Exception 5 of our adopted Playing Fields Policy and paragraph 99(c) of the NPPF.

Policies

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles
- Policy EN9 – Green Infrastructure

The National Planning Policy Framework (NPPF, 2021)

- Chapter 8 – Promoting Healthy and Safe Communities
- Chapter 12 – Achieving Well-Designed Places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – Installing an all-weather 3G pitch, with associated fencing and storage, in place of an existing grass pitch at a secondary school is generally acceptable in principle. However, consideration must be given to siting, scale, design, drainage and its impact upon existing levels of both residential and visual amenity.

Siting, scale and massing – The proposed artificial 3G pitch would replace the existing grass pitch on the school site, with the same dimensions. Ancillary works include an area of porous asphalt surrounding the new pitch, new gates to enter the pitch and fencing. 4.5m high fencing would surround the pitch on the north, east and south elevations, to prevent balls hitting trees or travelling into the carpark or neighbouring tennis courts, whilst 1.2m high fencing would run along the west elevation facing the school. The fencing would match that which already exists along the school's perimeter and the around the tennis courts, with a solid panel (0.5m high containment barrier) at the base to prevent the infill crumb and sand from escaping. Each set of gates would also feature grates with collection boxes beneath to retain infill, which can then be reused. To the south-western side would sit the proposed long jump pit and between the pitch and courts would lie the spectator area and 2.4m x 3m steel storage container (for sports kit and pitch maintenance equipment). The development would be located wholly within the school site, approx. 45m from the nearest residential properties and 35m from the nearest public highway. The improved all-weather sports facilities would have the same use, siting and hours as the existing school pitch, therefore the location, scale and massing of the extension is considered appropriate, in line with policies DM1, SP1 and the NPPF.

Design, appearance and visual amenity – The pitch itself will consist of green-coloured 50mm pile artificial grass with silica sand and rubber crumb infill. The 1.2m and 4.5m fencing will be polyester powder coated black (RAL 9005) weld mesh fencing to match existing. The storage container would be high tensile rust inhibiting corten steel, polyester powder coated in dark green (RAL 6005). The long jump area would comprise of a terracotta-coloured polymeric surface and a shallow sand pit. The new hardstanding surrounding the sports pitch, fencing and container would be grey porous asphalt. The proposed works are designed to match the existing sports infrastructure at the school and to be in line with Football Association and FIFA

rules for 3G pitches and Sport England's Playing Fields Policy and ancillary guidance. The school is not listed nor is it sited within a conservation area. It is considered the works would be in-keeping with the existing site and wider area and constructed of appropriate materials. Due to the nature of the development, distance to shared boundaries and the location of trees and established planting along the east, south and west sides of the site, the proposed works would not be readily visible from Princess Road, Nell Lane or Clearwater Drive. For the reasons above the improved sports pitch, and associated works, is not considered to have a harmful impact upon the campus or the wider area's visual amenity, pursuant to policies DM1, SP1 and EN1 and the NPPF.

Residential amenity and noise – Four letters of objection were received from local residents, along with an objection from the local residents group WDRA, which raised concerns relating to amenity, including noise from balls and children/activity and increased traffic and associated parking issues. The pitch is not for community use, it will be used solely by the school itself during school hours (hours conditioned as Monday – Friday 9.00am – 5.00pm) for existing students and is not related to an increase in attendance/pupil population. Hence, an increase in traffic is not expected and the existing carpark, which has 95 spaces, is considered adequate. The nearest residential dwellings, properties along Clearwater Drive, are approximately 45m from the proposed development, hence overshadowing, loss of light and overlooking are not deemed issues in this case. Although the works would be visible from the rear elevations and gardens of some of these houses, between these dwellings and the new pitch lies the existing tennis courts which are already surrounded by 4m high fencing of the same spec as proposed, therefore it is not considered the proposed pitch and additional fencing, sited further away, would have a harmful impact upon these residents. Environmental Health requested an acoustic impact assessment with mitigation measures to ensure noise from balls hitting the proposed fencing would not impact nearby residents. The report was received and assessed, within which it was proposed to utilise neoprene washers within the fencing to dampen the sound of impact, this is considered appropriate. A verification report will be required prior to use to ensure the measures have worked to keep noise to within MCC guidelines. The pitch is not currently fit for purpose all year round, and it was noted on the site visit that the grass was in poor condition, with large patches of bare soil. Moving forwards the 3G pitch will provide quality outdoor sports education during all seasons for existing students. Given what already exists on site, the acoustic assessment and the distance to the nearest dwellings, it is not considered that existing levels of residential amenity currently enjoyed by surrounding residents would be significantly harmed as a result of these works, pursuant to the policies DM1, SP1 and the NPPF.

Drainage – Although not located within a flood zone, given the loss of grass and scale of the installation United Utilities and MCC Flood Risk Management requested additional drainage information to be submitted. A storm drainage strategy, attenuation tank cross section and detailed drainage layout were received and considered acceptable. A condition has been attached requiring the works to be installed in accordance with these documents.

Trees, ecology and environmental impact – No trees are to be removed but two are to be pruned as part of these works, to remove branches overhanging the pitch. The MCC arborist confirmed the proposed pruning was acceptable, so long as it was carried out in accordance with BS:5837 and if the proposed tree protection works are implemented. Both these factors have been conditioned. The main concerns raised within the objections received relate to loss of habitat and biodiversity, use of non-recyclable plastic with a large carbon footprint, impact upon hedgehogs and birds and the green credentials of the school. The GM ecology unit had no objection to the development, the application did not require an Environmental Impact Assessment and the site is not located within the green belt or a SSSI. Although hedgehogs are protected under the 'Wildlife and Countryside Act 1981', their habitat is not protected under the 'Conservation of Habitats and Species Regulations 2017'. Given the sports pitch is not changing in terms of its use, hours and size, it is unlikely the installation of this area of artificial grass will

have a significant impact upon the local hedgehog population, particularly as the grassy landscaped area, featuring trees and hedgerows, to the west and south of the pitch is to be retained, with existing hedgehog holes in the outer perimeter fencing. Another concern raised related to the plastic turf carpet at the end of its life cycle, which is a material issue. These pitches are made to last around 10 years and a condition has been attached requiring details of its disposal to be submitted to the city council prior to its removal/replacement, to ensure it is disposed of properly.

Other matters – It was suggested within the objections that the school should utilise the new Hough End pitches or Chorlton High School's 2G astro-turf which are both open for community use, but given lessons are 50 minutes, it is not an option for PE classes given the time to travel to either facility in school hours. An objection raised the issue of the rubber crumb, describing its toxicity for children. As it is not proposed to be ingested, this common infill material is deemed safe for use in sports pitches and measures have been taken (containment barriers and collection grates) to ensure as little of it leaves the pitch as is reasonably possible.

Conclusion – Four letters of objection were received from local residents and a further from the local residents group WDRA, however, given the positive responses from statutory consultees (including the GM Ecoglogy Unit, Sports England, Environmental Health, Flood Risk Management, Parks & Events and Arboriculture), the submitted mitigation measures for noise, pollution and flooding and the conditions attached to control the development, the proposed works are considered acceptable – particularly taking in account the improvement to the Didsbury High pupils' sports and recreation facilities and physical education. The proposal broadly complies with policies DM1, SP1, EN1 and the NPPF, particularly Chapter 8, in which it is states that local planning authorities should give great weight to the need to create, expand or improve schools. Additionally it is not considered to significantly harm the residential or visual amenity of the area, therefore the development may commence in accordance with the approved plans and the following conditions.

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: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Problems have arisen during the consideration of this application and the officer negotiated with the agent/applicant in order to reach an acceptable solution.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Site layout - 03 Rev E
- Setting out plans - 04 Rev A
- Pitch layout - 07 Rev E
- Fence layout - 09 Rev A
- Elevation plans - 10 Rev A
- Line marking plan - 11 Rev A
- Contractor access/compound plan - 13 Rev B
- Container elevations - 19 Rev A
- Matwell grate detail - 22
- Pitch kerb detail grass - 23 Rev A
- Pitch kerb detail asphalt - 24 Rev A
- Construction management plan - 25 Rev A
- Goal recess detail - 26 Rev A
- Setting out for long jump - SD30 Rev A
- Turf specification
- Arboricultural impact assessment
- Tree protection plan
- Ecological appraisal
- Ground investigation report

All as received by the City Council as local planning authority on the 20th December 2021.

- Environmental manual
- Planning query response

As received by the City Council as local planning authority on the 14th March 2022.

- Storm drainage strategy

As received by the City Council as local planning authority on the 30th March 2022.

- Noise impact assessment - 9634/LN

As received by the City Council as local planning authority on the 7th April 2022.

- Proposed drainage layout - 21090 E02 Rev A
- Attenuation tank section - 21090 E03

As received by the City Council as local planning authority on the 20th April 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

4) The development shall be constructed and completed in accordance with the approved drainage details contained within:

- Storm drainage strategy, as received by the City Council as local planning authority on the 30th March 2022.

- 'Proposed drainage layout - 21090 E02 Rev A' and 'Attenuation tank section - 21090 E03', as received by the City Council as local planning authority on the 20th April 2022.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

5) Prior to first use of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved Noise Impact Assessment. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

6) No activity on the artificial turf pitch shall be permitted outside the hours of:

Monday to Friday, 09:00 to 17:00

Reason - In the interests of the amenity of nearby residential properties, pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

7) Construction/demolition works shall be confined to the following hours, unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

8) Prior to the removal and replacement of the 3G pitch and any associated materials, details of the strategy to be used for its removal and disposal shall be submitted to and approved in writing by the City Council as local planning authority. The removal of the pitches shall be undertaken in accordance with the agreed strategy.

Reason - To ensure that the disposal of materials that reach the end of their lifecycle is undertaken in accordance with best practice and in a manner to reduce materials requiring to be disposed of in landfill, pursuant to policy EN19 of the Core Strategy.

9) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Informatives

1) GM Ecology Unit:

- Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. The applicant should be aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.
- Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March - August) unless suitable checks for active bird nests have been undertaken.

2) United Utilities:

- If the applicant intends to receive water and/or wastewater services from United Utilities, they should visit our website or contact the Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development.
- If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal.
- In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

Appendix 1 – List of consultees & neighbours notified

Parks & Events
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Ecology Unit
West Didsbury Residents Association
Sport England

40 Clearwater Drive, Manchester, M20 2ED
32 Clearwater Drive, Manchester, M20 2ED
38 Clearwater Drive, Manchester, M20 2ED
46 Clearwater Drive, Manchester, M20 2ED
44 Clearwater Drive, Manchester, M20 2ED
42 Clearwater Drive, Manchester, M20 2ED
36 Clearwater Drive, Manchester, M20 2ED
34 Clearwater Drive, Manchester, M20 2ED
28 Clearwater Drive, Manchester, M20 2ED
24 Clearwater Drive, Manchester, M20 2ED
30 Clearwater Drive, Manchester, M20 2ED
Third Floor, One Didsbury Point, 2 The Avenue, Manchester, M20 2EY
Second Floor, One Didsbury Point, 2 The Avenue, Manchester, M20 2EY
First Floor, One Didsbury Point, 2 The Avenue, Manchester, M20 2EY
Ground Floor, One Didsbury Point, 2 The Avenue, Manchester, M20 2EY
One Didsbury Point, 2 The Avenue, Manchester, M20 2EY
48 Clearwater Drive, Manchester, M20 2ED
26 Clearwater Drive, Manchester, M20 2ED
22 Clearwater Drive, Manchester, M20 2ED
20 Clearwater Drive, Manchester, M20 2ED
18 Clearwater Drive, Manchester, M20 2ED
16 Clearwater Drive, Manchester, M20 2ED
14 Clearwater Drive, Manchester, M20 2ED
12 Clearwater Drive, Manchester, M20 2ED
10 Clearwater Drive, Manchester, M20 2ED
8 Clearwater Drive, Manchester, M20 2ED
6 Clearwater Drive, Manchester, M20 2ED
4 Clearwater Drive, Manchester, M20 2ED
2 Clearwater Drive, Manchester, M20 2ED

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH