MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142651/VO/2025
Date registered valid:	23 April 2025
Proposal:	Replacement site perimeter fencing to Hough Hall Road school boundary to increase height of existing fencing
Address:	Moston Lane Community Primary School, Moston Lane, Manchester, M9 4HH
Ward(s):	Moston Ward
Applicant:	Bob Massey, Manchester City Council
Agent (if any):	Andrew Unsworth, Manchester City Council
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**16 July 2025**

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit: 13 May 2025

Standard consultations:
Printed: 1 May 2025 Expired: 23 May 2025

Neighbour notifications
Printed: 1 May 2025 Expired: 23 May 2025

Site notice
Posted: 13 May 2025 Expired: 4 June 2025

Press advert
Published: 6 May 2025 Expired: 27 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to Moston Lane Community Primary School within the Moston ward of north Manchester. The primary school is one of the few surviving Manchester Board Schools built between 1870 and 1903. This school was built in 1901 and would be considered a Non Designated Heritage Asset. The school is characterised by a red brick, two storey building with a range of gable and differing roof types with a number of sash windows with a strong vertical emphasis. The school sits to the south of Moston Lane and benefits from hard and soft play areas mainly to the eastern side and rear of the site.

The application site relates to a section of the school boundary wall along Hough Hall Lane, sited to the east. As existing, the boundary wall relates to a low brick wall with green decorative metal railings and a green railing gate sited in between the brick piers. A hard play area is sited in between the boundary wall and the eastern gable of the school.

Description of area

The surrounding area is residential in nature and the School does not sit within a Conservation Area. Hough Hall Lane, a grade II listed building is sited to the south east of the site.

Description of development

The application seeks consent for the replacement site perimeter fencing to Hough Hall Road school boundary to increase height of existing fencing.

The works relate only part of this elevation.

The existing brick wall would be retained and the existing railings would be removed. New metal railings (powder coated green RAL 6005) with cranked posts over existing wall 2400mm high above pavement level stepped down to follow wall highest. 4no. decorative finials and spades to railings to match existing. Spade details to be matched at low level. The existing spikes at low level would not be retained as such details with a point would be unsuitable for a school setting. The proposal would result in the metal railings increasing in height to increase the security along this boundary of the school. At the highest point, the boundary treatment would have a height of 2.5 metres (including stone column).

The existing gate would also increase in height as a result of the proposal. The brickwork and stone columns would be partially dismantled and rebuilt to increase the height to the fence level. The new brickwork would match the existing. New metal railings (powder coated green RAL6005) double gates 2400mm high would be installed and would include decorative scrolls to match existing.

During the course of the application, the agent confirmed works are required for the safeguarding of the children and the security of the grounds. The school is currently unable to use the playground area to the Hough Hall Road boundary as the perimeter fence is too low and the existing boundary treatment has spiked details which are not safe for the school pupils. The school also has issues with people trespassing and fly tipping so the perimeter fence with increased height would help prevent this from occurring.

Other Works

The location plan submitted shows additional works to the school in relation to boundary treatment. Such works could be undertaken through the route of Permitted Development and the LPA have not been asked to assess these elements. The assessment within this report relates to the perimeter fencing along Hough Hall Road only.

Negotiations during the Course of the Application

During the course of the application, concern was raised regarding the proposed design as the proposal did not relate well to the existing railings sitting atop a brick wall and stone coping, which appear historic and relate well to the existing building in scale and design.

Confirmation was provided as to the formation of new or altered pedestrian access to or from the public highway.

A revised scheme was provided which is considered to more coherently and positively relate to the existing boundary treatment at the site.

Planning History

113275/VO/2016- CITY COUNCIL DEVELOPMENT Siting of a two-storey 4 classroom temporary teaching block, with ramped and stepped access, for a temporary period to November 2017.

Temporarily approved 20.09.2016

102754/VO/2013/N1- CITY COUNCIL DEVELOPMENT Installation of replacement external windows and doors.
Approved 16 August 2013.

101191/FO/2012/N1- Installation of 2.4m high weldmesh fencing and gates adjacent to school house on Moston Lane.
Approved 15 March 2013.

Further history exists for the school prior to the current plan period commencing in 2012.

Consultations & Notification Responses

Local Residents

No responses from local residents were received.

Highway Services

Highway Services were consulted and provided the following comments:
The proposed fencing will be placed on top of the existing boundary wall fronting Hough Hall Road. Additional areas of new internal fencing are also shown on plans.

The proposed fencing will not affect vehicle/pedestrian movement/circulation and will not affect visibility. It is also noted that the pedestrian gates from Hough Hall Road will open internally.

Highways note that the Application Form states that 'a new or altered pedestrian access is proposed to or from the public highway'. Plans suggest that this relates only to replacement pedestrian gating at Hough Hall Road - confirmation is required.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 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):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed places.
iii. Chapter 16. Conserving and enhancing the historic environment.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:
Policy DM1 (Development Management),
Policy SP1 (Spatial Principles),
Policy EN1 (Design Principles and Strategic Character Areas),
Policy EN3 (Heritage),
Policy EN10 (Safeguarding Open Space, Sport and Recreation Facilities).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:
Policy DC19 Listed Buildings
DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:
d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

Reasons: The above policies are to be pursued by the Council to help ensure the protection of the City's built character and its heritage. Retention and protection of this character is important in encouraging local pride, tourism and future investment in the city. The Council recognises that listed buildings can present particular problems in respect of their continuing use. A flexible approach will be taken in determining applications for uses in listed buildings. The policy gives effect to the obligation placed on the Council by statute to give particular attention to retain, restore, maintain and continue uses in listed buildings in Manchester.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development
ii. JP-P2- Heritage

ISSUES

Principle of Development

The application seeks permission for the replacement site perimeter fencing to Hough Hall Road school boundary to increase height of existing fencing. During the course of the application, the agent confirmed works are required for the safeguarding of the children and the security of the grounds. The school is currently unable to use the playground area to the Hough Hall Road boundary as the perimeter fence is too low and the existing boundary treatment has spiked details which are not safe for the school pupils. The school also has issues with people trespassing and fly tipping so the perimeter fence with an increased height will help prevent this from occurring. As such, the amendments to the boundary treatment would be of a great benefit to the school and its pupils and so the principle of development is acceptable. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area, impact on the neighbouring properties' residential amenity, impact to the listed building to the south east of the applicant site and due consideration to highway matters.

Visual /Residential Amenity

Due to the nature of the proposed boundary treatment, the proposal would not give rise to any adverse loss of light nor privacy implications.

The replacement of the perimeter fencing to Hough Hall Lane with a proposed height of 2.5 metres (2.4 metre high fencing and gates) would not give rise to any adverse amenity implications to surrounding neighbours on the basis of creating an overbearing feature.

The neighbouring property to the east, no.216 Moston Lane would be sited closest to the development. However, this neighbouring property does not have any windows facing in the direction of the applicant site and so would not feel the impact of the proposal.

Cycle lanes connect the highway of Moston Lane and Hough Hall Road and so cars cannot drive down the street. As such, there would be little vehicular traffic to feel the proposal.

Pedestrians would feel the proposal when walking along the perimeter fencing. However, given the height of the proposal and the colouration aligning closely with the existing green fencing, it is not considered to give rise to adverse visual amenity implications.

Overall, the proposal would not create any adverse impacts in relation to visual/ residential amenity, pursuant to Policy DM1 and SP1 of the Core Strategy.

Design and Appearance

During the course of the application, concern was raised regarding the proposed design as the proposal did not relate well to the existing railings sitting atop a brick wall and stone coping, which appear historic and relate well to the existing building in scale and design. The use of decorative scrolls, shaped finials, intermediate dog rails and fixings into the post is evident across the existing boundary treatment. This level of detail and design was not shown in the proposals and would look odd and weak alongside the existing decorative railing design.

The revised scheme presented is considered to be more sympathetic to the existing development at the site, with consideration given to retaining/ recreating the ornate features at the site.

The proposed height would be 2.5 metres (with the use of stone columns), largely measuring 2.4 metre in height for the gates and fences. It is noted that the height would create a much more prominent and visually intrusive feature than the existing fence with a height of approximately 1 metre in total. However, it is noted that the boundary treatment does not serve the purpose of the school on the grounds of safeguarding and security. It is noted that a fence of 2 metres could be installed at this location for a school by utilising permitted development rights. As such, the additional 0.5 metres is assessed. In this instance, given the needs of the school, safeguarding and security concerns, given the boundary treatment is not sited along the main boundary of the school and so sits in a less prominent location, and given consideration has been given to retaining original details, such height on balance can be considered acceptable in this instance.

As mentioned, due consideration has been given to retaining/ replacing the ornate features of the existing boundary treatment. This involves the installation of 4no. finials to the top of the boundary treatment. As for the proposed gate, the brickwork and stone columns would be partially dismantled and rebuilt to increase the height to the fence level. The new brickwork would match the existing. New metal railings (powder coated green RAL6005) double gates would include decorative scrolls to match existing. As such, the design ensures the key features including the finials, decorative scrolls and the prominent features of the stone columns are retained to ensure legibility to the existing boundary treatment.

However, it has not been possible to retain the spikes evident at low level at the boundary treatment as existing. This is due to safety concerns given the applicant site is a school. However, such decorative details have been incorporated at low level and so add interest. Given the justification and the replacement with a similar decorative detail, this element does not give rise to any adverse design implications.

Discussions took place with the agent during the course of the application as the initial design showed the proposed railing to be cranked and fixed at the back, whereas the existing are fixed into the stone which is the preferred and a neater solution. Due consideration was given to this element by the agent, but had concerns the existing brick wall would not be able to accommodate the weight of the fencing given the increase in height. Whilst this is not the preferred method, given this element would not be easily visible from the streetscene and given

the other attempts to create high quality design and given the public benefits of the scheme, in this instance it would be unreasonable to refuse the scheme for this reason.

Although the materials to be used have been listed within the application, given the boundary treatment would be sited in connection to the NHDA and the listed building to the south, a pre-commencement condition would be attached to any approval granted to ensure the LPA is happy with the materials and finishes of the proposed boundary treatment.

On balance and given the attempts to ensure a sympathetic addition to the perimeter boundary and the NHDA, the design can be considered acceptable, pursuant to Policy EN1 and DM1 of the Core Strategy.

Highway Services

Highway Services were consulted on the application and were happy that the proposed fencing will not affect vehicle/pedestrian movement/circulation and will not affect visibility. It is also noted that the pedestrian gates from Hough Hall Road will open internally.

Highways note that the Application Form states that 'a new or altered pedestrian access is proposed to or from the public highway'. Plans suggest that this relates only to replacement pedestrian gating at Hough Hall Road - confirmation is required.

During the course of the application, the agent confirmed this had been marked on the application form incorrectly and no new pedestrian access was to be created. The application form was amended accordingly and no further action on this matter was taken.

Impact to NDHA and Listed Building to the South

The applicant site is regarded as a non-designated heritage asset. As per chapter 16 of the NPPF (December 2024) paragraph 216 *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.*

The loss of the original boundary treatment along part of the Hough Hall Road boundary is regrettable, as the existing treatment makes a positive contribution to the character and visual prominence of the building. However, the scale of harm would be minimal as the works only relate to part of the Hough Hall Road fencing. Further, due consideration has been given to creating a boundary treatment which replicates the existing original features of the school, whilst being restricted to the regulations and requirements of the use of the school. The proposed boundary treatment would allow the school to utilise an additional area of hardstanding for play, whilst ensuring the area is safe and does not give rise to safeguarding concerns. Given the public benefits of the proposal and given the details within the application would be conditioned accordingly within any approval granted and further details sought in respect of materials, on balance the application is considered acceptable pursuant to Policy SP1, EN1 and EN9 within the Core Strategy and provisions within chapter 16 of the NPPF.

The boundary treatment would be sited north of the grade II listed building of Hough Hall. At the time of the site visit, Hough Hall was in a state of disrepair. The proposed boundary treatment would be sited in very close proximity to the boundary of Hough Hall. It is noted the listed building benefits from a red brick boundary treatment higher in height than the school’s existing

boundary treatment. As such, the proposed height may not be seen as being overly tall in comparison. It is noted that this contemporary addition in close proximity would adversely impact the setting of the listed building. However, given the needs of the school and the considerations to try to create a boundary treatment which retains original features and given the public benefits, the impacts to the listed building are not so severe to warrant a refusal on the scheme. As such, the scheme can be considered pursuant to Policy SP1, EN1 and EN9 within the Core Strategy, saved UDP policy DC19 and provisions within chapter 16 of the NPPF.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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
The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, and an appropriate scheme has been received and is considered to overcome issues raised. Appropriate conditions have been placed on any approval granted.

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

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:
-Drawing- Location Plan, numbered MLP-MCC-ZZ-ZZ-DR-AR-0001, stamped as received by the City Council as Local Planning Authority on 23 April 2025.
-Drawing- Proposed- Plans & Sections, numbered MLP-MCC-ZZ-ZZ-DR-B-0002-S4A, stamped as received by the City Council as Local Planning Authority on 24 June 2025.
-Drawing- Proposed- Elevations, numbered MLP-MCC-ZZ-ZZ-DR-B-0003-S4A, stamped as received by the City Council as Local Planning Authority on 24 June 2025.
-Application Form, stamped as received by the City Council as Local Planning Authority on 7 July 2025.

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

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

For the avoidance of doubt, this shall include the detailing and manufacture of the railings, finials and scrolls, samples of the new brickwork, colouration of the proposed railings with consideration given to any further painting of railings across the site.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Heritage & Urban Design

2 Whitman Street, Manchester, M9 4NY
34 Whitman Street, Manchester, M9 4NY
7 Clough Road, Manchester, M9 4EP
175 Moston Lane, Manchester, M9 4HR
Endurance N Whoppi, 217A Moston Lane, Manchester, M9 4HE
Flat 2, 215 Moston Lane, Manchester, M9 4HE
5 Hough Hall Road, Manchester, M40 9NJ
Hough Hall, Hough Hall Road, Manchester, M40 9NJ
233 Moston Lane, Manchester, M9 4HE
231 Moston Lane, Manchester, M9 4HE
17 Clough Road, Manchester, M9 4EP
220 Moston Lane, Manchester, M40 9NS
6A Whitman Street, Manchester, M9 4NY
4 Hough Hall Road, Manchester, M40 9NJ
3 Clough Road, Manchester, M9 4EP
219 Moston Lane, Manchester, M9 4HE
Flat 3, 215 Moston Lane, Manchester, M9 4HE
Flat 4, 215 Moston Lane, Manchester, M9 4HE
216 Moston Lane, Manchester, M40 9NS
63 Edward Street, Harpurhey, Manchester, M9 4JD
61 Edward Street, Harpurhey, Manchester, M9 4JD
53 Edward Street, Harpurhey, Manchester, M9 4JD
5 Clough Road, Manchester, M9 4EP
14 Garnant Close, Manchester, M9 4HL
7 Hough Hall Road, Manchester, M40 9NJ
4A Whitman Street, Manchester, M9 4NY
8A Whitman Street, Manchester, M9 4NY
12 Ashley Lane, Manchester, M9 4WT
173 Moston Lane, Manchester, M9 4HR
221 Moston Lane, Manchester, M9 4HE
218 Moston Lane, Manchester, M40 9NS
M J Connelly Furnishing, Hough Hall Road, Manchester, M40 9NJ
Nursery, Moston Lane Community Primary School, Moston Lane, Manchester, M9 4HH
Vehicle Repair Workshop Rear Of 211 To 213, Moston Lane, Manchester, M9 4HE
4 Ashley Lane, Manchester, M9 4WT
57 Edward Street, Harpurhey, Manchester, M9 4JD
Top Flat, 227 Moston Lane, Manchester, M9 4HE
227 Moston Lane, Manchester, M9 4HE
239 Moston Lane, Manchester, M9 4HE
16 Whitman Street, Manchester, M9 4NY
Vehicle Repair Workshop, Whitman Street, Manchester, M9 4NY
Flat 1, 215 Moston Lane, Manchester, M9 4HE
School House, 1 Judy Street, Manchester, M9 4NZ
Flat At, 164 Moston Lane, Manchester, M9 4HF
2 Ashley Lane, Manchester, M9 4WT
235 Moston Lane, Manchester, M9 4HE
13 Hough Hall Road, Manchester, M40 9NJ
20 Whitman Street, Manchester, M9 4NY
14 Whitman Street, Manchester, M9 4NY

32 Whitman Street, Manchester, M9 4NY
28 Whitman Street, Manchester, M9 4NY
16 Ashley Lane, Manchester, M9 4WT
40 Ashley Lane, Manchester, M9 4WT
164 Moston Lane, Manchester, M9 4HF
2 Hough Hall Road, Manchester, M40 9NJ
6 Ashley Lane, Manchester, M9 4WT
18 Garnant Close, Manchester, M9 4HL
10 Whitman Street, Manchester, M9 4NY
8 Whitman Street, Manchester, M9 4NY
6 Whitman Street, Manchester, M9 4NY
36 Whitman Street, Manchester, M9 4NY
30 Whitman Street, Manchester, M9 4NY
24 Whitman Street, Manchester, M9 4NY
36 Ashley Lane, Manchester, M9 4WT
225 Moston Lane, Manchester, M9 4HE
Top Flat, 219 Moston Lane, Manchester, M9 4HE
59 Edward Street, Harpurhey, Manchester, M9 4JD
11 Clough Road, Manchester, M9 4EP
229A Moston Lane, Manchester, M9 4HE
229 Moston Lane, Manchester, M9 4HE
225A Moston Lane, Manchester, M9 4HE
16 Garnant Close, Manchester, M9 4HL
9 Hough Hall Road, Manchester, M40 9NJ
15 Hough Hall Road, Manchester, M40 9NJ
18 Whitman Street, Manchester, M9 4NY
38 Ashley Lane, Manchester, M9 4WT
1 Clough Road, Manchester, M9 4EP
215A Moston Lane, Manchester, M9 4HE
55 Edward Street, Harpurhey, Manchester, M9 4JD
13 Clough Road, Manchester, M9 4EP
237 Moston Lane, Manchester, M9 4HE
6 Hough Hall Road, Manchester, M40 9NJ
2A Whitman Street, Manchester, M9 4NY
22 Whitman Street, Manchester, M9 4NY
12 Whitman Street, Manchester, M9 4NY
4 Whitman Street, Manchester, M9 4NY
38 Whitman Street, Manchester, M9 4NY
26 Whitman Street, Manchester, M9 4NY
8 Ashley Lane, Manchester, M9 4WT
10 Ashley Lane, Manchester, M9 4WT
14 Ashley Lane, Manchester, M9 4WT
223 Moston Lane, Manchester, M9 4HE
Suzan Beauty Hair Salon, 217 Moston Lane, Manchester, M9 4HE
15 Clough Road, Manchester, M9 4EP
9 Clough Road, Manchester, M9 4EP
11 Hough Hall Road, Manchester, M40 9NJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 50m Buffer -
Area Team Boundary - Name: NORTH AREA