

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 143625/P14J/2025

Date registered valid: 1 August 2025

Proposal: Prior approval for the installation of roof mounted Solar PV, with a maximum kWp of 385.48.

Address: Whalley Range 11-18 High School, Wilbraham Road, Manchester, M16 8GW

Ward(s): Whalley Range Ward

Applicant: Whalley Range 11-18 High School

Agent (if any): Ms Sara Garcia, Barker Associates

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 August 2025

APPLICATION DETAILS

Type of application:	Prior approval - PV to non-dwelling
Development type:	Notifications
Standard consultations:	Printed: 5 August 2025 Expired: 27 August 2025
Neighbour notifications:	Printed: 5 August 2025 Expired: 27 August 2025
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
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of site/building

The proposal relates to several low and mid-rise school buildings on the Whalley Range High School Site on Wilbraham Road. The buildings sit within the wider site which feature hardstanding and grassed school playing fields.



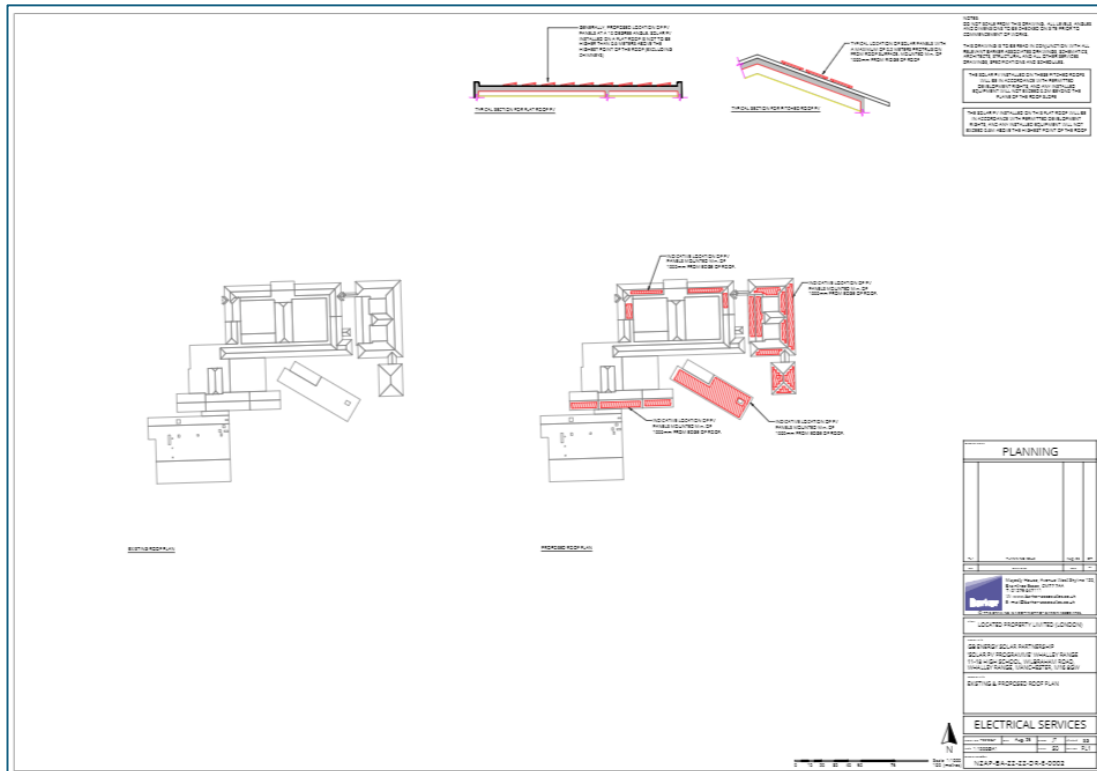
Description of area

The site is in a mostly residential part of the Whalley Range ward of Manchester.

Description of development

Prior approval for the installation of roof mounted Solar PV, with a maximum kWp of 385.48.

The PV would sit on both pitched and flat roof buildings on the site.



PLANNING HISTORY

125581/FO/2019

Description: Erection of 2.4m high weld mesh fence together with vehicular and pedestrian access gates to Wilbraham Road and Princess Road

Decision: Approved 09/04/2020

104648/FO/2014/S1

Description: Creation entrance porch to student entrance.

Decision: Approved 14/02/2014

096787/AO/2011/S1

Description: Installation of non-illuminated individual letter sign to school entrance

Decision: Approved 12/09/2011

096786/FO/2011/S1

Description: Retrospective Application for the installation of roof top air handling plant

Decision: Approved 12/09/2011

095476/FO/2011/S1

Description: Erection of security lodge, food kiosk, two storerooms for the existing gym and sports hall, server room, ramps and a new bin store to replace existing enclosed by 2.5m high weld mesh fencing.

Decision: Approved 07/04/2011

094609/VO/2010/S1

Description: CITY COUNCIL DEVELOPMENT Installation of new Bicycle Shelter at front entrance off Wilbraham Road

Decision: Approved 06/12/2010

093568/JO/2010/S1

Description: Variation of planning conditions 5, 6 and 14 attached to planning permission 091742/VO/2009/S1 to allow 8 trees to be felled during nesting season and to mitigate against this by additional planting

Decision: Approved 31/08/2010

091742/VO/2009/S1

Description: CITY COUNCIL DEVELOPMENT for the erection of a new three storey block to form library and teaching space on the site of former temporary classrooms, erection of a part single part two storey student entrance building and dining hall following demolition of existing kitchen area, creation of new separate pedestrian and vehicular entrances off Wilbraham Road, reconfiguration of car parking layout from 298 spaces to 211 with associated landscape and public realm improvement works

Decision: Approved 03/02/2010

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester Airport Safeguarding

Manchester Airport Safeguarding were consulted on this application and had no objection but recommended a condition for bird proofing.

Notifications

Local Residents

No representations received.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The National Planning Policy Framework \(The NPPF\)](#) –
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 5 – Delivering a sufficient supply of homes
 - Section 6 – Building a strong, competitive economy
 - Section 12 – Achieving well-designed places
 - Section 14 - Meeting the challenge of climate change, flooding and coastal change
- [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#)
 - Schedule 2
 - Part 14 - Renewable energy
 - Class J - installation or alteration etc of solar equipment on non-domestic premises

- [The town and country planning \(safeguarded aerodromes, technical sites and military explosives storage areas\) direction 2002](#)

Principle

The application is for prior approval where the principal of the development is set out in law. The City Council as LPA can assess the development against the conditions within the legislation as set out below.

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Part 14, Class J

Development not permitted if –

J.1 Development is not permitted by Class J if—	Comments
a. the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;	The proposed will be partly installed on a pitched roof as shown on drawing NZAP-BA-ZZ-ZZ-DR-E-0002 PL1; and the solar PV equipment will not protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope.
b. the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);	The proposed will be partly installed on a flat roof as shown on drawing NZAP-BA-ZZ-ZZ-DR-E-0002 PL1 ; and the solar PV equipment would not be higher than 1 metre above the highest part of the roof
c. the solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;	The solar PV equipment will not be installed within 1 metre of the external edge of the roofs as shown on drawing NZAP-BA-ZZ-ZZ-DR-E-0002 PL1
d. [Omitted 2023]	Not applicable
e. the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument	The solar PV equipment is not being installed on a site designated as a scheduled monument
f. the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building	The solar PV equipment is not being installed on a listed building

Conditions

J.4 Class J development is permitted subject to the following conditions	Comments
1) J.4—(1) Class J development is permitted subject to the following conditions— a) the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.	The solar PV equipment is located on pitched and flat roofs. Given the location on the roof and the distance to nearest neighbours, the installations have been sited, so far as practicable, to minimise its effect on the building and amenity of the area. A condition has been added to ensure removal when no longer required.

2) Class J(c) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land, and the following sub-paragraphs apply in relation to that application.	Application received 01 August 2025.
3) The application must be accompanied by— a) written description of the proposed development. b) a plan indicating the site and showing the proposed development. c) the developer's contact address; and d) the developer's email address if the developer is content to receive communications electronically. e) together with any fee required to be paid.	Application with required documents received 01 August 2025.
4) The local planning authority may refuse an application where, in the opinion of the authority— a) the proposed development does not comply with, or b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions, limitations or restrictions specified in Class J applicable to the development in question.	The application complies with the conditions limitations and restrictions as set out.
5) Sub-paragraphs (6) and (8) do not apply where a local planning authority refuses an application under sub-paragraph (4) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.	Sub-paragraphs (6) and (8) applicable.
6) The local planning authority must give notice of the proposed development— a) by site display in at least one place on or near the land to which the application relates for not less than 21 days of a notice which— i) describes the proposed development; ii) provides the address of the proposed development; iii) specifies the date by which representations are to be received by the local planning authority; or b) by serving a notice in that form on any adjoining owner or occupier.	Local residents (as listed in Appendix 1) were notified by letter on 05 August 2025 and had 21 days to respond. Manchester City Council Environmental Health were notified of the proposed development on 05 August 2025 and had 21 days to respond. Manchester Airport Safeguarding were notified of the proposed development on 05 August 2025 and had 21 days to respond.
7) The local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application.	No further information required.
8) The local planning authority must, when determining an application—	No public representations received. Manchester Airport Aerodrome Safeguarding has no objection the proposed development subject to the attachment of a condition regarding bird

a) take into account any representations made to them as a result of any notice given under sub-paragraph (6); and b) have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in July 2021, so far as relevant to the subject matter of the prior approval, as if the application were a planning application.	proofing and an informative regarding tall equipment. The NPPF states how “Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels)” Para 167. The proposed development aligns with the NPPF.
9) The development must not begin before the occurrence of one of the following— a) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required; b) the receipt by the applicant from the local planning authority of a written notice giving their prior approval; or c) the expiry of 56 days following the date on which the application under sub-paragraph (3) was received by the local planning authority without the authority notifying the applicant as to whether prior approval is given or refused.	The decision notice forms the written notice giving prior approval.
10) The development must be carried out— a) where prior approval is required, in accordance with the details approved by the local planning authority; b) where prior approval is not required, or where sub-paragraph (9)(c) applies, in accordance with the details provided in the application referred to in sub-paragraph (3), unless the local planning authority and the developer agree otherwise in writing	Specified plan condition attached to decision for approval.
11) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval.	Relevant conditions attached to decision for approval.
12) When computing the number of days in paragraph (6)(a), any day which is a public holiday must be disregarded	Not applicable

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 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.

CONCLUSION

The proposed installation of roof-mounted solar PV panels at Whalley Range High School complies with the relevant provisions of Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015. The development has been appropriately sited to minimise visual impact and does not raise concerns regarding glare or amenity. No objections were received from residents, and Manchester Airport Safeguarding raised no objection subject to conditions. The proposal supports national objectives for sustainable development and energy efficiency. Prior approval is therefore granted, subject to the conditions outlined.

RECOMMENDATION

1) Prior Approval

The proposed development raises no adverse issues in respect of external appearance, impact of glare on neighbouring properties or the general visual amenity of the area and accords with the requirements of Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

Therefore, consent is hereby granted in accordance with the following information submitted as part of planning application referenced 143625/P14J/2025:

a) Application Form	01 Aug 2025	APPLICATION FORM		
b) Drawing - Site Plan	01 Aug 2025			
c) Drawing - Existing & Proposed PLAN	01 Aug 2025	NZAP-BA-ZZ-ZZ-DR-E-0002 PL1	ROOF	
d) Drawing - Existing & Proposed ELEVATIONS	01 Aug 2025	NZAP-BA-ZZ-ZZ-DR-E-0003		PL1
e) Drawing - Existing & Proposed ELEVATIONS	01 Aug 2025	NZAP-BA-ZZ-ZZ-DR-E-0004		PL1
f) Supporting Information	01 Aug 2025	DESIGNER REPORT		

Reason: to ensure compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015

CONDITIONS TO BE ATTACHED TO DECISION FOR PRIOR APPROVAL

1. Removal when no longer required

The solar PV equipment or solar thermal equipment will be removed as soon as reasonably practicable when no longer required.

Reason: to ensure compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

2. Bird proofing

The perimeter of the array will need to be bird proofed as to leave no gap beneath the panels for birds to exploit; birds are attracted to the relative warmth and security afforded underneath solar PV.

Reason: Flight safety – Birdstrike risk avoidance; to prevent any increase in the number of hazardous birds in the vicinity of Manchester Airport (MAN) that would increase the risk of a Birdstrike to aircraft using MAN. Pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Manchester Airport Safeguarding Officer

13 Athol Road, Manchester, M16 8QW

31 Athol Road, Manchester, M16 8QW

43 Athol Road, Manchester, M16 8QW

Apartment 7, Tudor House, Mauldeth Road West, Manchester, M21 7TH

Apartment 4, Tudor House, Mauldeth Road West, Manchester, M21 7TH

457 - 459 Princess Road, Manchester, M20 1BH

Apartment 2, Tudor House, Mauldeth Road West, Manchester, M21 7TH

Flat Above, 457 - 459 Princess Road, Manchester, M20 1BH

Flat 1, 1A Princess Parade, Princess Road, Manchester, M14 7FS

Advertising Right Outside Filling Station, Princess Parade, Princess Road, Manchester, M14 7FS

Flat 5, 3 Athol Road, Manchester, M16 8QW

Flat 3, 7 Athol Road, Manchester, M16 8QW

390 Princess Road, Manchester, M14 7ES

275 Wilbraham Road, Manchester, M14 7EW

413 Princess Road, Manchester, M14 7FG

1 Princess Parade, Princess Road, Manchester, M14 7FS

258 Wilbraham Road, Manchester, M16 8QL

260 Wilbraham Road, Manchester, M16 8QL

Flat 2, 1 Athol Road, Manchester, M16 8QW

216 Wilbraham Road, Manchester, M16 8GN

236 Wilbraham Road, Manchester, M16 8GN

Flat 37, Springbridge Court, 111 Springbridge Road, Manchester, M16 8HA

Flat 38, Springbridge Court, 111 Springbridge Road, Manchester, M16 8HA

Flat 32, Springbridge Court, 113 Springbridge Road, Manchester, M16 8HA

Flat 28, Springbridge Court, 113 Springbridge Road, Manchester, M16 8HA
Flat 27, Springbridge Court, 115 Springbridge Road, Manchester, M16 8HA
Flat 21, Springbridge Court, 115 Springbridge Road, Manchester, M16 8HA
Flat 23, Springbridge Court, 115 Springbridge Road, Manchester, M16 8HA
Flat 16, Springbridge Court, 117 Springbridge Road, Manchester, M16 8HA
Flat 10, Springbridge Court, 117 Springbridge Road, Manchester, M16 8HA
15 Athol Road, Manchester, M16 8QW
6 Endon Drive, Manchester, M21 7TE
5 Endon Drive, Manchester, M21 7TE
19 Athol Road, Manchester, M16 8QW
29 Athol Road, Manchester, M16 8QW
17 Athol Road, Manchester, M16 8QW
5 Greystone Avenue, Manchester, M21 7RP
58 Thelwall Avenue, Manchester, M14 7FW
Apartment 14, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Flat 2, 1A Princess Parade, Princess Road, Manchester, M14 7FS
1B Princess Parade, Princess Road, Manchester, M14 7FS
Top Flat, 2B Princess Parade, Princess Road, Manchester, M14 7FS
2A Princess Parade, Princess Road, Manchester, M14 7FS
5 Princess Parade, Princess Road, Manchester, M14 7FS
56 Thelwall Avenue, Manchester, M14 7FW
Flat 1, 3 Athol Road, Manchester, M16 8QW
Flat 4, 3 Athol Road, Manchester, M16 8QW
388 Princess Road, Manchester, M14 7ES
279 Wilbraham Road, Manchester, M14 7EW
333 Wilbraham Road, Manchester, M16 8GL
268 Wilbraham Road, Manchester, M16 8QL
214 Wilbraham Road, Manchester, M16 8GN
230 Wilbraham Road, Manchester, M16 8GN
232 Wilbraham Road, Manchester, M16 8GN
238 Wilbraham Road, Manchester, M16 8GN
Flat 42, Springbridge Court, 111 Springbridge Road, Manchester, M16 8HA
Flat 36, Springbridge Court, 113 Springbridge Road, Manchester, M16 8HA
Flat 13, Springbridge Court, 117 Springbridge Road, Manchester, M16 8HA
116 Kingsbrook Road, Manchester, M16 8QX

114 Kingsbrook Road, Manchester, M16 8QX
21 Athol Road, Manchester, M16 8QW
39 Athol Road, Manchester, M16 8QW
8 Mellowstone Drive, Manchester, M21 7RJ
60 Thelwall Avenue, Manchester, M14 7FW
Apartment 8, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Princess Filling Station, Princess Parade, Princess Road, Manchester, M14 7FS
Flat 1, 5 Athol Road, Manchester, M16 8QW
Flat 3, 9 Athol Road, Manchester, M16 8QW
Flat 3, 11 Athol Road, Manchester, M16 8QW
196 Wilbraham Road, Manchester, M14 7EN
277 Wilbraham Road, Manchester, M14 7EW
415 Princess Road, Manchester, M14 7FG
262 Wilbraham Road, Manchester, M16 8QL
1D Athol Road, Manchester, M16 8QW
228 Wilbraham Road, Manchester, M16 8GN
Flat 43, Springbridge Court, 111 Springbridge Road, Manchester, M16 8HA
Flat 29, Springbridge Court, 113 Springbridge Road, Manchester, M16 8HA
Flat 35, Springbridge Court, 113 Springbridge Road, Manchester, M16 8HA
335C Wilbraham Road, Manchester, M16 8GL
7 Endon Drive, Manchester, M21 7TE
23 Athol Road, Manchester, M16 8QW
69 Thelwall Avenue, Manchester, M14 7EP
Apartment 10, Tudor House, Mauldeth Road West, Manchester, M21 7TH
461A Princess Road, Manchester, M20 1BH
6A Princess Parade, Princess Road, Manchester, M14 7FS
Flat 3, 1 Athol Road, Manchester, M16 8QW
Flat 2, 9 Athol Road, Manchester, M16 8QW
407 Princess Road, Manchester, M14 7ER
1B Athol Road, Manchester, M16 8QW
218 Wilbraham Road, Manchester, M16 8GN
224 Wilbraham Road, Manchester, M16 8GN
226 Wilbraham Road, Manchester, M16 8GN
Flat 30, Springbridge Court, 113 Springbridge Road, Manchester, M16 8HA
Flat 34, Springbridge Court, 113 Springbridge Road, Manchester, M16 8HA

Flat 26, Springbridge Court, 115 Springbridge Road, Manchester, M16 8HA
Flat 22, Springbridge Court, 115 Springbridge Road, Manchester, M16 8HA
Flat 25, Springbridge Court, 115 Springbridge Road, Manchester, M16 8HA
112 Kingsbrook Road, Manchester, M16 8QX
10 Greystone Avenue, Manchester, M21 7RP
5 Mellowstone Drive, Manchester, M21 7RJ
9 Mellowstone Drive, Manchester, M21 7RJ
Apartment 12, Tudor House, Mauldeth Road West, Manchester, M21 7TH
4A Princess Parade, Princess Road, Manchester, M14 7FS
6 Princess Parade, Princess Road, Manchester, M14 7FS
Flat 2, 3 Athol Road, Manchester, M16 8QW
Flat 4, 9 Athol Road, Manchester, M16 8QW
Flat 5, 11 Athol Road, Manchester, M16 8QW
Flat 4, 11 Athol Road, Manchester, M16 8QW
Flat 1, 11 Athol Road, Manchester, M16 8QW
417 Princess Road, Manchester, M14 7FG
50 Springbridge Road, Manchester, M16 8PU
264 Wilbraham Road, Manchester, M16 8QL
335 Wilbraham Road, Manchester, M16 8GL
1A Athol Road, Manchester, M16 8QW
222 Wilbraham Road, Manchester, M16 8GN
234 Wilbraham Road, Manchester, M16 8GN
Flat 41, Springbridge Court, 111 Springbridge Road, Manchester, M16 8HA
Flat 40, Springbridge Court, 111 Springbridge Road, Manchester, M16 8HA
Flat 44, Springbridge Court, 111 Springbridge Road, Manchester, M16 8HA
Flat 39, Springbridge Court, 111 Springbridge Road, Manchester, M16 8HA
Flat 11, Springbridge Court, 117 Springbridge Road, Manchester, M16 8HA
27 Athol Road, Manchester, M16 8QW
33 Athol Road, Manchester, M16 8QW
Apartment 6, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 11, Tudor House, Mauldeth Road West, Manchester, M21 7TH
71 Thelwall Avenue, Manchester, M14 7EP
67 Thelwall Avenue, Manchester, M14 7EP
Apartment 15, Tudor House, Mauldeth Road West, Manchester, M21 7TH
3A Princess Parade, Princess Road, Manchester, M14 7FS

4 Princess Parade, Princess Road, Manchester, M14 7FS
Flat 1, 5A Princess Parade, Princess Road, Manchester, M14 7FS
Flat 1, 7 Athol Road, Manchester, M16 8QW
Flat 2, 7 Athol Road, Manchester, M16 8QW
Flat 5, 7 Athol Road, Manchester, M16 8QW
Flat 1, 9 Athol Road, Manchester, M16 8QW
411 Princess Road, Manchester, M14 7ER
198 Wilbraham Road, Manchester, M14 7EN
333C Wilbraham Road, Manchester, M16 8GL
240 Wilbraham Road, Manchester, M16 8GN
335B Wilbraham Road, Manchester, M16 8GL
Flat 31, Springbridge Court, 113 Springbridge Road, Manchester, M16 8HA
Flat 19, Springbridge Court, 115 Springbridge Road, Manchester, M16 8HA
Flat 20, Springbridge Court, 115 Springbridge Road, Manchester, M16 8HA
Flat 12, Springbridge Court, 117 Springbridge Road, Manchester, M16 8HA
110 Kingsbrook Road, Manchester, M16 8QX
Vida Range Stadium, Whalley Range High School, Wilbraham Road, Manchester, M16 8GW
25 Athol Road, Manchester, M16 8QW
35 Athol Road, Manchester, M16 8QW
41 Athol Road, Manchester, M16 8QW
Apartment 17, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 16, Tudor House, Mauldeth Road West, Manchester, M21 7TH
9 Greystone Avenue, Manchester, M21 7RP
10 Mellowstone Drive, Manchester, M21 7RJ
7 Mellowstone Drive, Manchester, M21 7RJ
461 Princess Road, Manchester, M20 1BH
2 Princess Parade, Princess Road, Manchester, M14 7FS
3 Princess Parade, Princess Road, Manchester, M14 7FS
Flat 3, 5A Princess Parade, Princess Road, Manchester, M14 7FS
Flat 5, 5 Athol Road, Manchester, M16 8QW
Flat 3, 5 Athol Road, Manchester, M16 8QW
Flat 4, 7 Athol Road, Manchester, M16 8QW
Flat 2, 11 Athol Road, Manchester, M16 8QW
333A Wilbraham Road, Manchester, M16 8GL
333B Wilbraham Road, Manchester, M16 8GL

266 Wilbraham Road, Manchester, M16 8QL
335A Wilbraham Road, Manchester, M16 8GL
Flat 33, Springbridge Court, 113 Springbridge Road, Manchester, M16 8HA
Flat 17, Springbridge Court, 117 Springbridge Road, Manchester, M16 8HA
37 Athol Road, Manchester, M16 8QW
Apartment 5, Tudor House, Mauldeth Road West, Manchester, M21 7TH
12 Greystone Avenue, Manchester, M21 7RP
7 Greystone Avenue, Manchester, M21 7RP
Apartment 9, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 3, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 1, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Flat 3, 3 Athol Road, Manchester, M16 8QW
Flat 4, 5 Athol Road, Manchester, M16 8QW
Flat 2, 5 Athol Road, Manchester, M16 8QW
Flat 5, 9 Athol Road, Manchester, M16 8QW
409 Princess Road, Manchester, M14 7ER
Flat 1, 1 Athol Road, Manchester, M16 8QW
1C Athol Road, Manchester, M16 8QW
220 Wilbraham Road, Manchester, M16 8GN
Flat 24, Springbridge Court, 115 Springbridge Road, Manchester, M16 8HA
Flat 18, Springbridge Court, 117 Springbridge Road, Manchester, M16 8HA
Flat 14, Springbridge Court, 117 Springbridge Road, Manchester, M16 8HA
Flat 15, Springbridge Court, 117 Springbridge Road, Manchester, M16 8HA

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA