

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no. 143800/FO/2025

Date registered valid: 21 August 2025

Proposal: Installation of roof mounted solar panels

Address: Loreto College, 146 Chichester Road, Manchester, M15 5PB

Ward(s): Hulme Ward

Applicant: Mr S Beattie eEnergy Group PLC

Agent (if any): Mr Luke Strange, Luke Strange Architecture Ltd

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

Recommendation: Approve

Date of recommendation: 01 October 2025

APPLICATION DETAILS

Type of application:	Full Application Consent	
Development type:	Minor Other	
Date of site visit:	04 September 2025	
Standard consultations:	Printed: 2 September 2025	Expired: 23 September 2025
Neighbour notifications:	Printed: 2 September 2025	Expired: 23 September 2025
Site notice:	Posted: 4 September 2025	Expired: 25 September 2025
Press advert:	Published: 9 September 2025	Expired: 30 September 2025
Departure from Development Plan:	No	
Environmental Statement:	Not required	
Listed building:	Grade II: CHAPEL BUILDING, LORETO COLLEGE, CHICHESTER ROAD (in curtilage) Grade II: BOUNDARY WALL TO CHURCHYARD OF CHURCH ST MARY, UPPER MOSS LANE (not in curtilage within 100m) Grade II*: CHURCH OF ST MARY, UPPER MOSS LANE (not in curtilage within 100m) Grade II: PLAYGROUND WALL OF ST MARYS JUNIOR SCHOOL, ON WEST, NORTH AND EAST SIDES (not in curtilage within 100m) Grade II: ST MARYS JUNIOR SCHOOL (not in curtilage within 100m) Grade II: ST MARYS HOUSE (not in curtilage within 100m) Grade II: MOSS SIDE PEOPLES CENTRE (not in curtilage within 100m)	
Conservation area:	Not applicable	
Tree Preservation Order:	There are several TPO trees within the curtilage of Loreto College.	

Description of site/building

The proposal is located on the rooftops of modern educational buildings at Loreto College, a higher education facility on Chichester Road. The site has multiple TPO trees and large classroom blocks. The site contains a listed asset.

Description of area

The proposal is located within the boundary of Loreto College in a mixed-use area of the Hulme Ward of Manchester. The western boundary of the site sits on the Trafford border. There are multiple listed assets to the eastern boundary.

Description of development

Installation of roof mounted solar panels

365kwp solar photovoltaic (PV) installation across for non-domestic roof tops.

PLANNING HISTORY (POST ADOPTION OF CORE STRATEGY)

143077/FO/2025

Description: Installation of 2.4m high metal bar and rail fence

Decision: Approve 24/07/2025

140784/JO/2024

Description: Variation of condition no. 2 (approved drawings) attached to planning permission 140110/FO/2024 to allow for amendments to the design of the proposal

Decision: Approved 03/10/2024

140152/NMC/2024

Description: Non-material amendment to planning permission reference 136963/FO/2023 to install roof top plant and equipment

Decision: Approved 19/06/2024

140110/FO/2024

Description: Erection of a single storey educational building (F1(a) (Learning and non-residential institutions - Provision of Education) use) including outdoor covered seating area following the demolition of the existing single-storey building

Decision: Approved 19/07/2024

139520/FO/2024

Description: Installation of 2 no. double stack classrooms (4 no. total) and installation of 2 no. single storey classrooms for a temporary period of 2 years.

Decision: Approved 15/05/2024

137770/FO/2023

Description: Installation of six air source heat pumps (ASHPs) and associated GRP enclosure within existing compound at the rear of the college

Decision: Approved

137092/AO/2023

Description: Installation of a non-illuminated post mounted sign adjacent to entrance.

Decision: Approved 04/09/2024

136963/FO/2023

Description: Erection of a three-storey Class F1 (a) (Provision of education) building comprising 20 no. classrooms, an assembly space, study centre, staff rooms and associated accommodation following the demolition of the existing single-storey building and partial demolition of the St Vincent's building together with a phased landscaping scheme; boundary treatments; cycle parking; and car parking

Decision: Approved 06/09/2023

136964/FO/2023

Description: Extension to the planning permission (126744/FO/2020) for the use of 9 No. temporary classrooms, consisting of 1 No. single classroom, 2 No. double classrooms and 1 No. double stacked double classroom for a further period of 3 years.

Decision: Approved 07/07/2023

126744/FO/2020

Description: Erection of 9 No. temporary classrooms, consisting of 1 No. single classroom, 2 No. double classrooms and 1 No. double stacked double classroom with associated works for a period of 3 years.

Decision: Approved 23/06/2020

126016/FO/2020

Description: Erection of a single storey dining room extension to the north elevation of Ball Building along with associated landscaping.

Decision: Approved 12/10/2020

117314/FO/2017

Description: Erection of two shelters in the grounds of the college

Decision: Approve 13/10/2017

109305/FO/2015/S1

Description: Erection of a single-storey unit, consisting of 2 no. classrooms for a temporary period of 3 years

Decision: Approved 14/08/2015

108517/JO/2015/S1

Description: Variation of condition no. 1 attached to planning permission 102303/FO/2013/S1 to allow for the retention of temporary classrooms for a further 2 years, expiring on 31/07/2018

Decision: Approved 05/06/2015

108518/FO/2015/S1

Description: Erection of 8 No. temporary classrooms, consisting of 4 No. double stacked classrooms and 4 x 1 No. classrooms until 31st July 2018

Decision: Approved 15/06/2015

107149/FO/2014/S1

Description: Enlargement of existing car park to provide in total 43 spaces with associated hard and soft landscaping and 8 x 6m high lighting columns

Decision: Approved 30/01/2015

106132/FO/2014/S1

Description: Extension of existing car park to create a total of 45 car parking spaces with associated 6 metre high lighting columns

Decision: Approved 05/09/2014

103608/FO/2013/S1

Description: Erection of three-storey teaching facility with associated external car parking and hard and soft landscaping

Decision: Approved 03/12/2013

102301/FO/2013/S1

Description: Erection of three-storey teaching facility with associated external car parking and hard and soft landscaping

Decision: 21/07/2013

102302/FO/2013/S1

Description: Change of use of land to use as a 43-space car park for a temporary period to end of July 2014

Decision: 04/07/2013

102303/FO/2013/S1

Erection of 6 No. temporary classrooms, consisting of 2 No single classrooms and 2 No double classrooms with associated works for a period of 2 years.

Decision: Approved 09/07/2013

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and had no objection to the proposal recommending a Construction Management Plan condition be attached.

Manchester City Council Environmental Health

Manchester City Council Environmental Health were consulted on this application and had no comments to make.

Manchester Airport Aerodrome Safeguarding

Manchester Airport Aerodrome Safeguarding were consulted on this application and had no objections recommending a condition for bird proofing.

Notifications

Local Residents

No representations received.

Publications

Site Notice and Press Advertisements

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 Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - DM 2 – Aerodrome Safeguarding
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S1)
 - Objective 2 - Economy and the City Centre
 - EC 1 - Employment and Economic Growth in Manchester
 - EC 2 – Existing Employment Space
 - EC 8 – Central Manchester
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
 - EN 4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development (Deletions replaced by PfE Policy JP-S2)
 - EN 8 – Adaptation to Climate Change (partially replaced by PfE Policies JP-S 2, JP-S4 and JP-G8)
- [Extant Unitary Development Plan \(UDP\)](#) –
 - Citywide Development Control Policies
 - DC19 - Listed Buildings

- DC26 - Development and Noise
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat5: Inner Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - JP-S2: Carbon and Energy
 - Places for Jobs
 - JP-J1: Supporting Long-Term Economic Growth
 - JP-J2: Employment Sites and Premises
 - Places for People
 - JP-P1 Sustainable Places
 - JP-P2: Heritage
 - JP-P5: Education, Skills and Knowledge
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - 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
 - Section 15 - Conserving and enhancing the natural environment
- [The town and country planning \(safeguarded aerodromes, technical sites and military explosives storage areas\) direction 2002](#)

Principle

The Council promotes the installation of solar PV systems in enabling transition to a low carbon future in accordance with its objectives within the Climate Change Action Plan, national and local policy and is supportive of their use in the historic environment provided that their impact on heritage assets is managed sensitively. The principle is acceptable.

ISSUES

Appropriate siting, layout, scale, form, massing, materials, and detail

The proposed Solar PV are located on the flat roofs of the buildings at the site.

The PV:

- Will not exceed one metre in height above the highest part of the roof.
- Will be located more than one metre from the external edges of the roof.
- Will not protrude beyond the roof slope by more than 200mm.

The PV is of a materiality and design as expected.

It is noted that the installation would likely fall under prior approval (Part 14 Class J of the GPDO) if not for the listed building within the curtilage (see Built heritage section below)

Due to its, size, position and location in relation to neighbours, the proposal would not create and over-dominant or overbearing feature.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

None of the main proposed works are capable of being seen from the street, sitting atop the existing roofs of the main school buildings, therefore has negligible impact on the character of the area.

Effects on amenity

Noise

The PV and associated equipment do not produce noise.

Birds

A condition has been attached for bird proofing to ensure that the PV are not used for roosting. This is to decrease bird strike risk for Manchester Aerodrome but would also help prevent a local amenity issue.

Road Safety and Traffic Generation

The proposed development will have no effect on road safety and traffic generation once complete. Pedestrian access points, pedestrian access routes and vehicular access points should be maintained whilst proposed works are being undertaken

Vehicular access and car parking

The proposal doesn't change how vehicles access and park at the property.

Highways recommended a condition be attached for a construction management plan however given the scale of the development and that if it weren't for the listed asset the proposal would fall under prior approval it would be overly onerous to attach a condition. In lieu an informative has been attached which the applicant should take note of.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built heritage

The application site concerns the rooftops of 4no. modern college buildings arranged to the north and west of the grade II listed Chapel Building within the Loreto College campus.

The Chapel Building comprises of a detached brown and orange brick building on a rectangular plan form; two tall storeys with steep pitched roof, canted at the north end and gabled to the south. It dates from 1874-76 and was designed by Herbert Edward Tijou in a Victorian Gothic style. It formed the centrepiece of a convent for the Loreto Sisters who founded the site in 1851 with a focus on educational training. The building was extended on its eastern side in 2007 with a 2-storey modern flat roof building.

The Chapel Building's significance is architectural and historic, deriving from its Victorian Gothic style with its bowed front elevation carrying a higher level of special interest that contributes towards its significance.

The site has evolved over the last 20 years or so with new 3-4 storey modern buildings arranged to the north, west and south of the Chapel Building. The Chapel is the only heritage asset on the site and requires that the application be assessed against extant policies within the development plan, otherwise such development can usually proceed under a Prior Approval.

The two buildings nearest to the Chapel Building - Ward and the sports hall, are approximately 20 metres away from the Chapel.

Ward building is approximately 20 metres to the north with its roof roughly corresponding in height to the Chapel Building eaves. It has a slight butterfly profile that over-sails the elevations and is approximately 11.5 metres high at the highest edge. The PVs will be set in off the short edge of the roof by 1.4 metres and 1.8 metres off the long edge and angled south with a 210mm (5o) maximum upstand. These conditions will be sufficient to ensure that the PVs will not be visible in the context of the Chapel Building.

The sports hall is sited 27 metres to the west. It has an aluminium standing seam roof that is 11 metres at its highest point and slopes away from the Chapel towards Maher Gardens outside the site to the west. The PVs will be sited in off the long section of the roof by approximately 1.8 metres and 4.3 metres off the short edge, with an upstand of 210mm angled south. The height and curved roof profile will ensure that there are no views of the PVs in the context of the Chapel building inside the college campus, however, there will likely be some glimpsed views when heading north along Maher Gardens, but they will mostly be obscured by stacked container classrooms immediately south of the sports hall.

Ball Building and St. Joseph's are situated across the 'quadrangle' at a sufficient distance to not be read in association with the Chapel Building.

Outside of the campus boundary and given the partially open nature of the site to the west, there will be some views of the solar PVs on the sports hall building in longer-range views from the Bold Street / Drayton Street junction across the currently undeveloped 2.8ha of brownfield land. From this vantage point

however, the Chapel building is absorbed within the mass of much larger new builds which surround it, so in effect, the PVs will be less obvious in views from this vantage point.

Overall, the level of harm is at the lower end of less than substantial and is outweighed by the public benefits of the scheme (as set out in the NPPF Section 16)

Green Infrastructure including open space, both public and private

There are several trees with protection orders within the curtilage of Loreto College however the proposed development would have no impact on the trees however care should be taken during installation.

Flood risk and drainage.

The proposal has a negligible impact on drainage using the existing drainage on site.

Existing or proposed hazardous installations.

Manchester Airport Aerodrome Safeguarding have no objection to this development subject to a condition regarding Bird proofing and an informative on Crane and tall equipment notifications.

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.

PLANNING BALANCE & CONCLUSION

The proposal supports local and national objectives for low-carbon development and is acceptable in principle. The solar panels are discreetly sited on modern college buildings, with minimal visual impact and no adverse effect on residential amenity, traffic, or biodiversity.

Although the site includes a Grade II listed Chapel Building, the panels are sufficiently distanced and designed to avoid harm to its setting. Any heritage impact is considered less than substantial and outweighed by the public benefits, in line with NPPF guidance.

No objections were received, and appropriate conditions have been recommended. The development accords with the relevant policies and is considered acceptable.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-year time limit

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. Specified plans

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

- | | | |
|----------------------------------|-------------|---|
| a. Application Form | 21 Aug 2025 | APPLICATION FORM |
| b. Drawing - Existing & Proposed | 21 Aug 2025 | X4 SITE PLAN, ROOF PLAN AND ROOF SECTION PLAN |
| c. Drawing - Proposed | 21 Aug 2025 | PV LAYOUT |
| d. Supporting Information | 21 Aug 2025 | DESIGN, ACCESS AND PLANNING STATEMENT |
| e. Supporting Information | 21 Aug 2025 | MINIRAIL SYSTEM |
| f. Supporting Information | 21 Aug 2025 | SOLAR PANEL |
| g. Supporting Information | 21 Aug 2025 | SPECIFICATION AND TECHNICAL DATA |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Bird proofing

The perimeter of the array is required 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 policies DM 1 & DM 2 of the Manchester Core Strategy.

INFORMATIVE(S)

1. Airport – Tall equipment

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

2. Construction Management

The applicant should ensure that all works are undertaken within the site curtilage without impact on existing access/circulation. The applicant should also make arrangements for ongoing construction works and contractor parking in the locality (see below)

3. Highways licences

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will

need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email [-highwaylicences@manchester.gov.uk](mailto:highwaylicences@manchester.gov.uk)
highwaynetworkmanagement@manchester.gov.uk.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Highway Services

Environmental Health

Manchester Airport Safeguarding Officer

Ground Floor, Georgie Porgies, St Mary's Street, Hulme, Manchester, M15 5WB

12B Blanchard Street, Manchester, M15 5PN

17B Chichester Road South, Manchester, M15 5PL

16 Heron Street, Manchester, M15 5PR

8 Chichester Road South, Manchester, M15 5QQ

24 Chichester Road South, Manchester, M15 5QQ

7 Chichester Road South, Manchester, M15 5PL

1 Bold Street, Hulme, Manchester, M15 5QR

81 Drayton Street, Manchester, M15 5LL

87 Drayton Street, Manchester, M15 5LL

Georgie Porgies, St Mary's Street, Hulme, Manchester, M15 5WB

1 Parsonage Street, Hulme, Manchester, M15 5WD

12C Blanchard Street, Manchester, M15 5PN

Flat 7, 2 St Mary's Street, Hulme, Manchester, M15 5RA

Flat 9, 2 St Mary's Street, Hulme, Manchester, M15 5RA

Flat 6, 2 St Mary's Street, Hulme, Manchester, M15 5RA

17A Chichester Road South, Manchester, M15 5PL

30 Maher Gardens, Manchester, M15 5PW

4 Blanchard Street, Manchester, M15 5PN

6 Chichester Road South, Manchester, M15 5QQ

20 Chichester Road South, Manchester, M15 5QQ

3 Chichester Road South, Manchester, M15 5PL

6 Heron Street, Manchester, M15 5PR

Flat 2, 2 Bold Street, Hulme, Manchester, M15 5QH

Flat 4, 2 Bold Street, Hulme, Manchester, M15 5QH

24 Holdgate Close, Manchester, M15 5EP

22 Holdgate Close, Manchester, M15 5EP

79 Drayton Street, Manchester, M15 5LL

83 Drayton Street, Manchester, M15 5LL
14 Holdgate Close, Manchester, M15 5EP
1 Holdgate Close, Manchester, M15 5EP
7 Holdgate Close, Manchester, M15 5EP
18 Holdgate Close, Manchester, M15 5EP
5 St Mary's Street, Hulme, Manchester, M15 5WB
Flat 4, 2 St Mary's Street, Hulme, Manchester, M15 5RA
1 St Mary's Street, Hulme, Manchester, M15 5WB
Mawlawi Kurdish Cultural Centre, Parsonage Street, Hulme, Manchester, M15 5WD
8 Heron Street, Manchester, M15 5PR
18 Heron Street, Manchester, M15 5PR
2 Heron Street, Manchester, M15 5PR
26 Chichester Road South, Manchester, M15 5QQ
5 Bold Street, Hulme, Manchester, M15 5QR
15 Bold Street, Hulme, Manchester, M15 5QR
2 Chichester Road South, Manchester, M15 5QQ
85 Drayton Street, Manchester, M15 5LL
91 Drayton Street, Manchester, M15 5LL
10 Holdgate Close, Manchester, M15 5EP
4 Holdgate Close, Manchester, M15 5EP
6 Holdgate Close, Manchester, M15 5EP
16 Holdgate Close, Manchester, M15 5EP
7 St Mary's Street, Hulme, Manchester, M15 5WB
Flat 1, 2 St Mary's Street, Hulme, Manchester, M15 5RA
8 Blanchard Street, Manchester, M15 5PN
1 Chichester Road South, Manchester, M15 5PL
14 Chichester Road South, Manchester, M15 5QQ
Flat 6, 2 Bold Street, Hulme, Manchester, M15 5QH
93 Drayton Street, Manchester, M15 5LL
2 Holdgate Close, Manchester, M15 5EP
5 Holdgate Close, Manchester, M15 5EP
2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 3, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 8, 2 St Mary's Street, Hulme, Manchester, M15 5RA
17C Chichester Road South, Manchester, M15 5PL

15 Chichester Road South, Manchester, M15 5PL
12 Heron Street, Manchester, M15 5PR
6 Blanchard Street, Manchester, M15 5PN
12 Chichester Road South, Manchester, M15 5QQ
22 Chichester Road South, Manchester, M15 5QQ
9 Bold Street, Hulme, Manchester, M15 5QR
9 Holdgate Close, Manchester, M15 5EP
11 Holdgate Close, Manchester, M15 5EP
1A Parsonage Street, Hulme, Manchester, M15 5WD
10 Blanchard Street, Manchester, M15 5PN
12A Blanchard Street, Manchester, M15 5PN
2 Blanchard Street, Manchester, M15 5PN
18 Chichester Road South, Manchester, M15 5QQ
5 Chichester Road South, Manchester, M15 5PL
Flat 1, 2 Bold Street, Hulme, Manchester, M15 5QH
Flat 5, 2 Bold Street, Hulme, Manchester, M15 5QH
17 Bold Street, Hulme, Manchester, M15 5QR
11 Bold Street, Hulme, Manchester, M15 5QR
3 Bold Street, Hulme, Manchester, M15 5QR
Loreto Convent, Chichester Road, Manchester, M15 5PJ
77 Drayton Street, Manchester, M15 5LL
8 Holdgate Close, Manchester, M15 5EP
3 Holdgate Close, Manchester, M15 5EP
20 Holdgate Close, Manchester, M15 5EP
Parsonage Dental Practice, 1B Parsonage Street, Hulme, Manchester, M15 5WD
Flat 2, 2 St Mary's Street, Hulme, Manchester, M15 5RA
Flat 5, 2 St Mary's Street, Hulme, Manchester, M15 5RA
3 St Mary's Street, Hulme, Manchester, M15 5WB
10 Chichester Road South, Manchester, M15 5QQ
16 Chichester Road South, Manchester, M15 5QQ
28 Chichester Road South, Manchester, M15 5QQ
4 Heron Street, Manchester, M15 5PR
Flat 3, 2 Bold Street, Hulme, Manchester, M15 5QH
4 Chichester Road South, Manchester, M15 5QQ
89 Drayton Street, Manchester, M15 5LL

Rekindle, First Floor, Georgie Porgies, St Mary's Street, Hulme, Manchester, M15 5WB

11 Chichester Road South, Manchester, M15 5PL

9 Chichester Road South, Manchester, M15 5PL

10 Heron Street, Manchester, M15 5PR

12A Heron Street, Manchester, M15 5PR

7 Bold Street, Hulme, Manchester, M15 5QR

12 Holdgate Close, Manchester, M15 5EP

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA