MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141617/TEL/2024
Date registered valid:	28 November 2024
Proposal:	Prior approval for the installation of headframe supporting 6no. antenna at a maximum height of 20m together with ancillary equipment including: 2no. 0.6m dish, 1no. relocated dish and equipment cabinets following removal of existing antenna
Address:	Cringlewood Social Club, Yewtree Lane, Manchester, M23 0EA
Ward(s):	Northenden Ward
Applicant:	C/O Agent Shared Access Ltd
Agent (if any):	Mr Archie Roberts Pegasus Planning Group Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**30 December 2024**

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit: 05/12/2024

Standard consultations:
Printed: 3 December 2024 Expired: 24 December 2024

Neighbour notifications
Printed: 3 December 2024 Expired: 24 December 2024

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

The proposal relates to an existing telecoms mast installation within the Car Park of the Cringlewood Social Club on Yewtree Lane. The social club is a low rise building with hardstanding to the front.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. View from Yewtree Road

Description of area

The proposal is within a mostly residential part of the Northenden ward of Manchester.

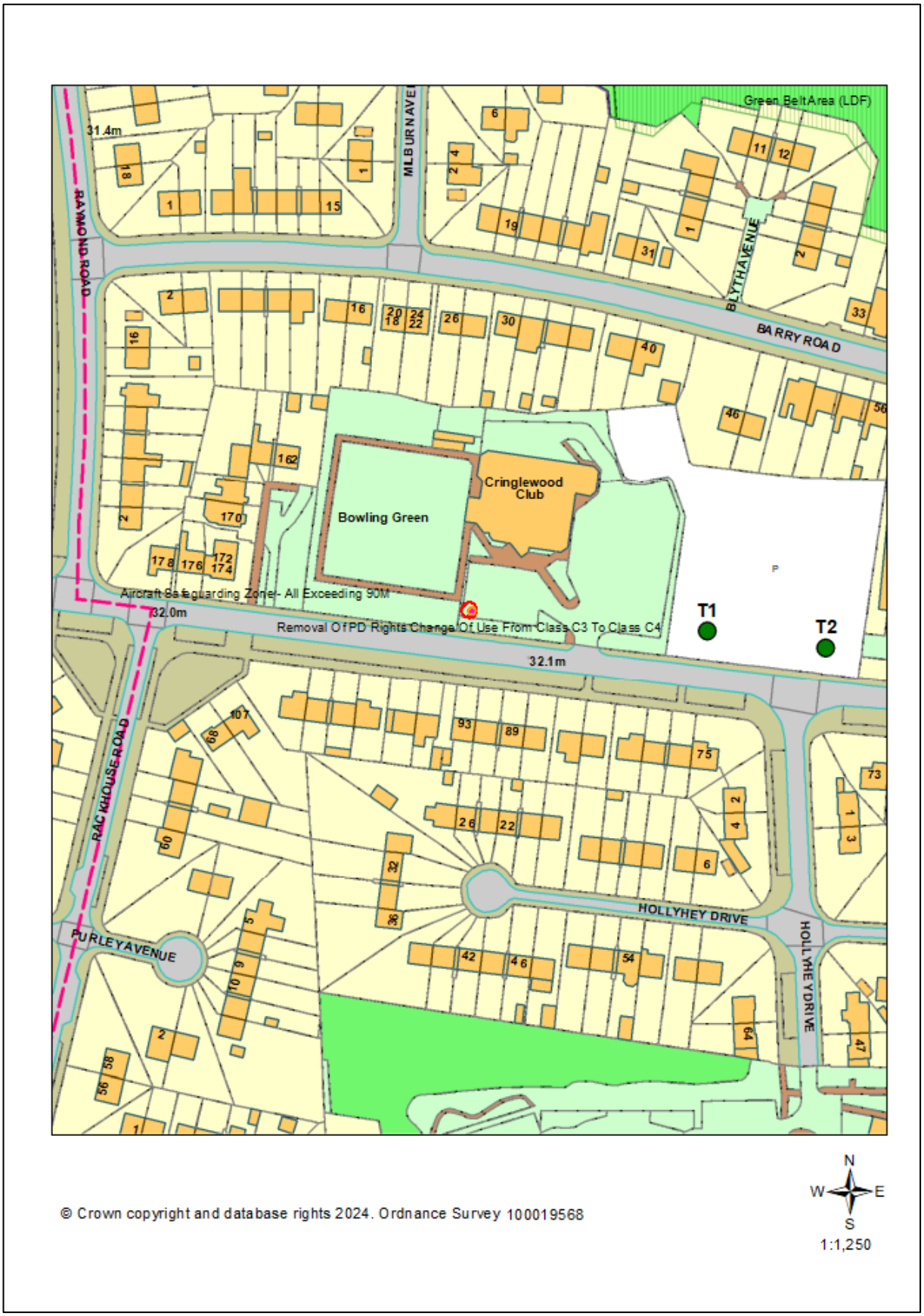


Figure 2. Location plan

Description of development

The applicant is proposing prior approval for the installation of headframe supporting 6no. antenna at a maximum height of 20m together with ancillary equipment including: 2no. 0.6m dish, 1no. relocated dish and equipment cabinets following removal of existing antenna.

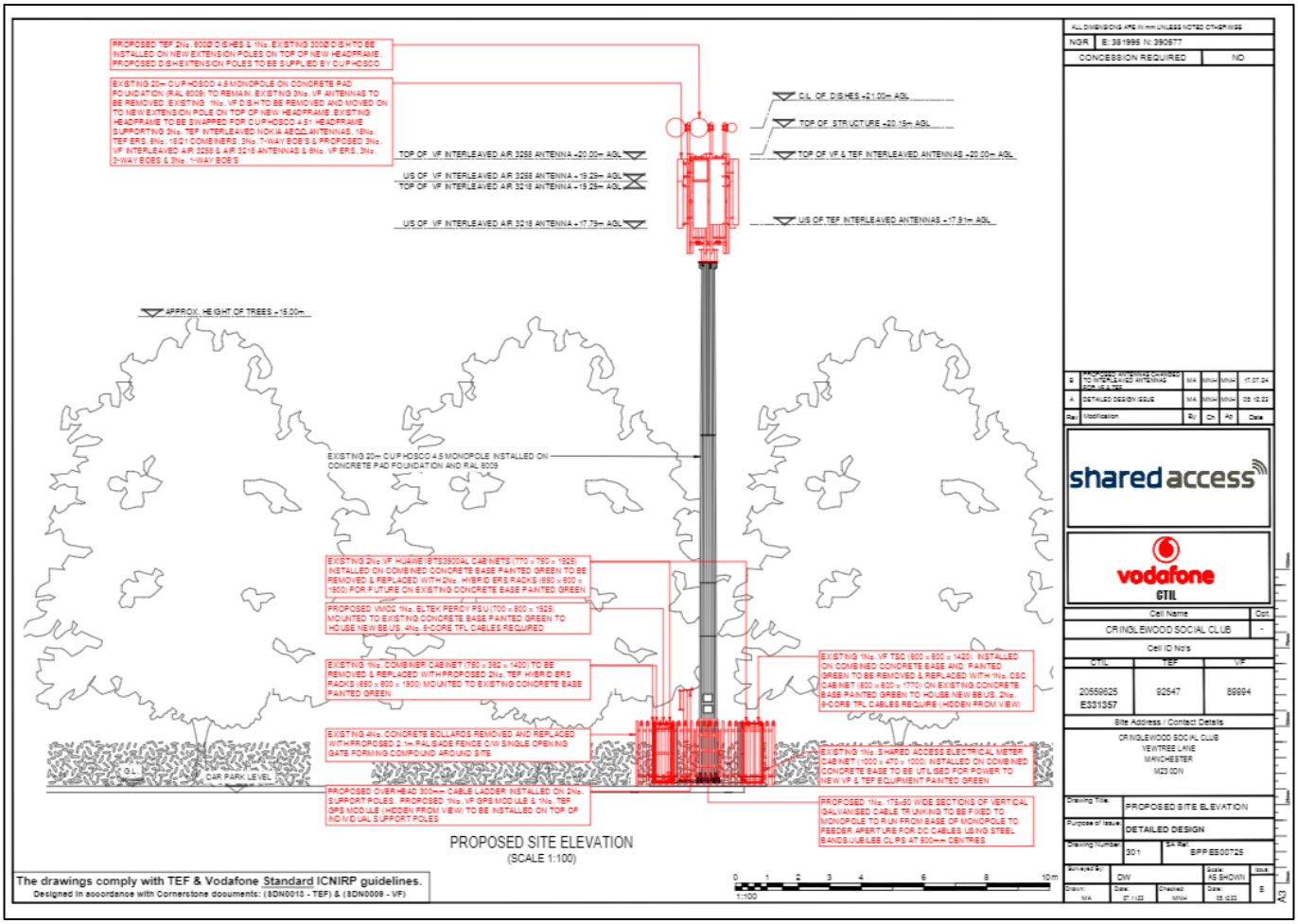


Figure 3. Proposed site elevation

Planning History

138645/TEL/2023
Description: Prior approval application for the removal of the existing 3No. Antenna at 20m and replacement with a new Headframe supporting 12No. Antenna at 20m along with ancillary equipment thereto including Remote Radio Units (RRUs), Break Out Boxes (BOBs), 0.6m Dish and replacement Equipment Cabinets within a new 2.1m Palisade Fence Compound.
Decision: Refused 18/01/2024

It is noted that refusal was based on the visual amenity impact of a large, bulky headframe.

117826/TEL/2017
Description: Installation of a 20 metre telecommunications mono pole with 5 associated equipment cabins and associated fencing
Decision: Approved 14/12/2017

CDN/18/0060
Description: Application to discharge condition nos. 3 (colour of mast), 5 (acoustic insulation), and 6 (trees) attached to planning permission 117826/TEL/2017
Decision: Approved 28/03/2018

Consultation, notification & publicity responses

Consultations

Manchester LPA Pre-application advice
The applicant asked for pre-application advice prior to submission. The LPA noted the "The updated proposal is a much better fit for the location and the reduction in headframe site is welcomed and helps reduce the visual amenity harm"

Manchester City Council Highways Services
Manchester City Council Highways Service were consulted on this application. Clarification was sought on some highway aspects however these issues were resolved.

Manchester Airport Safeguarding Officer
Manchester Airport were consulted on this application due to the proximity of the Aerodrome and had no objections to the proposal.

Notifications

Local Residents
As stated in Appendix 1, people who live near the area were told about the proposal.

No one commented, objected, or gave their opinion on this application.

Relevant policies & the principle of development

Summary of relevant policy

In this case the application's principle is determined in law. The local planning authority can check the proposal against the conditions within the following law.

- The Town and Country Planning (General Permitted Development) (England) Order 2015 – This order is a law in England. It allows certain types of development without needing permission. Schedule 2 outlines the permitted development for different proposals.
    - Part 16, Class A - electronic communications code operators

Principle of the development

The local planning authority can assess the proposal as a prior approval. We will consider conditions in the legislation. These conditions are in the following section.

The Town and Country Planning (General Permitted Development) (England) Order 2015

Part 16, Class A

A.2 – Conditions	Comments
1. Class A(a) and A(c) development is permitted subject to the condition that— ~~a. the siting and appearance of any—~~ ~~i. mast;~~ ~~ii. electronic communications apparatus installed, altered or replaced on a mast;~~ ~~iii. antenna or supporting apparatus;~~ ~~iv. radio equipment housing; or~~ ~~v. development ancillary to radio equipment housing,~~ ~~constructed, installed, altered or replaced on a building (other than a building which is a mast) are such that the effect of the development on the external appearance of that building is minimised, so far as practicable;]~~ ~~b. the siting and appearance of any—~~ ~~i. mast;~~ ~~ii. electronic communications apparatus installed, altered or replaced on a mast;~~ ~~iii. antenna or supporting apparatus;~~ ~~iv. radio equipment housing; or~~ ~~v. development ancillary to radio equipment housing,~~ ~~which has been constructed, installed, altered or replaced in a manner which does not require prior approval under paragraph A.2(3) are such that the visual impact of the development on the surrounding area is minimised, so far as practicable;~~ ~~c. the siting and appearance of any development which is visible from a site which is—~~ ~~i. article 2(3) land;~~ ~~ii. a scheduled monument or a listed building;~~ ~~iii. the curtilage of a schedule monument or a listed building;~~ ~~iv. a World Heritage Site;~~ ~~v. a site designated by the Secretary of State under section 1 of the Protection of Wrecks Act 1973; or~~	The proposed installation would replace an existing mast and have a maximum height of 20m along with ancillary equipment. The mast is located within a car park for the Cringlewood Social club and does not prevent pedestrian access or limit disabled access.

~~vi. land registered by Historic England in a register described in section 8C of the Historic Buildings and Ancient Monuments Act 1953,~~ ~~are such that the visual impact of the development on the site is minimised so far as practicable, taking into account the nature and purposes of the site;~~ d. the siting of any development is such that it— i. does not prevent pedestrians from passing along a footway; ii. does not prevent access to premises adjoining a footway; and iii. is determined having regard to— a. the needs of disabled people; and b. the guidance document "Inclusive Mobility" issued by the Department for Transport in December 2021.	
2. Class A development is permitted subject to the condition that— a. any electronic communications apparatus provided in accordance with that permission is removed from the land or building on which it is situated— i. if such development was carried out in an emergency, at the expiry of the relevant period; or ii. in any other case, as soon as reasonably practicable after it is no longer required for electronic communications purposes; and b. such land or building is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.	Conditioned.
3. Subject to sub-paragraph (5), Class A development – ~~a. on article 2(3) land, excluding development specified in sub-paragraph (4);~~ ~~b. on land which is, or is within, a site of special scientific interest;~~ ~~c. on unprotected land where that development consists of—~~ ~~i. the installation of a mast, other than the installation of a mast on a building where the height of the mast (including any antenna and supporting apparatus) does not exceed the height~~	Class A development on unprotected land where that development consists of the replacement of a mast other than on a building, which is less than one metre wide where the mast would, when altered or replaced, exceed the original width of the mast by two thirds; requires Prior Approval.

~~of the highest part of the building by more than 6 metres;~~ ~~ii. the alteration or replacement of a mast, other than on a building, which, when completed –~~ ~~a. is taller than the mast which existed prior to such alteration or replacement; and~~ ~~b. exceeds a height of 25 metres above ground level excluding any antenna;~~ iii. the alteration or replacement of a mast other than on a building, which— a. is less than one metre wide where the mast would, when altered or replaced, exceed the original width of the mast by two thirds; or ~~b. is one metre wide or wider where the mast would, when altered or replaced, exceed the original width of the mast by more than one half or 2 metres, whichever is the greater; or~~ ~~iv. the construction, installation, alteration or replacement of radio equipment housing, where the volume of any single development, other than a single development within a permitted compound, exceeds 2.5 cubic metres;~~ ~~d. on a highway where that development consists of—~~ ~~i. the alteration or replacement of a mast, other than on a building, which, when completed—~~ ~~a. is taller than the mast which existed prior to such alteration or replacement; and~~ ~~b. exceeds a height of 20 metres above ground level excluding any antenna;~~ ~~ii. the alteration or replacement of a mast which—~~ ~~a. is less than one metre wide where the mast would, when altered or replaced, exceed the original width of the mast by two thirds; or~~ ~~b. is one metre wide or wider where the mast would, when~~	

~~altered or replaced, exceed the original width of the mast by more than one half or 2 metres, whichever is the greater; or~~ ~~e. which consists of the installation, alteration or replacement of a mast on a defence safeguarding area.~~ is permitted subject, except in case of emergency (in which case only paragraph A.3(12) applies), to the conditions set out in paragraph A.3 (prior approval).	
~~4. Development is specified for the purposes of sub-paragraph (3)(a), if it consists of—~~ ~~a. the installation, alteration or replacement of a small cell system on a building which is not a dwellinghouse or within the curtilage of a dwellinghouse;~~ ~~b. development which is within the limitations specified in paragraph A.1(2)(f), A.1(5) or A.1(6)~~ ~~c. the construction, installation, alteration or replacement of radio equipment housing—~~ ~~i. within a permitted compound; or~~ ~~ii. in any other location, where the volume of any single development does not exceed 2.5 cubic metres;~~ ~~d. the alteration or replacement of a mast, other than on a building, which, when completed, is no taller (excluding any antenna) than the taller of—~~ ~~i. the height of the mast prior to such alteration or replacement; or~~ ~~ii. 20 metres above ground level; or~~ ~~e. the alteration or replacement of a mast, other than on a building, which—~~ ~~i. is less than one metre wide where the mast would, when altered or replaced, not exceed the original width of the mast by two thirds; or~~ ii. ~~is one metre wide or wider where the mast would, when altered or replaced, not exceed the original width of the mast by more than one half or 2 metres, whichever is the greater].~~	Not on Article 2(3) land.
~~5. The conditions set out in paragraph A.3 (prior approval) do not apply in relation to Class A development on any article 2(3) land which consists of the construction, installation, alteration or replacement of a telegraph pole, cabinet or line, in connection with the provision of fixed-line broadband~~	Not on Article 2(3) land

6. Except in case of emergency, Class A development which consists of the installation, alteration or replacement of a mast on a civil safeguarding area or a defence safeguarding area is permitted subject (in addition to any other condition imposed by this paragraph) to the conditions that— a. the developer notifies in writing— i. the Civil Aviation Authority, in respect of development on a civil safeguarding area; ii. the Secretary of State for Defence, in respect of development on a defence safeguarding area; iii. the operator of the civil safeguarding area (if the operator is not the Civil Aviation Authority) or defence safeguarding area (if the operator is not the Secretary of State for Defence); and b. the development does not begin until the end of 28 days after the day the last notification required by paragraph (a) is given.	Not within civil safeguarding area or a defence safeguarding area.
7. In case of emergency, Class A development which consists of the installation, alteration or replacement of a mast on a civil safeguarding area or a defence safeguarding area is permitted subject to the condition that the developer notifies the person mentioned in sub-paragraph (5A)(a)(i) to (iii) (as appropriate) as soon as practicable after the emergency begins	Not within civil safeguarding area or a defence safeguarding area.
8. In this paragraph— "fixed-line broadband" means a service or connection (commonly referred to as being 'always on'), via a fixed-line network, providing a bandwidth greater than narrowband (and for these purposes, "narrowband" means a service or connection providing data speeds up to 128 k bit/s); and "relevant period" means a period which expires when the need for any electronic communications apparatus, structure or use permitted by Class A ceases or, if sooner, 18 months from the commencement of the construction, installation, alteration or replacement of apparatus or structures permitted by Class A(a) or Class A(c), or the commencement of the use permitted by Class A(b), as the case may be.	Not applicable

A.3 – Prior Approval	**Comments**
1. Before making the application required by sub-paragraph (4), the developer must give notice of the proposed development to—	The applicant has provided confirmation that they have

a. any person (other than the developer) who is an owner of the land to which the development relates, or b. a tenant of an agricultural holding any part of which is comprised in the land to which the application relates.	notified the landowner (Cringlewood Social Club)
2. Notice must be given by or on behalf of the developer as follows— a. by serving a signed and dated notice on every person described in sub-paragraph (1) whose name and address is known to the developer, stating— i. the name of the developer; ii. the address or location of the proposed development; iii. a description of the proposed development (including its siting and appearance which includes the height of any mast); iv. a statement that the developer will apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development; v. the name and address of the local planning authority to whom the application will be made; vi. a statement that the application is available for public inspection at the offices of the local planning authority during usual office hours; vii. a statement that any person who wishes to make representations about the siting and appearance of the proposed development may do so in writing to the local planning authority; viii. the date by which any such representations should be received by the local planning authority, being a date not less than 14 days from the date of the notice; and ix. the address to which such representations should be made; or b. if the developer has been unable to ascertain the names and addresses of every such	The applicant has provided confirmation that they have notified the landowner (Cringlewood Social Club)

person after taking reasonable steps, by local advertisement.	
4. Before beginning the development described in paragraph A.2(3), 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 siting and appearance of the development.	Application valid 28/11/2024. The mast is 20m and is sited and designed to minimise impact to the local area. The mast has a minimal headframe, similar materiality and design to the existing. The proposed installation would have minimal harm in appearance and siting given the existing mast at the location.
5. The application must be accompanied by— a. written description of the proposed development and a plan indicating its proposed location together with any fee required to be paid; b. the developer's contact address, and the developer's email address if the developer is content to receive communications electronically; c. evidence that the requirements of sub-paragraph (1) have been satisfied where applicable; and ~~d. where the condition in paragraph A.2(5A) applies, evidence that the Civil Aviation Authority, the Secretary of State for Defence or the operator of the civil safeguarding area or defence safeguarding area, as the case may be, has been notified of the proposal.~~	Documents received 28/11/2024
6. Subject to sub-paragraphs (8)(b)(ii) and (c), upon receipt of the application in accordance with sub-paragraph (5), the local planning authority must— a. for development which, in their opinion, falls within a category set out in the Table in Schedule 4 to the Procedure Order (consultations before the grant of permission), consult the authority or person mentioned in relation to that category, except where— i. the local planning authority are the authority so mentioned; or ii. the authority or person so mentioned has advised the local planning authority that they do not wish to be consulted, and must give the consultees at least 14 days within which to comment; ~~ab. for development which is subject to the condition in paragraph A.2(5A), consult—~~	MCC Highways consult expiring 24/12/2024. No airport or aerodrome within 3km however we have consulted Manchester Airport Safeguarding out of an abundance of caution expiring 24/12/2024. Neighbour Notifications sent (See Appendix 1) expiring 24/12/2024.

iii. the Civil Aviation Authority, in respect of development on a civil safeguarding area; iv. the Secretary of State for Defence, in respect of development on a defence safeguarding area; v. the operator of tahe civil safeguarding area (if the operator is not the Civil Aviation Authority) or defence safeguarding area (if the operator is not the Secretary of State for Defence);] b. in the case of development which does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated, or which would affect a right of way to which Part 3 of the Wildlife and Countryside Act 1981 (public rights of way) applies, must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order (notice of applications for planning permission)— i. by site display in at least one place on or near the land to which the application relates, for not less than 21 days, and ii. by local advertisement; c. in the case of development which does not fall within paragraph (b) but which involves development carried out on a site having an area of 1 hectare or more, must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order by local advertisement and either— i. by site display in at least one place on or near the land to which the application relates, for not less than 21 days, or ii. by serving notice on any adjoining owner or occupier; d. in the case of development which does not fall within paragraph (b) or (c), must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order— i. by site display in at least one place on or near the land to which the application relates for not less than 21 days, or	

ii. by serving notice on any adjoining owner or occupier.	
7. When determining the application made under sub-paragraph (4), the local planning authority must— a. take into account any representations made to them as a result of consultations or notices given under paragraph A.3; and b. not grant prior approval contrary to the advice of any person consulted in accordance with sub-paragraph (6)(ab)	MCC Highways All the telecommunication equipment will be placed on private land at Cringlewood Social Club and will not overhang the adopted highway. Highways recommends continual monitoring and management of parking demands, this is in order to ensure there is no adverse impact generated from the use of the car park on the highway network. Manchester Airport Safeguarding Officer had no objection to the proposed development and highlighted the crane and tall equipment notification procedures.
8. 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 prior approval is not required; b. where the local planning authority gives the applicant written notice that prior approval is required— i. the giving of that approval to the applicant, in writing, within a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5); ii. the expiry of a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5) without the local planning authority notifying the applicant, in writing, that such approval is given or refused; or c. the expiry of a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5) without the local planning	Decision made in time

authority notifying the applicant, in writing, of their determination as to whether such prior approval is required.	
9. The development must, except to the extent that the local planning authority otherwise agree in writing, be carried out— a. where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), in accordance with the details approved; b. in any other case, in accordance with the details submitted with the application.	Conditioned
10. The agreement in writing referred to in sub-paragraph (9) requires no special form of writing, and, where that agreement is in place, there is no requirement on the developer to submit a new application for prior approval in the case of minor amendments to the details submitted with the application for prior approval.	Not required
11. The development must begin— a. where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), not later than the expiration of 5 years beginning with the date on which the approval was given; b. in any other case, not later than the expiration of 5 years beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5).	Conditioned.
~~12. In the case of emergency, development is permitted by Class A subject to the condition that the operator must give written notice of such development as soon as possible after the emergency begins, to—~~ ~~a. the local planning authority; and~~ ~~b. in the case of development carried out on land which is, or is within, a site of special scientific interest, to Natural England.~~	Not applicable
13. When computing the number of days in sub-paragraphs (6)(b)(i), (6)(c)(i) and (6)(d)(i), 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 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.

Conclusion

The proposed installation of a headframe supporting six antennas, along with ancillary equipment at Cringlewood Social Club, has been thoroughly reviewed. The application complies with the relevant policies and legislative requirements, including the Town and Country Planning (General Permitted Development) (England) Order 2015. No objections were raised by consulted parties, including Manchester City Council Highways Services and Manchester Airport Safeguarding Officer. Given the proposal's alignment with legal and planning frameworks, and the absence of significant adverse impacts, the recommendation is to approve the application.

Recommendation: Approve

Condition(s) to be attached to decision for approval

1. **5-year time limit**

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

   Reason - Required to be imposed pursuant to Schedule 2, Part 16, Class A of the General Permitted Development Order 2015.

2. **Specified plans**

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

   a. Drawing - Existing & Proposed 28 Nov 2024 X6 SITE PLANS, ELEVATIONS AND LOCATION PLAN
   b. *Supporting Information 28 Nov 2024 PLANNING STATEMENT*
   c. *Supporting Information 28 Nov 2024 CLARIFICATION OF THE DECLARATION OF ICNIRP*

Reason - Required to be imposed pursuant to Schedule 2, Part 16, Class A of the General Permitted Development Order 2015.

3. **Removal when not required**

   a. any electronic communications apparatus provided in accordance with the permission is removed from the land or building on which it is situated, as soon as reasonably practicable after it is no longer required for electronic communications purposes; and
   b. such land or building is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.

Reason - Required to be imposed pursuant to Schedule 2, Part 16, Class A of the General Permitted Development Order 2015

Informative(s) to be attached to decision for approval

1. **Airport – Crane and Tall Equipment notifications**

   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-obstaclenotification/Crane-notification/

Appendix 1 – List of consultees & neighbours notified

Highway Services
Manchester Airport Safeguarding Officer

2 Cherry Blossom Close, Manchester, M23 0GW
4 Cherry Blossom Close, Manchester, M23 0GW
3 Cherry Blossom Close, Manchester, M23 0GW
142 Yewtree Lane, Manchester, M23 0EA
7 Cherry Blossom Close, Manchester, M23 0GW
6 Cherry Blossom Close, Manchester, M23 0GW
5 Cherry Blossom Close, Manchester, M23 0GW
Flat At, Cringlewood Social Club, Yewtree Lane, Manchester, M23 0EA
8 Cherry Blossom Close, Manchester, M23 0GW
1 Cherry Blossom Close, Manchester, M23 0GW
140 Yewtree Lane, Manchester, M23 0EA
30 Barry Road, Manchester, M23 0FA
32 Barry Road, Manchester, M23 0FA
26 Barry Road, Manchester, M23 0FA
20 Barry Road, Manchester, M23 0FA
14 Barry Road, Manchester, M23 0FA
170 Yewtree Lane, Manchester, M23 0EA
164 Yewtree Lane, Manchester, M23 0EA
97 Yewtree Lane, Manchester, M23 0DY

36 Barry Road, Manchester, M23 0FA
34 Barry Road, Manchester, M23 0FA
91 Yewtree Lane, Manchester, M23 0DY
89 Yewtree Lane, Manchester, M23 0DY
87 Yewtree Lane, Manchester, M23 0DY
85 Yewtree Lane, Manchester, M23 0DY
83 Yewtree Lane, Manchester, M23 0DY
81 Yewtree Lane, Manchester, M23 0DY
79 Yewtree Lane, Manchester, M23 0DY
75 Yewtree Lane, Manchester, M23 0DY
174 Yewtree Lane, Manchester, M23 0EA
172 Yewtree Lane, Manchester, M23 0EA
168 Yewtree Lane, Manchester, M23 0EA
166 Yewtree Lane, Manchester, M23 0EA
162 Yewtree Lane, Manchester, M23 0EA
93 Yewtree Lane, Manchester, M23 0DY
105 Yewtree Lane, Manchester, M23 0DY
103 Yewtree Lane, Manchester, M23 0DY
38 Barry Road, Manchester, M23 0FA
101 Yewtree Lane, Manchester, M23 0DY
99 Yewtree Lane, Manchester, M23 0DY
28 Barry Road, Manchester, M23 0FA
24 Barry Road, Manchester, M23 0FA
22 Barry Road, Manchester, M23 0FA
18 Barry Road, Manchester, M23 0FA
16 Barry Road, Manchester, M23 0FA
77 Yewtree Lane, Manchester, M23 0DY
95 Yewtree Lane, Manchester, M23 0DY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA