



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141033/TEL/2024

Date registered valid: 16 September 2024

Proposal: Prior approval for the addition of antenna to existing 15-metre-high telecommunication pole.

Address: Adjacent To 28 Kingswood Road, Manchester, M14 6SB

Ward(s): Withington Ward

Applicant: Grogan IX Wireless

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 15/10/2024

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit: 10/09/2024

Standard consultations:

Printed: 23 September 2024

Expired: 14 October 2024

Neighbour notifications

Printed: 23 September 2024

Expired: 14 October 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 is located on public pavement on Holcombe Road directly adjacent to 28 Kingswood Road. A 15m telecoms pole and feeder cabinet is located at the site installed under permitted development rights.

Listed building: Not applicable

Conservation area: Not applicable

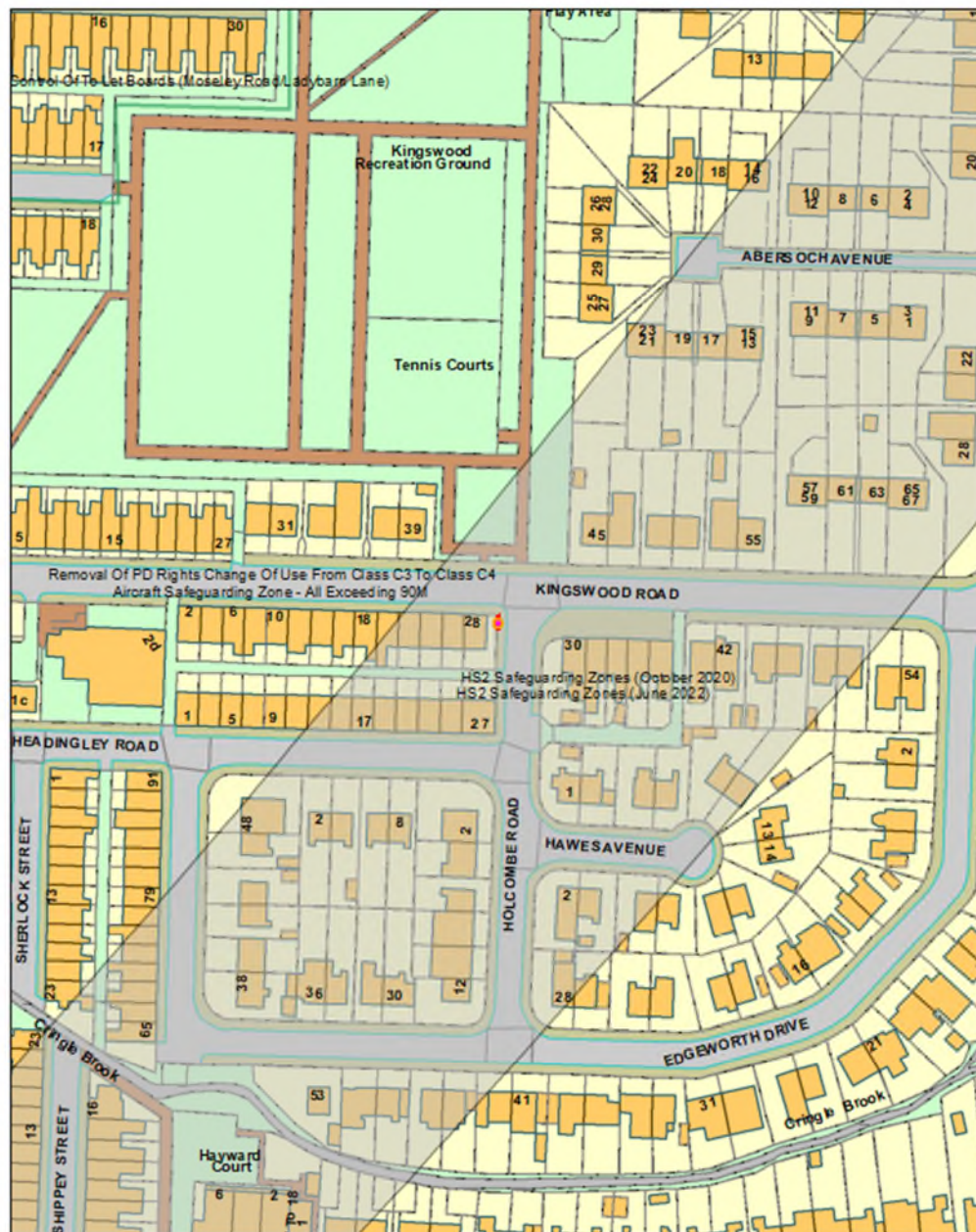
Tree Preservation Order: Not applicable



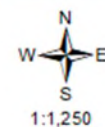
Figure 1. Street Scene

Description of area

The proposal is located in a mostly residential part of the Withington ward of Manchester. Opposite the site is the entrance to Kingwood Park. The site also sits with the High Speed Two Ltd Safeguarding zone.



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Description of development

The applicant is proposing the prior approval for the addition of antenna to existing 15-metre-high telecommunication mast.

The existing pole has been installed under permitted development rights afforded to the applicant as an Electronic Communications Code operator.

This prior approval application is to install a radio antenna at the top of the pole.

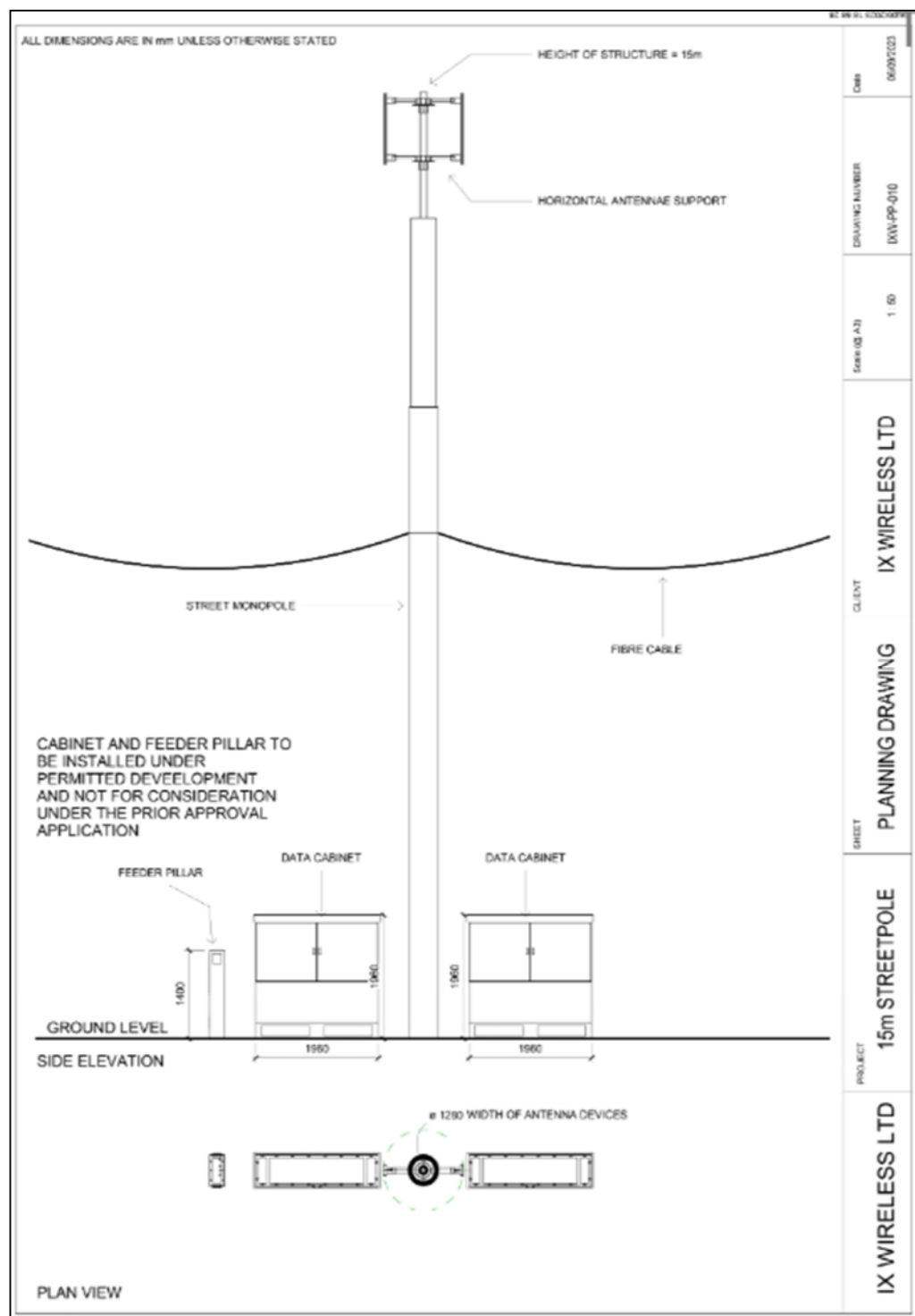


Figure 2. Proposed elevation

Planning History

Regulation 5 Notice of Permitted Development (December 2023)

Description: 15m metal pole, cabinet and feeder pillar

Decision: Not required

Consultation, notification & publicity responses

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application and commented:

Both the mast and associated antennas and cabinets appear to be placed at the back of the adopted footway. However, it is unclear how large the equipment is and how much footway will be used. Highways would be accepting in-principle of these proposals subject to the final positioning of apparatus being sufficient to maintain the minimum desirable clearance of 2m to any adjacent street furniture and the edge of carriageway.

It is accepted by highways that the proposals would not cause a distraction to passing vehicles and would not give rise to forward visibility issues.

Operatives undertaking servicing / maintenance thereafter will be expected to comply fully with the relevant traffic laws, including any local parking and movement restrictions.

The applicant should be advised that any requirements for licensing, hoarding/scaffolding, skips and any associated temporary pedestrian/traffic management arrangements, including Section 50, will need discussion and agreement with the council's Highway Network Management teams via Email [-highwaylicences@manchester.gov.uk](mailto:highwaylicences@manchester.gov.uk), highwaynetworkmanagement@manchester.gov.uk

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.
 - o Part 16, Class A - electronic communications code operators

Principle of the development

The proposal's principle is accepted by law.

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
<p>1. Class A(a) and A(c) development is permitted subject to the condition that—</p> <p style="padding-left: 40px;">a. the siting and appearance of any—</p> <p style="padding-left: 80px;">i. mast;</p> <p style="padding-left: 80px;">ii. electronic communications apparatus installed, altered or replaced on a mast;</p> <p style="padding-left: 80px;">iii. antenna or supporting apparatus;</p> <p style="padding-left: 80px;">iv. radio equipment housing; or</p> <p style="padding-left: 80px;">v. development ancillary to radio equipment housing,</p> <p style="padding-left: 40px;">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;]</p> <p style="padding-left: 40px;">b. the siting and appearance of any—</p> <p style="padding-left: 80px;">i. mast;</p> <p style="padding-left: 80px;">ii. electronic communications apparatus installed, altered or replaced on a mast;</p> <p style="padding-left: 80px;">iii. antenna or supporting apparatus;</p> <p style="padding-left: 80px;">iv. radio equipment housing; or</p> <p style="padding-left: 80px;">v. development ancillary to radio equipment housing,</p> <p style="padding-left: 40px;">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;</p> <p style="padding-left: 40px;">c. the siting and appearance of any development which is visible from a site which is—</p> <p style="padding-left: 80px;">i. article 2(3) land;</p>	<p>The proposed radio antenna would be attached to the existing permitted development pole and would not exceed 15m. The antennas are relatively small in size, and the visual impact would be less than substantial given the existing street furniture and roof aerials at the location.</p> <p>It is noted that the existing poles were accepted by MCC Highways as having sufficient clearance along the footway and regard to the guidance.</p>

<ul style="list-style-type: none"> ii. a scheduled monument or a listed building; iii. the curtilage of a scheduled 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 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— <ul style="list-style-type: none"> 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— <ul style="list-style-type: none"> a. the needs of disabled people; and b. the guidance document “Inclusive Mobility” issued by the Department for Transport in December 2021. 	
<p>2. Class A development is permitted subject to the condition that—</p> <ul style="list-style-type: none"> a. any electronic communications apparatus provided in accordance with that permission is removed from the land or building on which it is situated— <ul style="list-style-type: none"> 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.
<p>3. Subject to sub-paragraph (5), Class A development –</p> <ul style="list-style-type: none"> a. on article 2(3) land, excluding development specified in sub-paragraph (4); 	Class A development on unprotected land where that development consists of the

<p>b. on land which is, or is within, a site of special scientific interest;</p> <p>c. on unprotected land where that development consists of—</p> <ul style="list-style-type: none"> 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 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— <ul style="list-style-type: none"> 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— <ul style="list-style-type: none"> 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; <p>d. on a highway where that development consists of—</p> <ul style="list-style-type: none"> i. the alteration or replacement of a mast, other than on a building, which, when completed— <ul style="list-style-type: none"> a. is taller than the mast which existed prior to such alteration or replacement; and 	<p>installation of a mast requires Prior Approval. The City Council as LPA have deemed the installation of the radio antenna as the installation of a ground-based mast.</p>
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<p> 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). </p>	
<p> 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; </p>	<p>Not on Article 2(3) land.</p>

<p>not exceed the original width of the mast by two thirds; or</p> <p>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];</p>	
<p>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</p>	Not on Article 2(3) land
<p>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—</p> <p>a. the developer notifies in writing—</p> <p>i. the Civil Aviation Authority, in respect of development on a civil safeguarding area;</p> <p>ii. the Secretary of State for Defence, in respect of development on a defence safeguarding area;</p> <p>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</p> <p>b. the development does not begin until the end of 28 days after the day the last notification required by paragraph (a) is given.</p>	Not within civil safeguarding area or a defence safeguarding area.
<p>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</p>	Not within civil safeguarding area or a defence safeguarding area.
<p>8.—In this paragraph—</p> <p>“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</p>	Not applicable

~~“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.~~

A.3 – Prior Approval	Comments
<p>1. Before making the application required by sub-paragraph (4), the developer must give notice of the proposed development to—</p> <ul style="list-style-type: none"> 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. 	<p>The applicant has provided confirmation that they have notified the landowner (MCC Highways)</p>
<p>2. Notice must be given by or on behalf of the developer as follows—</p> <ul style="list-style-type: none"> 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— <ul style="list-style-type: none"> 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 	<p>The applicant has provided confirmation that they have notified the landowner (MCC Highways)</p>

<p>offices of the local planning authority during usual office hours;</p> <p>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;</p> <p>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</p> <p>ix. the address to which such representations should be made; or</p> <p>b. if the developer has been unable to ascertain the names and addresses of every such person after taking reasonable steps, by local advertisement.</p>	
<p>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.</p>	<p>Application valid 16/09/2024</p>
<p>5. The application must be accompanied by—</p> <p>a. written description of the proposed development and a plan indicating its proposed location together with any fee required to be paid;</p> <p>b. the developer's contact address, and the developer's email address if the developer is content to receive communications electronically;</p> <p>c. evidence that the requirements of sub-paragraph (1) have been satisfied where applicable; and</p> <p>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.</p>	<p>Documents received 16/09/2024</p>
<p>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—</p> <p>a. for development which, in their opinion, falls within a category set out in the Table in</p>	<p>MCC Highways consulted. 23/09/2024, expiring 14/10/2024</p> <p>No airport or aerodrome within 3km.</p>

<p>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—</p> <ul style="list-style-type: none"> 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; <p>ab. for development which is subject to the condition in paragraph A.2(5A), consult—</p> <ul style="list-style-type: none"> 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 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); <p>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)—</p> <ul style="list-style-type: none"> 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; <p>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—</p>	<p>Neighbour Notifications sent (See Appendix 1) 23/09/2024, expiring 14/10/2024.</p>
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<p>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</p> <p>ii. by serving notice on any adjoining owner or occupier;</p> <p>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—</p> <p>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</p> <p>ii. by serving notice on any adjoining owner or occupier.</p>	
<p>7. When determining the application made under sub-paragraph (4), the local planning authority must—</p> <p>a. take into account any representations made to them as a result of consultations or notices given under paragraph A.3; and</p> <p>b. not grant prior approval contrary to the advice of any person consulted in accordance with sub-paragraph (6)(ab)</p>	<p>MCC Highways would be accepting in-principle of these proposals subject to the final positioning of apparatus being sufficient to maintain the minimum desirable clearance of 2m to any adjacent street furniture and the edge of carriageway. It is noted that the prior approval assessment is for the antenna apparatus and the pole and cabinets have been installed under permitted development rights. It is accepted by highways that the proposals would not cause a distraction to passing vehicles and would not give rise to forward visibility issues.</p> <p>No further representations have been made.</p>
<p>8. The development must not begin before the occurrence of one of the following—</p> <p>a. the receipt by the applicant from the local planning authority of a written notice of their determination that prior approval is not required;</p> <p>b. where the local planning authority gives the applicant written notice that prior approval is required—</p> <p>i. the giving of that approval to the applicant, in writing, within a period of</p>	<p>Decision made in time</p>

<p>56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5);</p> <p>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</p> <p>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 authority notifying the applicant, in writing, of their determination as to whether such prior approval is required.</p>	
<p>9. The development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—</p> <p>a. where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), in accordance with the details approved;</p> <p>b. in any other case, in accordance with the details submitted with the application.</p>	Conditioned
<p>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.</p>	Not required
<p>11. The development must begin—</p> <p>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;</p> <p>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).</p>	Conditioned.
<p>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—</p> <p>a. the local planning authority; and</p>	Not applicable

b. in the case of development carried out on land which is, or is within, a site of special scientific interest, to Natural England.	
13. When computing the number of days in subparagraphs (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 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

In conclusion, the proposed addition of an antenna to the existing 15-metre-high telecommunication pole adjacent to 28 Kingswood Road, Manchester, has been thoroughly evaluated and found to comply with relevant planning policies and guidelines. The antenna's design and placement ensure minimal visual impact on the surrounding area and do not obstruct pedestrian or vehicular access. The proposal addresses all necessary considerations, including public safety and visual amenity. Given these factors, the recommendation is to approve the application, subject to the specified conditions.

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 - Location Plan | 16 Sep 2024 | THE LOCATION PLAN |
| b. Drawing - Proposed | 16 Sep 2024 | 15M POLE, DUAL CAB PLANNING PANEL |
| c. Supporting Information | 16 Sep 2024 | DECLARATION OF CONFORMITY WITH ICNIRP |
| d. Supporting Information | 16 Sep 2024 | PLANNING STATEMENT |

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 that 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. Highways - Servicing and maintenance

Operatives undertaking servicing / maintenance thereafter will be expected to comply fully with the relevant traffic laws, including any local parking and movement restrictions.

2. Highways – Network management

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

Section 50, will need discussion and agreement with the council's Highway Network Management teams via Email -highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

26 Kingswood Road, Manchester, M14 6SB
20 Kingswood Road, Manchester, M14 6SB
32 Kingswood Road, Manchester, M14 6SA
25 Headingley Road, Manchester, M14 6RR
15 Headingley Road, Manchester, M14 6RR
22 Kingswood Road, Manchester, M14 6SB
16 Kingswood Road, Manchester, M14 6SB
42 Kingswood Road, Manchester, M14 6SA
40 Kingswood Road, Manchester, M14 6SA
36 Kingswood Road, Manchester, M14 6SA
30 Kingswood Road, Manchester, M14 6SA
53 Kingswood Road, Manchester, M14 6RZ
49 Kingswood Road, Manchester, M14 6RZ
45 Kingswood Road, Manchester, M14 6RZ
47 Kingswood Road, Manchester, M14 6RZ
24 Kingswood Road, Manchester, M14 6SB
18 Kingswood Road, Manchester, M14 6SB
55 Kingswood Road, Manchester, M14 6RZ
51 Kingswood Road, Manchester, M14 6RZ
39 Kingswood Road, Manchester, M14 6RZ
37 Kingswood Road, Manchester, M14 6RZ
35 Kingswood Road, Manchester, M14 6RZ
33 Kingswood Road, Manchester, M14 6RZ
31 Kingswood Road, Manchester, M14 6RZ
29 Kingswood Road, Manchester, M14 6RZ
1 Hawes Avenue, Manchester, M14 6RT
23 Headingley Road, Manchester, M14 6RR
21 Headingley Road, Manchester, M14 6RR
19 Headingley Road, Manchester, M14 6RR
17 Headingley Road, Manchester, M14 6RR
7 Hawes Avenue, Manchester, M14 6RT
3 Hawes Avenue, Manchester, M14 6RT
28 Kingswood Road, Manchester, M14 6SB
38 Kingswood Road, Manchester, M14 6SA
34 Kingswood Road, Manchester, M14 6SA
27 Kingswood Road, Manchester, M14 6RZ
5 Hawes Avenue, Manchester, M14 6RT
27 Headingley Road, Manchester, M14 6RR

Appendix 2 – Planning constraints

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

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

Area Team Boundary - Name: SOUTH AREA