Planning

Growth & Development

Delegated officer report for planning application

Application no.	138061/FO/2023
Date registered valid:	20 September 2023
Proposal:	Part-retrospective application for the erection of 2.4m high security fencing and associated access gates.
Address:	Fielden Park College, Barlow Moor Road, Manchester, M20 2PQ
Ward(s):	Didsbury West Ward
Applicant:	Mr Zahid Hafeez Manchester Islamic Education Trust
Agent (if any):	Mr Atba Al-Samarraie Archi-Structure Limited
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	13 November 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 06 October 2023

Standard consultations: Printed: 28 September 2023 Expired: 19 October 2023

Neighbour notifications: Printed: 28 September 2023 Expired: 19 October 2023

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/area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

In 2021/2022, Manchester Islamic Educational Trust (MIET) acquired Fielden Campus, No.141 Barlow Moor Road, the former Manchester College in Didsbury, with the intention of bringing both Manchester Islamic Grammar School for Girls (MIGSG) and Manchester Muslim Preparatory School (MMPS) together on the 6.5-acre site.

The site itself consists of the ‘main block’, a 6-storey tall building, which houses the majority of the school’s teaching facilities, an assembly hall, a kitchen and dining area, a gymnasium, car parking facilities, and tennis courts, all set within the school’s own grounds which is bordered by an abundance of trees and mature foliage. Some portions of the site, feature 3m high security fencing, however this does not surround the school’s key buildings and is in very poor condition.

The site is located in a predominantly residential setting and is bounded to the north by Barlow Moor Road, to the south by the river Mersey, and to the east and west by residential properties.



Figure 1. Proposed site of development.



Figure 2. Proposed site of development.



Figure 3. Proposed site of development.

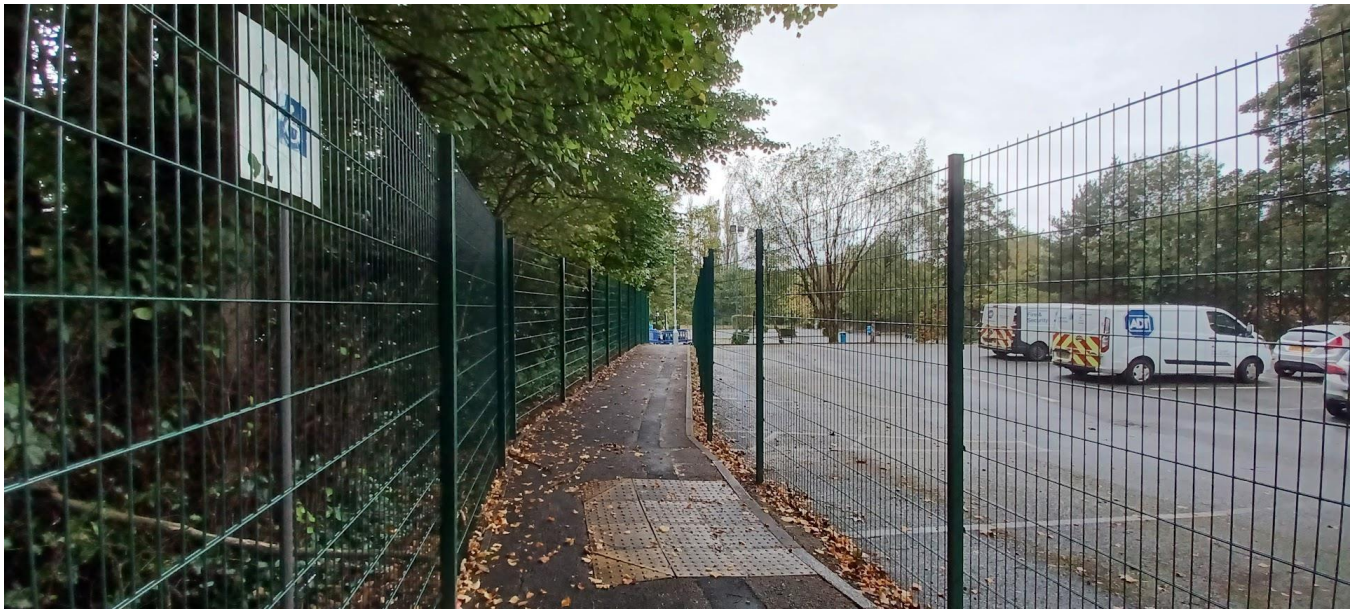


Figure 4. Proposed site of development.



Figure 5. Proposed site of development.



Figure 6. Proposed site of development

Description of development

The applicant has submitted a part-retrospective application for the erection of 2.4m high security fencing and associated access gates.

Consultations & Notification Responses

Three letters of objection were received from three local residents in response to this application. Their concerns are summarised as follows:

- The security fencing would be located within close proximity to the gardens of residential properties.
- The proposal would have a significantly detrimental effect on the appearance and character of the area.
- The security fencing is unwarranted and excessive based on the character of the area and would resemble prison fencing.
- If fencing is required, it should be smaller and less visually obtrusive.
- Concerns relating to potential harm and damage caused to protected trees located on-site.
- Concerns relating to the potential to disturb wildlife on-site, restricting the movement of local species.
- Concerns relating to the wider security of the site and neighbouring residential plots.
- Concerns relating to the maintenance of wooded areas.

Neighbourhood Team Leader (Arboriculture) made no objection to the proposal, indicating that they were confident that there would be minimal encroachment into the root protection zones of the trees.

West Didsbury Residents' Association made the following comments in response to the application:

- The WDRA have no objection to this application but would like to request all fences are suitable for hedgehogs to pass under them.
- Our Environmental officer has made the following comments:
    - I note that no ecology report has been submitted with this application as it should have been. Hedgehogs are known to be on site - they are now officially classed an endangered species and listed under the UK Biodiversity Action Plan and s 40 and 41 of the NERC Act Biodiversity Duty.
- WDRA seeks evidence that the site be made fully permeable to the movement of hedgehogs. There are some gaps around the gates which may just about permit hedgehogs access, but this could have the effect of channelling hedgehogs into open areas they would not normally use and increasing road mortalities.
- Please note that hedgehogs have been recorded as becoming trapped and killed trying to squeeze through narrow gaps in mesh security fencing such as that used at Fielden park.
- Hedgehog highways should be created around / through the school grounds in the perimeter fencing subject of this application. The requirement for hedgehogs access is for CD sized holes at the bottom of the fence sized 13 cm x 13 cm.
- The erection of a fence without ecology surveys or wildlife friendly access may already have impacted mammal movements. WDRA now seeks provision of hedgehog highways on every flank of the site fencing.

Policies

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2023)
- Chapter 12 – Achieving Well-Designed Places

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

Issues

Principle – the principle of the proposal, to install 2.4m high security fencing and associated access gates, in order to improve the safety and security of the application site, is acceptable. However, consideration must be given to the proposal's siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, parking, and trees.

Siting, scale, and massing – a portion of the 2.4m high fencing would be sited adjacent to the access road leading from Barlow Moor Road to the school's car parking facilities. This portion of the security fencing would abut the existing wall located adjacent to the loading bay and would run along the length of the kitchen and dining area, culminating at the school's assembly hall with one outward-opening single gate measuring to 1.2m in width featured on its northeastern stretch. The fencing would then continue from the northwestern-most corner of the assembly hall to meet the southwestern elevation of the youth centre. Two 1.2m wide outward-opening single gates would be featured along this stretch.

A further section of 2.4m high fencing would run adjacent to the school's east / southeast border, enclosing the 'main block', assembly hall, kitchen and dining area, and gymnasium. This stretch would feature one 1.2m wide outward-opening gate.

A final section of 2.4m high fencing would be sited along the eastern edge of the school's upper car park and would feature one 1.2m wide single outward-opening gate.

Overall, the siting, scale, and massing of the proposal is considered acceptable as it would not result in an 'excessively large or bulky' addition to the application site, would not introduce an overbearing presence into the locale, and would incur considerable public benefits as a result of its implementation, including improved on-site security and safety, pursuant to policies DM1 and SP1 of the Core Strategy.

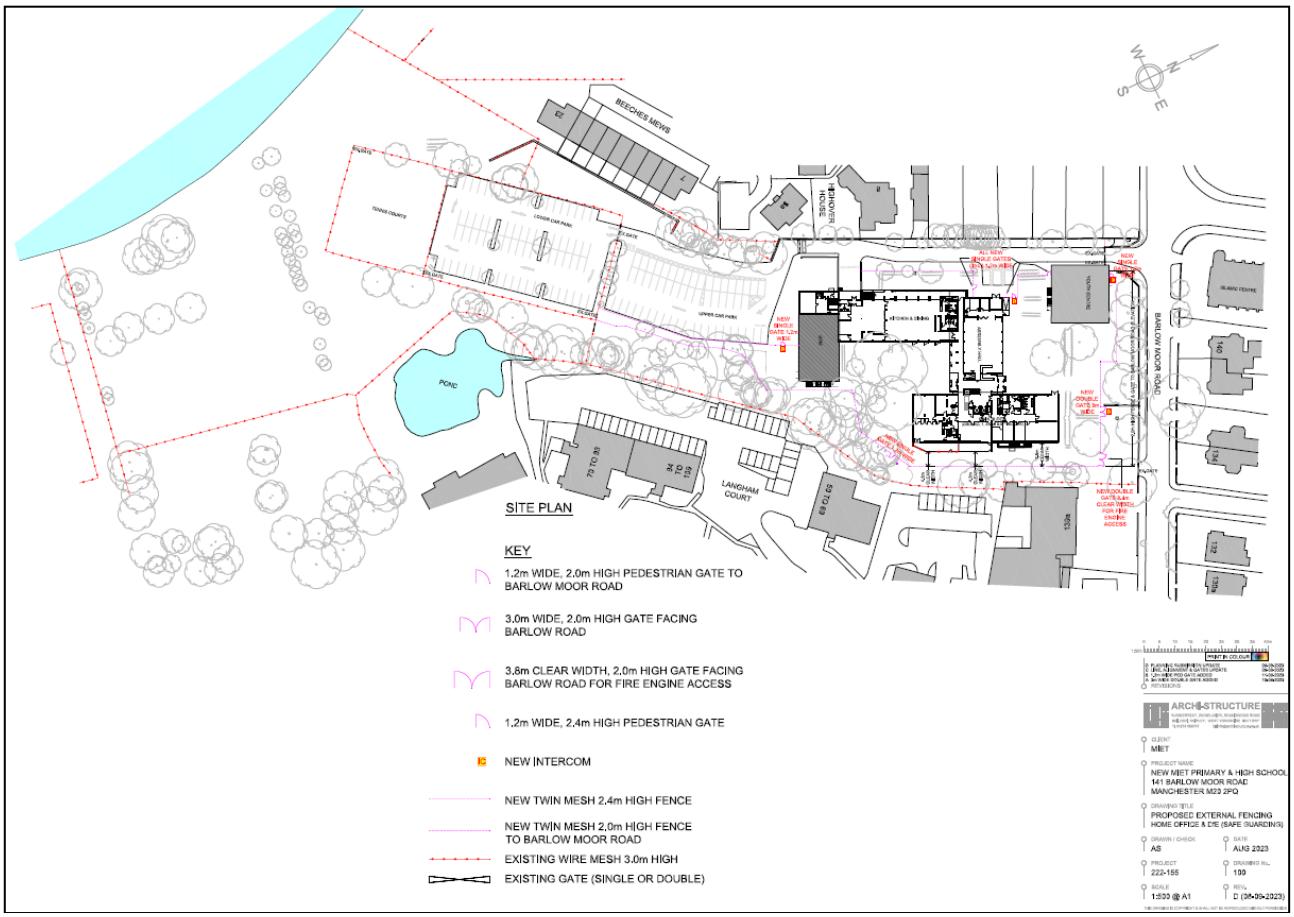


Figure 7. Submitted proposed plan.

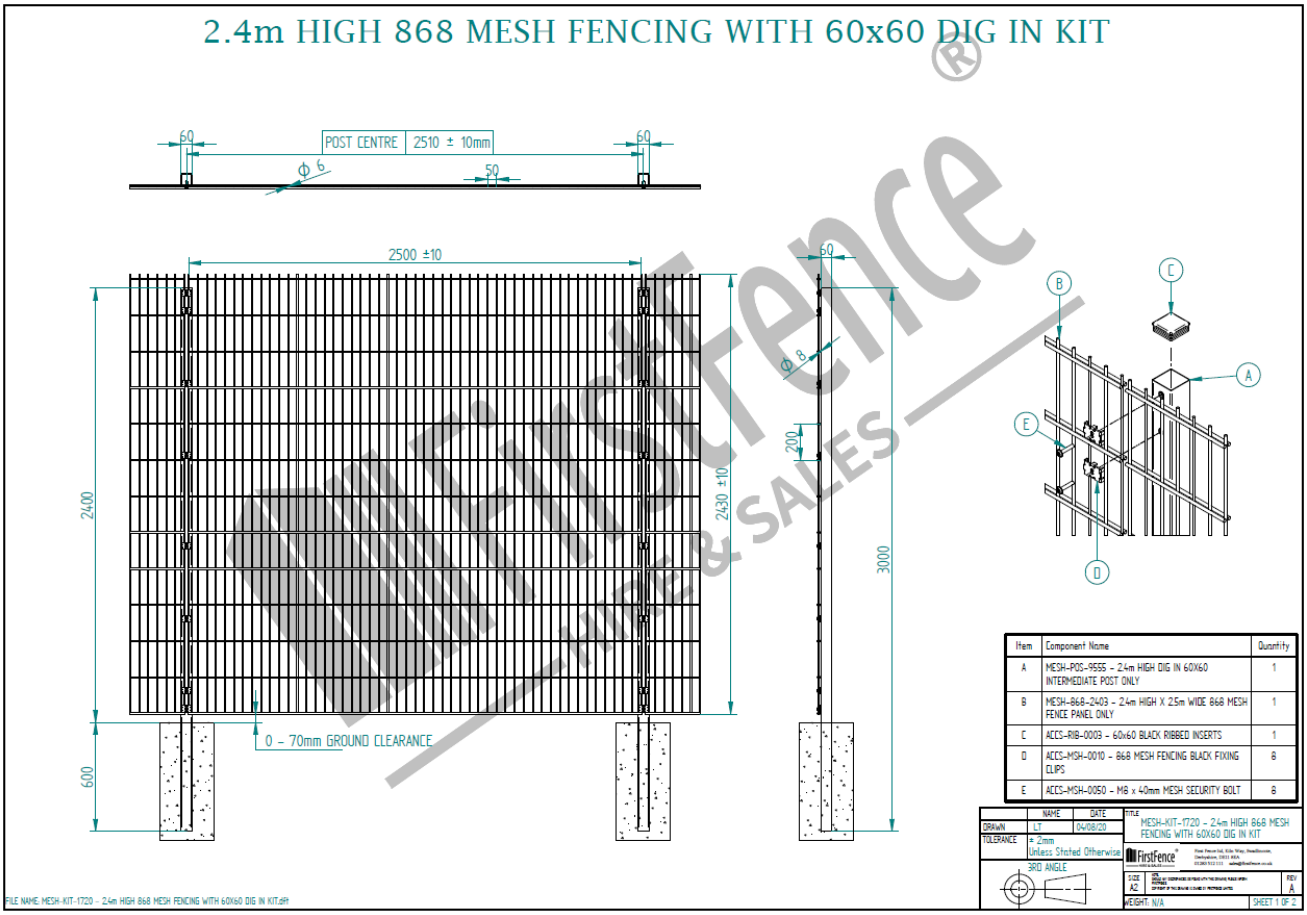


Figure 8. Submitted proposed mesh fencing detail.

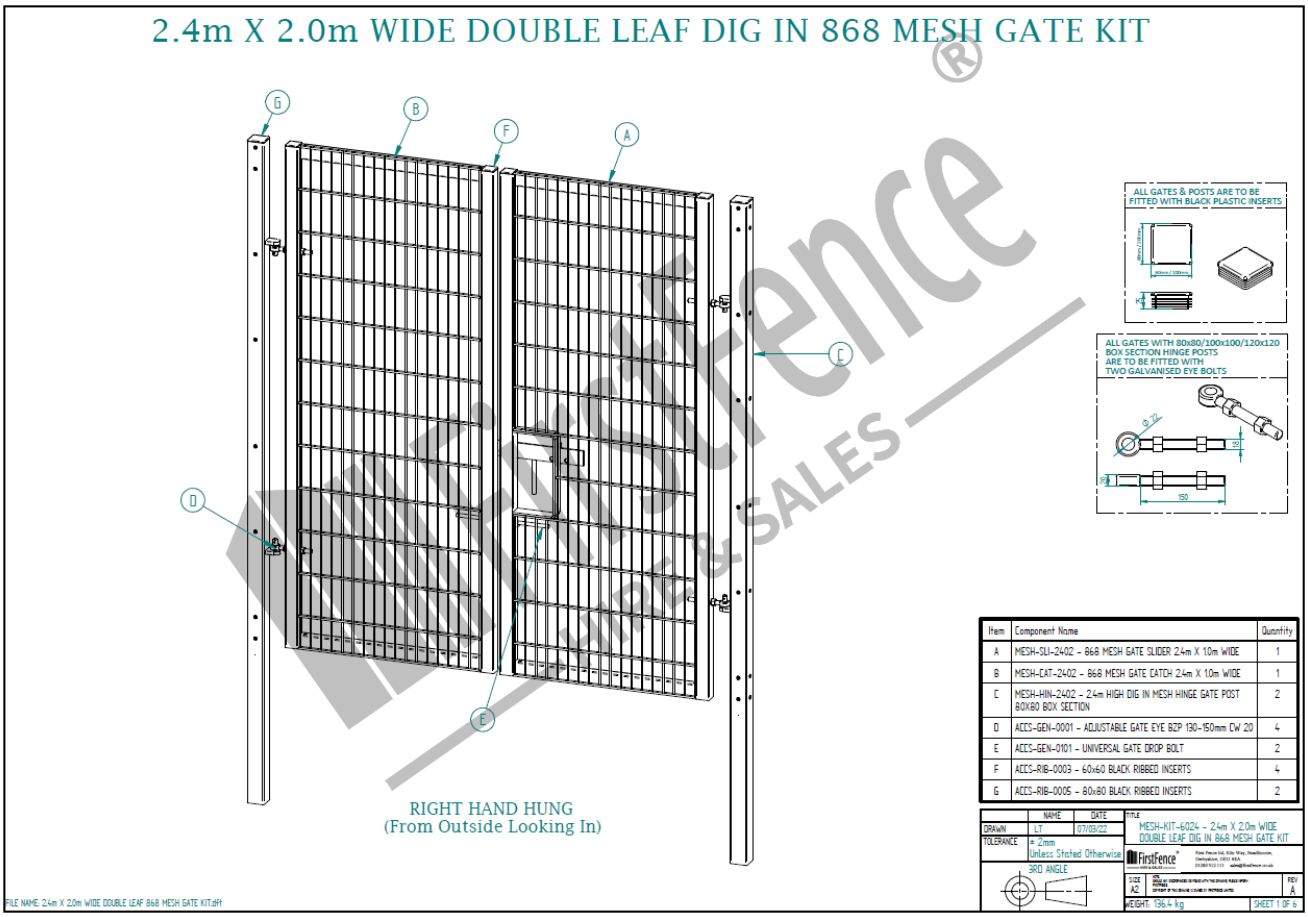


Figure 9. Submitted proposed double leaf gate detail.

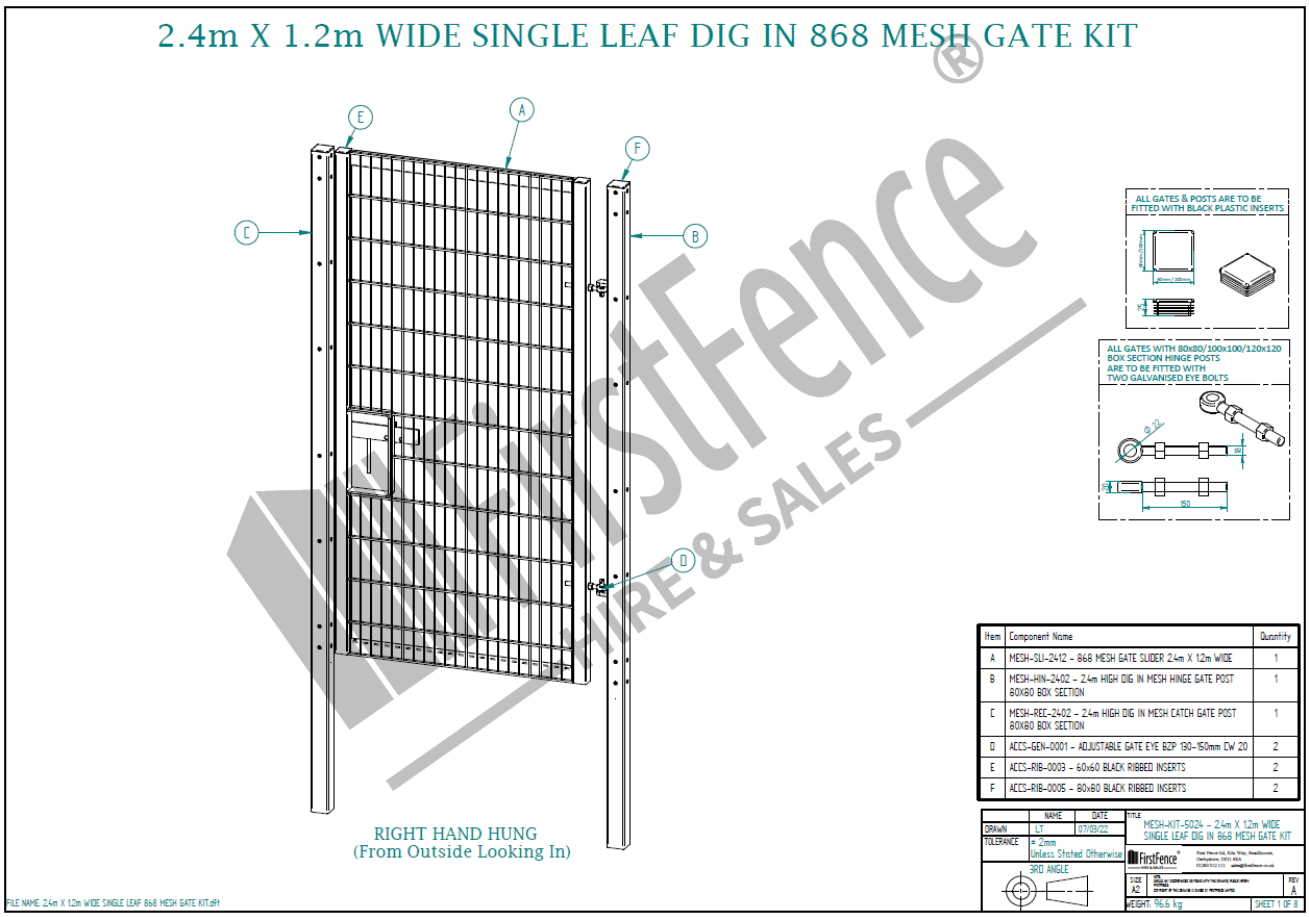


Figure 10. Submitted proposed single leaf gate detail.

Appearance and visual amenity – the proposal would be a simple construction, consisting of a 2.4m high v-mesh security fence and gates (single and double), powder coated green (RAL6005).

It is acknowledged that concerns were raised in relation to the proposal's potential to cause visual harm to the area. However, given that the proposal is relatively standard in terms of its scale and design for developments of this type, combined with the fact that it would be sited within the grounds of the application site, with the majority of the fencing located away from the public highway and obscured from view by the existing trees and mature foliage present on-site, it is understood that the proposal would not cause significant impact to the visual amenity of the area.

Moreover, it should be noted that any perceived visual harm caused as a result of the proposal would be outweighed by the significant public benefits that the scheme would produce, including improved on-site safety and security for the facility's users.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy, as well as chapter 12 of the NPPF.

Residential amenity – the proposal is not believed to significantly harm the residential amenity of neighbouring occupants as the proposed fencing would be a permeable construction and would be sited a considerable distance away from nearby residential properties. As such, the fencing should not cause issues associated with overshadowing, and loss of light, nor should it introduce an overbearing presence into the area.

It is acknowledged that concerns were also raised in relation to the proposal's potential to affect the views and outlook of nearby residents as it would be visible from nearby residential properties. However, in these circumstances, this harm is considered to not considered to be

significant and the proposals would deliver benefits including improved on-site safety and security, pursuant to policies SP1 and DM1 of the Core Strategy.

Waste storage – the current waste management strategy would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Trees – concerns were raised in relation to the proposal's potential to cause harm and damage to the protected trees located in and around the application site.

However, upon reviewing the submitted method statement, the Neighbourhood Team Leader for Arboriculture made no objection to the proposal, indicating that they were confident that there would be minimal encroachment into the root protection zones of the trees.

The proposal is therefore acceptable in this regard.

Other matters – the submitted plans also indicate that a section of security fencing measuring to 2m in height is to be installed along the school's northern border adjacent to Barlow Moor Road. This alteration is able to be undertaken under permitted development rights and, as such, has not been considered or assessed within this report.

Concerns were raised in relation to the proposal's potential to disturb wildlife, including restricting the movement of local species. It should be noted that these potential impacts are considered to be relatively minor, and there would be retained gaps under gates and other areas of the fencing due to site level changes that would allow movement of wildlife.

Concerns were also raised in relation to the proposal's potential to restrict and limit the maintenance of wooded areas located within the grounds of the application site. It is noted that there an access gate is provided into this area.

Concerns were also raised in relation to the proposal failing to address the security of neighbouring residential plots. The proposals would not give rise to greater impacts on the security of adjacent land that is currently the case. It is not considered this would warrant refusal of the proposals in this instance.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, parking, and wildlife as it complies with policies DM1 and SP1 of the Core Strategy, and chapter 12 of the NPPF.

Other Legislative Requirements

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

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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

1) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

- 'Application for Planning Permission', stamped as received by the City Council as Local Planning Authority on the 11th September 2023.
- Drawing pack labelled '2.4m X 2.0m WIDE DOUBLE LEAF DIG IN 868 MESH GATE KIT', stamped as received by the City Council as Local Planning Authority on the 11th September 2023.

- Drawing pack labelled ‘2.4m HIGH 868 MESHF ENCING WITH 60X60 DIG IN KIT’, stamped as received by the City Council as Local Planning Authority on the 11th September 2023.
- Drawing pack labelled ‘2.4m X 1.2m WIDE SINGLE LEAF DIG IN 868 MESH GATE KIT’, stamped as received by the City Council as Local Planning Authority on the 11th September 2023.
- ‘Support Statement’, stamped as received by the City Council as Local Planning Authority on the 11th September 2023.
- ‘Re: Arboricultural Method Statement’, stamped as received by the City Council as Local Planning Authority on the 20th September 2023.
- Proposed site plan labelled ‘PROPOSED EXTERNAL FENCING’, numbered ‘D (08-09-2023)’, stamped as received by the City Council as Local Planning Authority on the 11th September 2023.

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

3) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and approved documents.

Reason - To ensure the appearance of the site to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
West Didsbury Residents Association

Flat 75, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 78, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 83, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 93, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 65, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 67, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 103, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 94, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 98, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 1, Beech Court, 8A The Beeches, Manchester, M20 2BG
Flat 9, Highover House, The Beeches, Manchester, M20 2BG
23 The Beeches Mews, Manchester, M20 2PF
Community Centre Adjacent Fielden Park College, Barlow Moor Road, Manchester, M20 2PQ
Flat 5, 4 The Beeches, Manchester, M20 2BG
Flat 5, Lindale House, 8 The Beeches, Manchester, M20 2BG
5 The Beeches, Manchester, M20 2BG
Flat 7, 6 The Beeches, Manchester, M20 2BG
Flat 6, 6 The Beeches, Manchester, M20 2BG
Flat 1, 2 The Beeches, Manchester, M20 2BG
Flat 4, 3 The Beeches, Manchester, M20 2BG
Flat 3, 142 Barlow Moor Road, Manchester, M20 2UT
Flat 4, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 6, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 4, 138 Barlow Moor Road, Manchester, M20 2PU
Flat 72, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 64, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 96, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 4, Beech Court, 8A The Beeches, Manchester, M20 2BG
Flat 16, Highover House, The Beeches, Manchester, M20 2BG
11 The Beeches Mews, Manchester, M20 2PF
21 The Beeches Mews, Manchester, M20 2PF
Flat 2, 6 The Beeches, Manchester, M20 2BG
Flat 5, 3 The Beeches, Manchester, M20 2BG
Flat 6, 3 The Beeches, Manchester, M20 2BG
Flat 4, 142 Barlow Moor Road, Manchester, M20 2UT
Flat 5, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 82, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 85, Langham Court, Mersey Road, Manchester, M20 2QA
2 Mayfair Park, Manchester, M20 2JW
Flat 88, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 90, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 81, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 70, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 60, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 66, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 108, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 105, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 109, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 2, Beech Court, 8A The Beeches, Manchester, M20 2BG

7 The Beeches Mews, Manchester, M20 2PF
13 The Beeches Mews, Manchester, M20 2PF
Flat 7, 4 The Beeches, Manchester, M20 2BG
Flat 3, Lindale House, 8 The Beeches, Manchester, M20 2BG
7 The Beeches, Manchester, M20 2BG
Flat 6, 1 The Beeches, Manchester, M20 2BG
Flat 4, 2 The Beeches, Manchester, M20 2BG
Flat 1, 3 The Beeches, Manchester, M20 2BG
Flat 2, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 3, 138 Barlow Moor Road, Manchester, M20 2PU
Flat 2, 138 Barlow Moor Road, Manchester, M20 2PU
Flat 80, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 91, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 86, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 77, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 61, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 101, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 99, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 106, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 13, Highover House, The Beeches, Manchester, M20 2BG
Flat 12, Highover House, The Beeches, Manchester, M20 2BG
Flat 2, 4 The Beeches, Manchester, M20 2BG
Kids Unlimited, 139A Barlow Moor Road, Manchester, M20 2DY
Flat 4, 4 The Beeches, Manchester, M20 2BG
Flat 2, 1 The Beeches, Manchester, M20 2BG
Flat 2, 2 The Beeches, Manchester, M20 2BG
Flat 1, 138 Barlow Moor Road, Manchester, M20 2PU
Flat 8, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 76, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 104, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 63, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 69, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 95, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 6, Beech Court, 8A The Beeches, Manchester, M20 2BG
Flat 14, Highover House, The Beeches, Manchester, M20 2BG
17 The Beeches Mews, Manchester, M20 2PF
Sure Start Childrens Centre, Fielden Park College, Barlow Moor Road, Manchester, M20 2PQ
Flat 1, Lindale House, 8 The Beeches, Manchester, M20 2BG
Flat 5, 1 The Beeches, Manchester, M20 2BG
Flat 7, 142 Barlow Moor Road, Manchester, M20 2UT
Flat 1, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 3, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 74, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 87, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 84, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 97, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 102, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 5, Beech Court, 8A The Beeches, Manchester, M20 2BG
Flat 3, Beech Court, 8A The Beeches, Manchester, M20 2BG
Flat 15, Highover House, The Beeches, Manchester, M20 2BG
Careers Office, Barlow Moor Road, Manchester, M20 2PQ
Flat 1, 4 The Beeches, Manchester, M20 2BG
Flat 7, 1 The Beeches, Manchester, M20 2BG
Flat 1, 142 Barlow Moor Road, Manchester, M20 2UT

Flat 7, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 79, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 89, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 68, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 107, Langham Court, Mersey Road, Manchester, M20 2QA
9 The Beeches Mews, Manchester, M20 2PF
19 The Beeches Mews, Manchester, M20 2PF
Coach House Cottage, 8A The Beeches, Manchester, M20 2BG
Flat 6, 4 The Beeches, Manchester, M20 2BG
Flat 2, Lindale House, 8 The Beeches, Manchester, M20 2BG
Flat 3, 6 The Beeches, Manchester, M20 2BG
Flat 5, 6 The Beeches, Manchester, M20 2BG
Flat 4, 1 The Beeches, Manchester, M20 2BG
Flat 6, 2 The Beeches, Manchester, M20 2BG
Flat 3, 2 The Beeches, Manchester, M20 2BG
Flat 5, 2 The Beeches, Manchester, M20 2BG
Flat 3, 3 The Beeches, Manchester, M20 2BG
142 Barlow Moor Road, Manchester, M20 2UT
Flat 5, 142 Barlow Moor Road, Manchester, M20 2UT
134 Barlow Moor Road, Manchester, M20 2PU
Flat 2, 142 Barlow Moor Road, Manchester, M20 2UT
Flat 6, 142 Barlow Moor Road, Manchester, M20 2UT
136 Barlow Moor Road, Manchester, M20 2PU
Flat 9, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 73, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 71, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 92, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 62, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 100, Langham Court, Mersey Road, Manchester, M20 2QA
Flat 11, Highover House, The Beeches, Manchester, M20 2BG
Flat 10, Highover House, The Beeches, Manchester, M20 2BG
15 The Beeches Mews, Manchester, M20 2PF
Flat 3, 4 The Beeches, Manchester, M20 2BG
Flat 4, Lindale House, 8 The Beeches, Manchester, M20 2BG
Flat 1, 6 The Beeches, Manchester, M20 2BG
Flat 4, 6 The Beeches, Manchester, M20 2BG
Flat 3, 1 The Beeches, Manchester, M20 2BG
Flat 1, 1 The Beeches, Manchester, M20 2BG

Appendix 2 – Planning constraints

-