MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139650/FO/2024
Date registered valid:	10 April 2024
Proposal:	Installation of a freestanding modular building for educational use
Address:	St Kentigerns RC Primary School, Bethnall Drive, Manchester, M14 7ED
Ward(s):	Fallowfield Ward
Applicant:	School Governors
Agent (if any):	Mr Philip Gornall Cassidy & Ashton Group Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **05/06/2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 24/04/2024

Standard consultations:
Printed: 16 April 2024 Expired: 8 May 2024

Neighbour notifications
Printed: 16 April 2024 Expired: 8 May 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 related to primary school on Bethnall Drive. The school features a number of single and two storey school buildings playing fields and hardstanding for off street vehicle parking.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. Location of proposal

Description of area

The property is located in a mostly residential part of the Fallowfield ward of Manchester. The proposed development is located on a small part of the hardstanding at the northern end of the site adjacent to residential dwellings on Wilbraham Road.



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Description of development

The applicant is proposing the installation of a freestanding modular building for educational use.

The modular building construction is to be manufactured by Moduplan and tailored to the client's specification by Cassidy + Ashton. Assembled using 2800 x 1500 & 1400 interlocking modular panels in the form of pressure treated timber and 100mm Kingspan insulation finished with MDF board and cladding on the exterior, finishes are to be finalised with the client. The applicants plan consists of one 41.3m^2 teaching space a second 30.79m^2 teaching space, 1no single staff/accessible W/C, 1no single W/C's, 1no main entrance/cloakroom and 1no storeroom housing the plant equipment. There will be 1no leaf and a half main entrance door, 2no single leaf external access doors from the classrooms and a number of single access doors internally which will meet approved document B (Fire) & Q (Security). The design allows pedestrian traffic to flow through the building via the lobby and classroom access doors.

The roof is insulated steel decking pitched towards the rear of the building and rainwater is to run off into the existing surface water drain. Foul water is to connect to the existing main sewer and all works are to be in accordance with approved document H. The foundation proposed is to be an insulated concrete pad which is to be made level with the existing tarmacadam surfaces.

There will be a new 2m high weld mesh fencing and access gates to the proposed modular building to allow for a safe and segregated path to and from the new modular teaching spaces. The fence will be erected under permitted development rights.

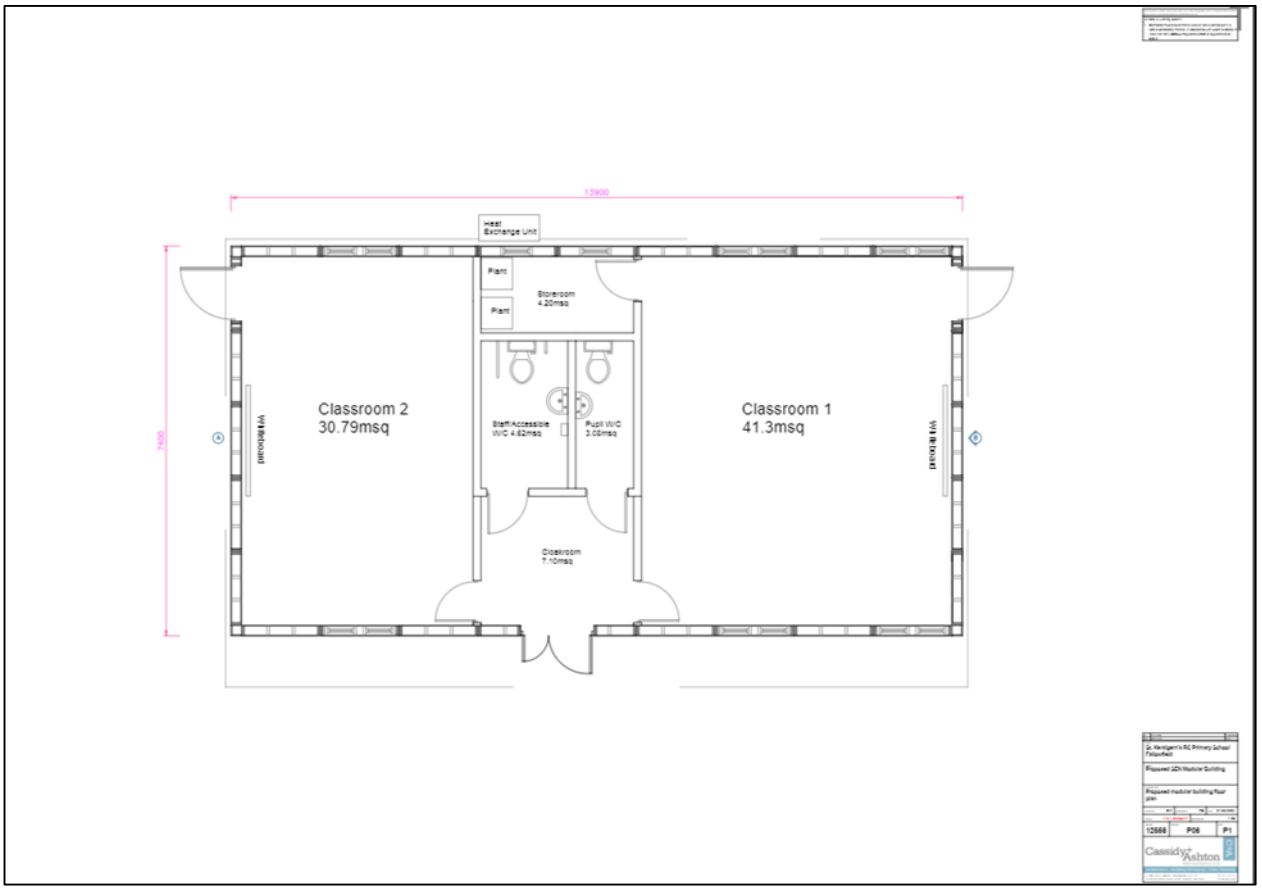


Figure 2. Proposed floor plan

Planning History

110634/FO/2015/S1
Description: Formation of new entrance doors and installation of 2.5-metre-high paladin fencing adjacent to proposed entrance
Decision: Approve 07/01/2016

110112/FO/2015/S1
Description: Installation of canopy together with window and door replacement to main entrance
Decision: Approve 02/12/2015

108672/FO/2015/S1
Description: Erection of 2.4-metre-high weldmesh fencing to Bethnall Drive frontage
Decision: Approved 10/06/2015

104532/FO/2013/S1
Description: Installation of 2.4m high, green, weldmesh fencing and installation of canopy to Bethnall Drive entrance
Decision: Approved 13/02/2014

068989/FO/2003/S1
Description: Erection of single storey extension to form toilets.
Decision: Approved 08/10/2003

068998/FO/2003/S1
Description: Resitting of existing temporary classroom for a period of 5 years
Decision: Approved 15/10/2003

066930/FO/SOUTH1/02
Description: Erection of a single storey extension to form enlarged lobby area and disabled w.c. with associated external disabled access ramp to front entrance to extension
Decision: Approved 18/02/2003

066754/FO/SOUTH1/02
Description: Single storey extension to form additional teaching space
Decision: Approve 20/01/2003

054494/FO/CENTL1/98
Description: Extension to school hall at rear of existing school buildings
Decision: Approved 14/07/1998

20882
Description: Construction of porch to existing side entrance and erection of a new garage for 3 cars
Decision: Approved 16/01/1984

Consultation, notification & publicity responses

Consultations

Manchester City Council Highways Services
Manchester City Council Highways Service were consulted on this application.

Highways Services has no Highways have no objection given that the building does not affect parking provision, access, or circulation routes. They have recommended a construction management plan condition be attached to the decision for approval due to the high-risk nature of the site (school grounds).

Manchester City Council Environmental Health
Manchester City Council Environmental Health were consulted on this application.

Environmental Health had no objections to the proposed development and recommended a number of conditions be attached.

Manchester City Council Arboriculture Team
Following the site visit on 24/04/2024 it was understood that a tree would be removed to accommodate the development. The applicant provided a tree report which was shared with MCC Arboriculture team to review the removal.

A condition has been added to provide a tree removal management plan.

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

Applications for planning permission must be assessed against the local development plan, unless there are important reasons not to, as stated in planning law.

In considering this application, we consider the following policies relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027 The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and is used to review development applications. Parts of the policies have been superseded by the Places for Everyone Plan. We consider the following Core Strategy Policies relevant to this proposal.
    - Development Management and Planning Obligations
        - DM 1 - Development Management

  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (partially superseded)
  - 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 9 – Green Infrastructure
    - EN 10 - Safeguarding Open Space, Sport, and Recreation Facilities
    - EN 19 - Waste
- Extant Unitary Development Plan (UDP) - The Core Strategy replaced most of the UDP. However, some UDP Development Control policies are still in effect. The following extant policy are still considered relevant to this proposal.
  - DC26 - Development and Noise
- Places for Everyone Plan Joint Development Plan Document 2022-2039- Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
  - Strategy
    - JP-Strat5: Inner Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for Jobs
    - JP-J1: Supporting Long-Term Economic Growth
    - JP-J2: Employment Sites and Premises
  - Greener Places
    - JP-G7: Trees and Woodland
  - Places for People
    - JP-P1 Sustainable Places
    - JP-P5: Education, Skills, and Knowledge
    - JP-P7: Sport and Recreation
- The National Planning Policy Framework (The NPPF) – The NPPF was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023 and 19 December 2023. It sets out the government's planning policies for England and how these are expected to be applied. We consider the following sections relevant to this proposal.
  - Section 4 – Decision-making
  - Section 6 – Building a strong, competitive economy
  - Section 8 - Promoting health and safe communities
  - Section 15 - Conserving and enhancing the natural environment
  - Section 12 – Achieving well-designed places

Principle of the development

The proposal's principle is acceptable. No factors in amenity terms would warrant refusal.

After careful consideration, it is concluded that the proposed development aligns with the Manchester Core Strategy, Extant UDP, Places for Everyone Plan and the NPPF. This conclusion is based on the assessment in the sections that follow.

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

Development Management and Planning Obligations

DM 1 – Development Management
New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail
The new addition is what is usually expected for this kind of building. The size, scale and massing sit comfortably on the site.

The timber cladding will incorporate well into the surroundings.

The current location is hardstanding with large storage containers so the addition of a new teaching building would be a better addition to the site and would be more in keeping with the educational use.

Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.
The proposal cannot be seen from the street and given the context of the main site with large and established teaching blocks the building would have a minimal effect on the character of the area.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.
The proposal adds windows at ground floor however doesn't unduly affect privacy as they face into the main school site.

The proposal is expected to have a negligible effect on local light.

The proposal in of itself has a minimal effect on local noise levels or vibration. A condition has been added to ensure the noise levels of any HVAC equipment meets MCC noise criteria.

We understand that demolition and construction can be loud and disruptive to the local residents. A condition has been added for the provision of a construction management plan to manage noise, dust, and traffic movements at the site. This is especially important at this school site.

The proposal is expected to have a negligible effect on air quality or odours.

The proposal is expected to have a negligible effect on litter, vermin, or birds.

The proposal is expected to have a negligible effect on road safety and traffic generation.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
The proposal has level access.

The proposal is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.
The proposal adds space inside the property with minimal effect to the outdoor area.

This follows the development management principle.

Refuse storage and collection.
The proposal itself has the potential to increase waste from the site so a condition has been added to submit a scheme for the storage and disposal of waste.

We recognize that demolition and/or construction works often generate commercial waste. We expect contractors to follow best practices in waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking
The proposal doesn't change how vehicles access and park at the property, so it follows the development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage
The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

The proposal is exempt from biodiversity net gain rules.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private
Following the site visit on 24/04/2024 it was understood that a tree would be removed to accommodate the development. The applicant provided a tree report which was shared with MCC Arboriculture team to review the removal.

Due to the limited time to fully assess the removal a condition has been added to provide a tree removal management plan.

The proposal is located on existing hardstanding so there is no loss of greenspace or playing/sports fields.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.
The site is not located in a flood risk area and therefore does not require a flood statement or assessment.

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

The proposal is therefore in accordance with this development management principle.

Objective 1 - Spatial Principles

SP 1 - Spatial Principles
This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should 'make a positive contribution to neighbourhoods of choice'.

We consider this proposal to accord with the principles of this policy.

Objective 2 - Economy and the City Centre

EC 1 - Employment and Economic Growth in Manchester
This policy outlines the overall strategy for employment and economic growth in Manchester.

We consider this proposal to accord with the principles of this policy.

EC 2 – Existing Employment Space
This policy explains how to improve and protect current places where people work.

We consider this proposal to accord with the principles of this policy.

EC 8 – Central Manchester
This policy outlines the principles for employment opportunities in Central Manchester.

We consider this proposal to accord with the principles of this policy.

Objective 6 Environment

EN 1 – Design Principles and Strategic Character Areas
This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the 'Central Character Area'.

We consider this proposal to accord with the principles of this policy.

EN 9 – Green Infrastructure
This policy outlines the principles to maintain existing green infrastructure in terms of its quantity, quality, and multiple function.

The development is considered to accord with the aspirations of this policy.

EN 10 - Safeguarding Open Space, Sport, and Recreation Facilities
The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces.

We consider this proposal to accord with the principles of this policy.

EN 19 – Waste
This policy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

We consider this proposal to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC26 - Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City.

We consider this proposal to accord with the principles of this policy.

Places for Everyone Plan (2022 – 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

Strategy

JP-Strat5: Inner Areas
This policy outlines the spatial strategy for the Inner Areas of the City Region which includes the urban fringe around the City Centre.

We consider this proposal to accord with the principles of this policy.

Sustainable and Resilient Places

JP-S1: Sustainable Development
This policy outlines how, to help tackle climate change, development should aim to maximise its economic, social, and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

We consider this proposal to accord with the principles of this policy.

JP-S6: Resource Efficiency
This policy outlines the measures to meet Greater Manchester's ambition of becoming a leading green city region by 2038.

We consider this proposal to accord with the principles of this policy.

Places for Jobs

JP-J1: Supporting Long-Term Economic Growth
The policy outlines the ambition to have a thriving, inclusive and productive economy in all our boroughs.

We consider this proposal to accord with the principles of this policy.

JP-J2: Employment Sites and Premises
This policy outlines the strategy for a diverse range of employment sites and accessible premises, both new and second-hand, to offer opportunities for all kinds and sizes of businesses.

We consider this proposal to accord with the principles of this policy.

Greener Places

JP-G7: Trees and Woodland
This policy outlines how we will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.

We consider this proposal to accord with the principles of this policy.

Places for People

JP-P1 Sustainable Places
This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

JP-P5: Education, Skills and Knowledge
This policy outlines how Significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted.

We consider this proposal to accord with the principles of this policy.

JP-P7: Sport and Recreation
This policy outlines how a network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages.

We consider this proposal to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 6 - Building a strong, competitive economy

Section 6. of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt.

Section 8 - Promoting healthy & safe communities.

Section 8 of the NPPF outlines the development management principles to achieve healthy, inclusive, and safe places that provide the social, recreational, and cultural facilities and services the community needs.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

We consider this proposal to accord with the principles of the NPPF.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)
- Manchester Residential Quality Guide (July 2016) (MRQG)
- Manchester, Salford, and Trafford Strategic Flood Risk Assessment
- Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems
- Manchester City Council Planning and Noise Technical Guidance (2022)
- Air Quality & Planning Technical Guidance (2022)
- Planning and Contaminated Land Technical Guidance (2021)
- Greater Manchester Joint Waste Development Plan Document (GMJWDPD)
- Waste Storage and Collection Guidance for New Developments (2017)
- Hot Food Takeaway Supplementary Planning Document (2017)
- Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards (2020)
- Manchester Tree and Woodland Action Plan 2024-2034
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Outdoor advertisements and signs: a guide for advertisers (2007)

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

We find the proposal's design, size, and appearance acceptable for this location. It won't harm nearby properties or the street's character. There are no other material considerations of enough weight to say otherwise. Due to these reasons, the proposal is not likely to have a negative impact. It aligns with the relevant Core Strategy, Extant UDP, NPPF policies, and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. We assessed the proposal with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, and other material considerations. Some minor issues have arisen however they have been dealt with in flight.

Condition(s) 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. Drawing - Location Plan 27 Mar 2024
   b. Drawing - Site Plan 27 Mar 2024 P01
   c. Drawing - Site Plan 27 Mar 2024 P02
   d. Drawing - Site Plan 27 Mar 2024 P03
   e. Drawing - Site Plan 27 Mar 2024 P04
   f. Drawing - Proposed 27 Mar 2024 P05 ELEVATION
   g. Drawing - Proposed 27 Mar 2024 P06 FLOOR PLAN
   h. Design & Access Statement 27 Mar 2024 DESIGN AND ACCESS STATEMENT
   i. Tree Report 15 May 2024 2403 St. Kentigern’s RC Primary School TREE SURVEY and REPORT V2

   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. Specified materials

Details of the external surface materials to be used on the hereby permitted building shall be submitted to an agreed in writing by the City Council as local planning authority prior to the installation of the building. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

4. Construction Management Plan

Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

i. Dust suppression measures;
ii. Compound locations where relevant;
iii. Details of an emergency contact telephone number;
iv. Sheeting of construction vehicles.

The development shall only be conducted in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy and policies of the Places for Everyone Plan.

5. External plant/equipment/servicing

a. Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (L_{Aeq}) below the typical background (L_{A90}) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.
b. Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 of Places for Everyone.

6. Waste management

a. Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.
    i. New developments shall have refuse storage space for segregated waste collection and recycling.
    ii. Internal and external storage areas are required.
b. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy and policies of the Places for Everyone Plan.

7. Tree Replacement

Within three months of the commencement of development a tree replacement scheme for the tree identified to be removed shall be submitted to and approved in writing by the City Council as local planning authority. The submitted scheme shall include:
a.Type, size and specie of tree to be planted
b. location of tree to be planted
c. The timescales for the replacement tree to be planted.

The development shall be carried out in accordance with the agreed details.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

203 Wilbraham Road, Manchester, M14 7DT
205 Wilbraham Road, Manchester, M14 7DT
211 Wilbraham Road, Manchester, M14 7DT
Caretakers Bungalow, St Kentigerns Roman Catholic Primary School, Bethnall Drive, Manchester, M14 7ED
213 Wilbraham Road, Manchester, M14 7DT
209 Wilbraham Road, Manchester, M14 7DT
207 Wilbraham Road, Manchester, M14 7DT
201 Wilbraham Road, Manchester, M14 7DT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Area Team Boundary - Name: SOUTH AREA