Planning

Growth & Development

Delegated officer report for planning application

Application no.	139169/LO/2024
Date registered valid:	2 February 2024
Proposal:	Listed Building Consent: Retention of rooftop air handling equipment and associated fixings, including the provision of a conservation roof-light for access and maintenance purposes.
Address:	The Stables, Wilmslow Road, Manchester, M20 5PG
Ward(s):	Didsbury East Ward
Applicant:	Mr Dharmesh Bhayani Europium World UK Ltd
Agent (if any):	Mr Adrian Pearson BTP Architects
Case officer:	Robert Griffin Tel: 0161 234 4527 Email: robert.griffin@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**27.03.2024**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 01.03.2024

Standard consultations:
Printed: 15 February 2024 Expired: 7 March 2024

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
Posted: 14.02.2024 Expired: 06.03.2024

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: N/A

Tree Preservation Order: N/A

Description of area

The Former Coach House and Stable Block, to the north of Parrs Wood House, also known as 'The Stables', was built in the late 18th Century and granted grade II listed status in 1974. It originally belonged to Parrs Wood House, a grade II* listed Georgian stuccoed country house to the south of the site, now forming part of Parrs Wood High School and Sixth Form. These buildings were set in landscaped grounds extending to both Wilmslow Road and Parrs Wood Lane.

The Stables comprises of an L-shaped, two storey building of red brick, with the outer walls painted white, surrounding a cobbled courtyard. It features a slate roof, white timber multi-paned sash windows, porthole windows and, in the centre of the southern elevation, a large rounded archway. Car parking now sits to the north, south and west of the building, with greenhouses and landscaping remaining to the east.

Although the character of the area has changed over the past thirty years, the Stables remains a significant heritage asset and an important listed building worth preserving.

During the redevelopment of the area in the late 1990s, when the entertainment complex was being constructed, a large portion of the stable block burned down. At the time it was still under the ownership of the Manchester Corporation and the city architect drew up plans to re-build the damaged section with like-for-like materials to match the original as closely as possible. This was approved and the works carried out in the year 2000.

It is understood that renovation works to the application property were undertaken in 2021.

Description of development

The application documents indicate that the works subject to this listed building consent application have already been installed.

The proposals are therefore for the retention of rooftop air handling equipment and associated fixings, including the provision of a conservation roof-light for access and maintenance purposes.

Planning History of the property

1987 – Permission granted for 'alterations to improve children's toilet facilities' at Parrs Wood Rural Studies Centre (ref: 030134)

1998 – Permission granted for 'alterations to existing building and demolition of part of adjacent wall' (ref: 052866)

2003 – Permission granted for 'demolition of outbuilding' (ref: 066983) and 'elevational alterations in association with use as a day nursery' (ref: 066980)

2004 – Permission granted for 'conversion and refurbishment of stables to form 2 storey office building' (ref: 073153) and 'associated use of 40 existing car parking spaces (ref: 073142)

2006 – Permission granted for 'installation of 4no external air conditioning units to roof' (ref: 077809)

2008 – Retrospective permission granted for 'temporary planters and decking area within courtyard' (ref: 087932)

2022 - 133055/FO/2022 - Installation of seven air handling units, with associated support decking at roof level in concealed valley gutter structure and 132890/LO/2022 - LISTED BUILDING CONSENT for installation of air handling equipment at roof level in concealed valley gutter structure

Subsequently subject to Appeal against non-determination dismissed on 20.12.2022 – Appeal references APP/B4215/Y/22/3301586 and APP/B4215/Y/22/3301573

Consultations & Notification Responses

The application has been subject to notification of adjacent properties by way of letter, a site notice was also posted at the site and advertisement placed in the Manchester Evening News. No responses were received.

Policies

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

Those which are of particular relevance to the proposal are as follows:

Policy DM1 - Development Management
This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:
- Appropriate 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Policy SP1 - Spatial Principles
Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy EN1 - Design Principles and Strategic Character Areas
This policy states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

Policy EN3 – Heritage
Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. Proposals which enable the reuse of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Saved Unitary Development Plan (1995) policies of relevance:
Policy DC19 – Listed Buildings

Policy DC19.1 states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:
a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

These polices remain extant and unchanged since the consideration of the previous planning and listed building consent applications dismissed on appeal in December 2022.

National Planning Policy Framework (2023) - The NPPF sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Chapter 16 – Conserving and enhancing the historic environment – It is stated that in determining planning applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Since the determination of the previous application, the Government has published a revised National Planning Policy Framework in December 2023. Those parts of the Framework most relevant to this application have not been amended.

Other Material Considerations

Legislative Requirements - Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act state that decision makers must have "special regard to the desirability of preserving the building or setting or any features of special architectural or historic interest which it possesses."

Places for Everyone – GM Spatial Plan
The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

The nine constituent local authorities have now adopted the Plan following consideration of the Inspectors' Report .

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is 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.

Relevant policies in this instance:
Policy JP-S1:Sustainable Development
Policy JP-J2 Employment Sites and Premises
Policy JP-P2: Heritage

Relevant Planning History

On the 10th of February 2022 an application was registered and given the reference 132890/LO/2022 for:
"LISTED BUILDING CONSENT for installation of air handling equipment at roof level in concealed valley gutter structure".

The Council received notice that an appeal against non-determination had been made by the applicant on the 21st June 2022.

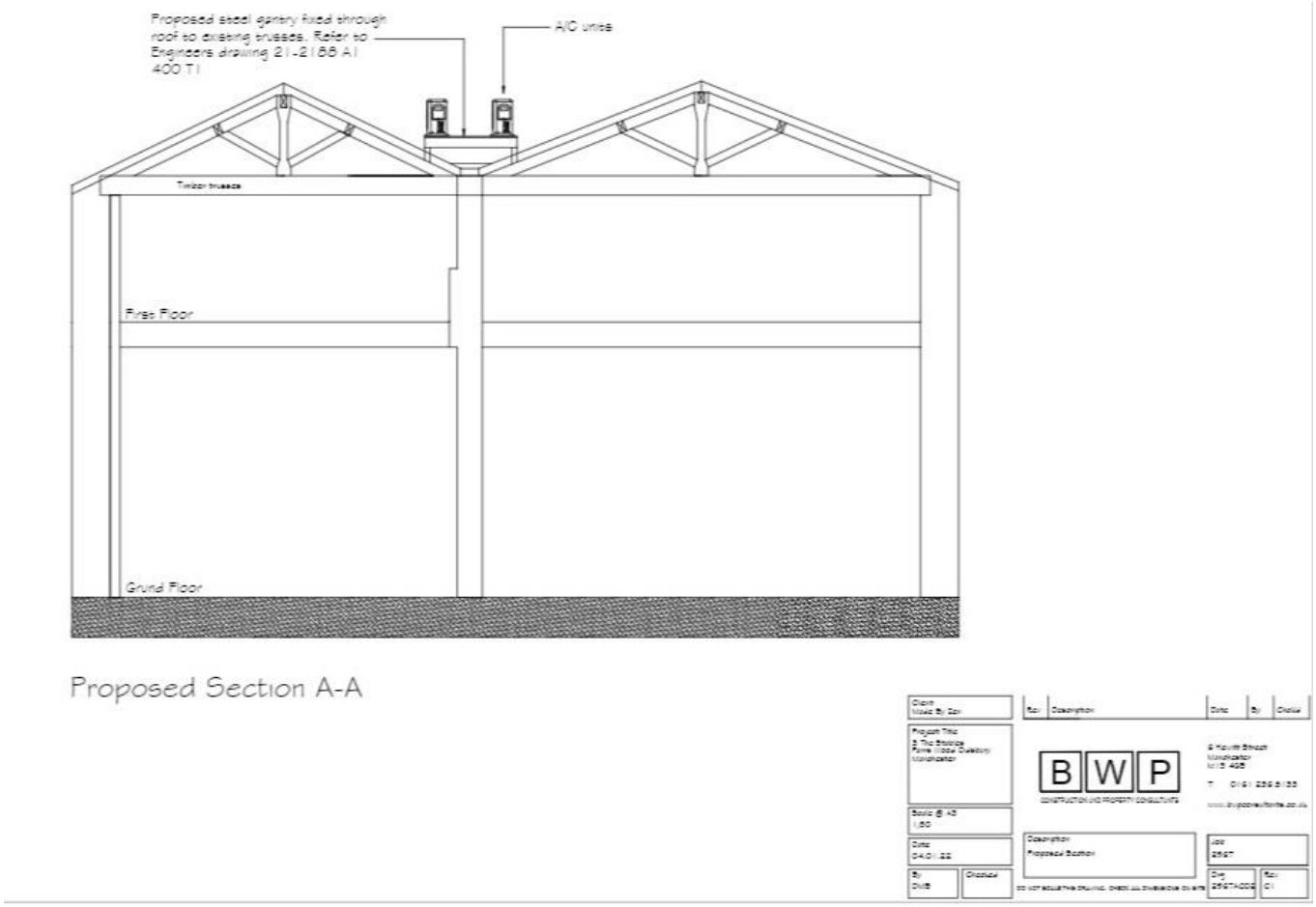
A report was presented to the Council's Planning and Highways Committee meeting held on the 29th July 2022 with a recommendation to be Minded to Refuse the application as it was subject of an appeal against non-determination. The report set out one reason for refusing the proposals:

1) The proposed alterations and additions to the roof to facilitate air conditioning systems would not preserve or enhance the Grade II designated heritage asset, causing less than substantial harm that cannot and has not been outweighed by public benefit, and is therefore considered to be contrary to Government Guidance contained in Sections 16 (2) and 66 of (Listed Buildings and Conservation Areas) Act 1990, Section 16 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework, the Core Strategy for the City of Manchester, in particular Policy EN3 (Heritage) and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City Of Manchester.

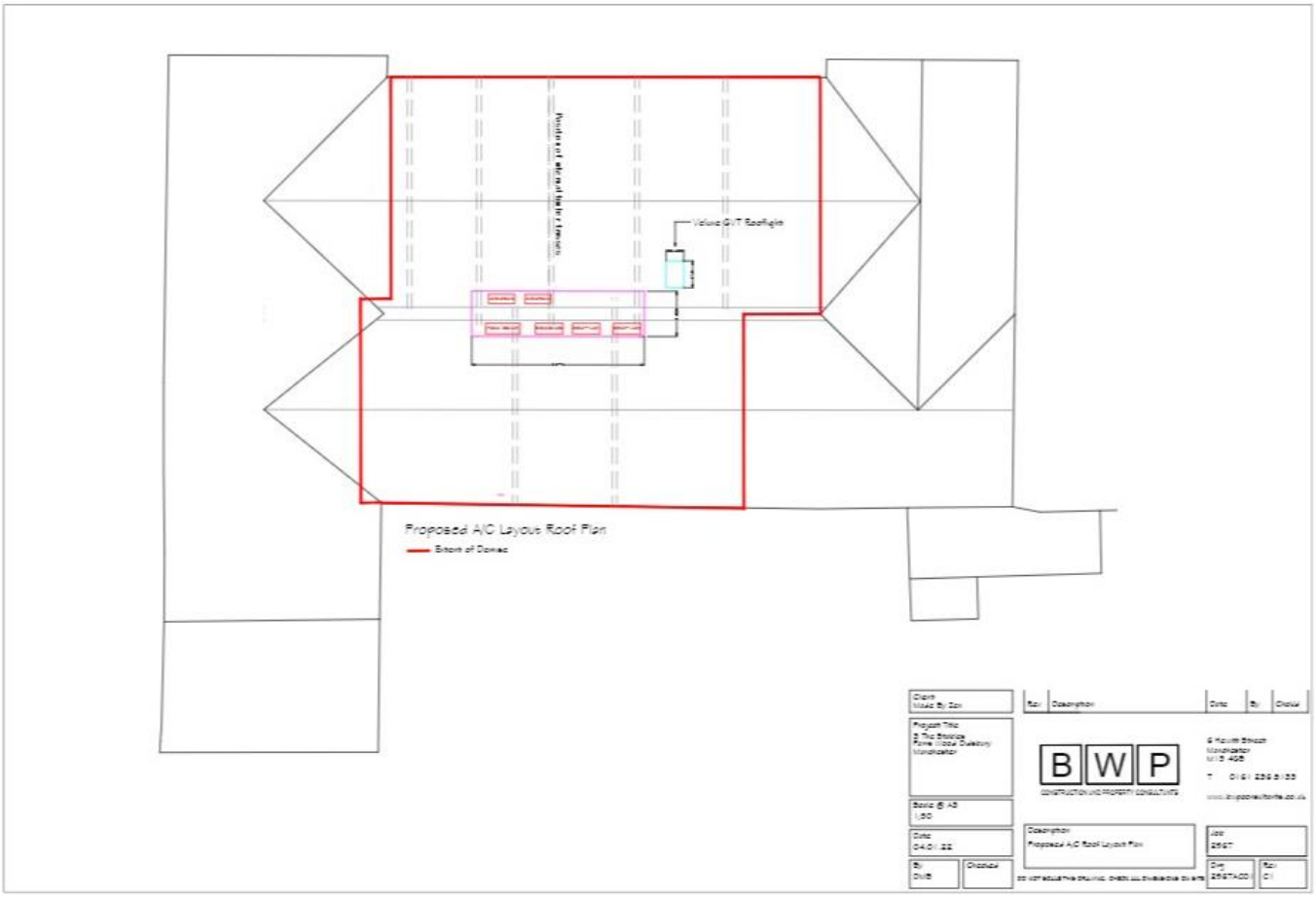
The appeal against non-determination of the application was subsequently made valid by the Secretary of State on the 3rd August 2022. This appeal (APP/B4215/Y/22/3301573) together with that relating to the associated planning permission consent was dismissed by the Secretary of State in the appeal decision issued on the 20th December 2022.

Issues

Listed building consent application 132890/LO/2022 included works to install air condition handling units and associated support structure and gantry within the roof valley of the application property, together with a velux rooflight. It is noted that the submitted proposed roof plan accompanying the listed building consent application included 6 A/C units as opposed to the 7 noted on the associated planning application reference 133055/FO/2022. In other respects, the area, size and form of proposed works reflects that in the accompanying planning application. The submitted duly completed application forms submitted with that application did not indicate at the time that the units had been installed.



Proposed section drawing showing the proposed installation within the roof valley



Proposed section drawing showing the proposed installation within the roof valley

In reporting this application to the Council's Planning Committee meeting on the 28th July 2022 the Council as local planning authority identified less than substantial harm to the designated heritage asset and that the proposals would not preserve or enhance Grade II listed building. It was set out that the harm identified was not outweighed by public benefit and was considered to be contrary to National planning policy contained in the NPPF (section 16) and the adopted local plan policies in the Core Strategy and saved Unitary Development Plan (policies EN3 and DC19.1 respectively). The proposals were also considered to be contrary to section 16(2) and 66 of the Listed Buildings and Conservation Area Act 1990.

This reflected the concern the Council had with the proposed AC units and associated structure, which whilst not being readily visible from the ground level around the building, would give rise to harm to the fabric of the listed building by reason to alterations and fixing attached to roof trusses and removal of listed fabric which was not considered to be easily removed in the future. Given the indicated weight of the installed AC units and likely weight of associated supporting structures this is a substantial intervention to the roof of the listed building.

In dismissing appeal reference APP/B4215/Y/22/3301573 the Inspector appointed by the Secretary of State noted at paragraph 9: "The proposed air conditioning units would not been seen from ground level, being concealed by the existing structure although there is no analysis before me as to whether they would be seen from the upper floor windows of the adjacent hotel. Notwithstanding this, listed buildings are listed for their inherent qualities, irrespective of whether they can be seen or not. The proposed steel structure and air conditioning units would be an incongruous feature on a building of late 18th century origin. In addition to that their form, colour and appearance would be wholly at odds with that of the roof, a matter exacerbated by the number of units proposed." At paragraph 10 it is noted that "The steel frame would be fixed to the roof trusses by way of steel posts. Details of the fixings and methodology are limited and in this respect I cannot satisfactorily assess the impact of the intervention on the appearance or significance of the building. Whilst that intervention would be made into non original fabric, that fabric is nevertheless part of the listed building and currently makes a positive contribution to it." And at paragraph 11 "Accordingly, taking these matters together, the proposal would cause harm to the significance of the listed building as set out above."

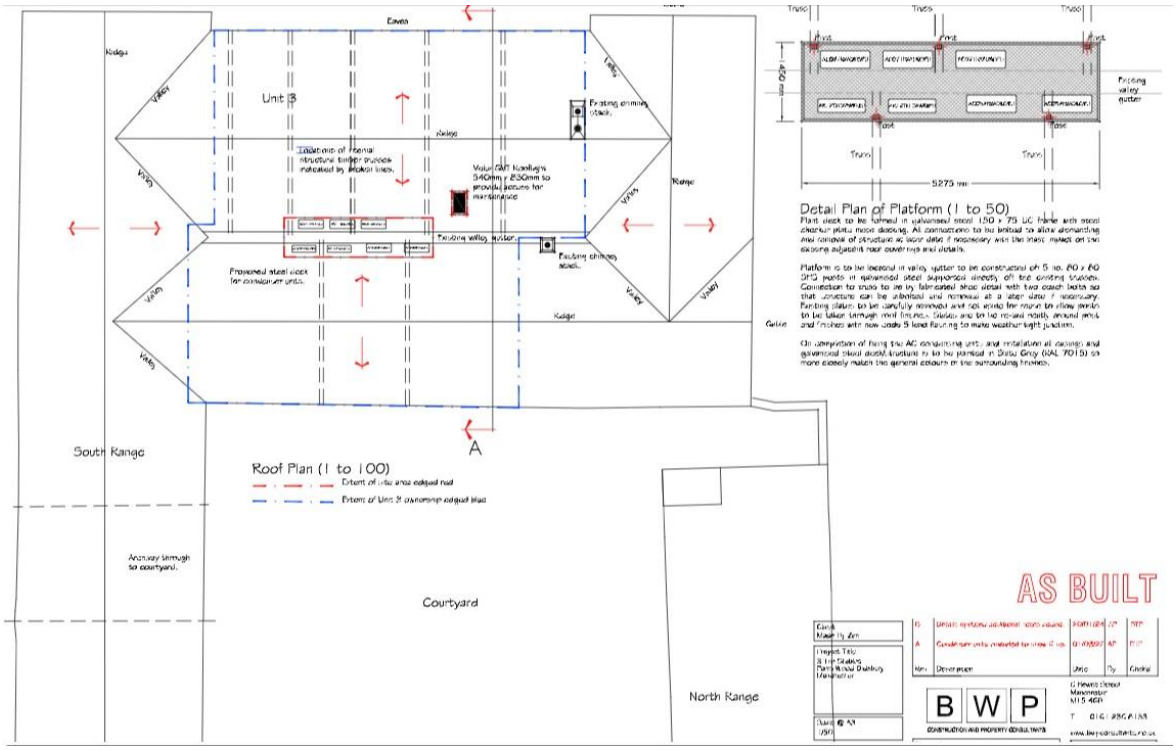
In dismissing the appeal it is clear that specific consideration was given to the proposed supporting structure and air conditioning units impacts on the listed building in terms of being an incongruous feature with the colour and appearance being wholly at odds with the roof.

The current application proposals

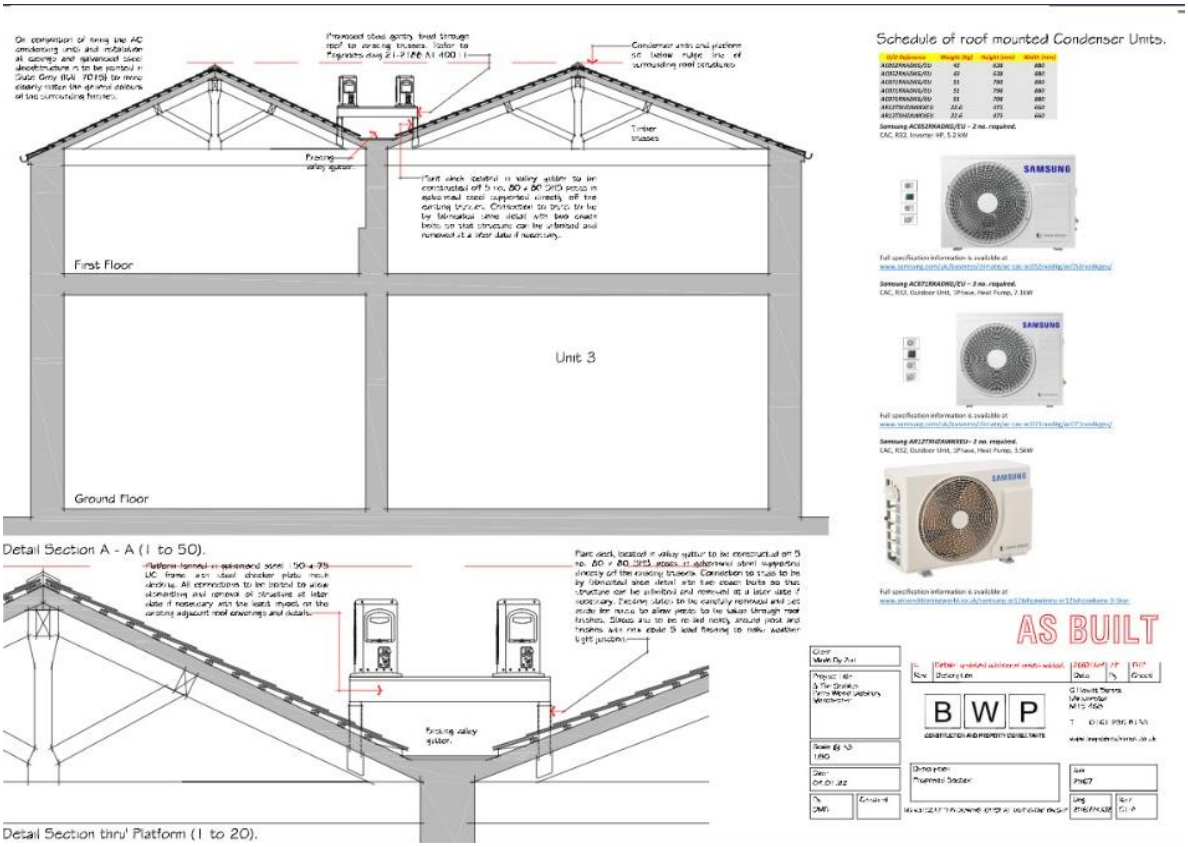
Listed Building Consent application 139169/LO/2024 was registered on the 2nd February 2024 and the description of proposals provided by the applicant were 'Retrospective application for listed building consent; retention of rooftop air handling equipment and associated fixings, including the provision of a conservation roof-light for access and maintenance purposes. The Council as local planning authority altered the description to 'Listed Building Consent: Retention of rooftop air handling equipment and associated fixings, including the provision of a conservation roof-light for access and maintenance purposes'. This revised description was sent to the applicant in an acknowledgement letter sent on the 15 February 2024, no correspondence was received objecting to the use of this description of development or requesting amendments to it.

The application was accompanied by duly completed application forms indicating the described works had been started on 01.07.2021 and completed 01.08.2021; site location plan, roof layout plan reference 2967ACO1 Rev C1-B marked 'As Built'; 'Proposed AHU Plant Deck Structural Plan, Sections, Elevations and Indicative Details reference 21-2188/A1/400 T1 marked as tender issue dated 09.12.21; Proposed Section reference 2967ACO2 Rev C1-A

marked ‘As Built’; Schedule of Samsung Air Conditioning Condenser Units; Detail Sheet for Air Conditioning Condenser Samsung Units; Noise Impact Assessment prepared by E3P; Heritage Impact Assessment prepared by BTP Architects; Thermal Comfort Assessment prepared by Hydrock Consulting Engineers, Letter Report of Canning O’Neil Commercial Agents, Statement of Fact Ian Boulger, Managing Director, Outgoing Ltd, and previous Appeal decisions APP/B4215/W/22/3301586, APP/B4215/Y/22/3301573.



Proposed roof layout drawing



Proposed section drawing

Impact on the Listed Building and comparison between application reference 132890/LO/2022 and 139169/LO/2024

The descriptions of development provided by the applicant for both proposals refer to the installation of roof level air handling equipment and associated fixings and inclusion of conservation roof light for access and maintenance purposes. The submitted drawings for both applications set out proposals for the installation of roof top mounted air condenser units and galvanised steel deck/structure and conservation rooflight in the same position on the property's roof.

In dismissing the subsequent appeal against non-determination, the Secretary of State concluded that the public benefits of the proposal did not outweigh the harm to the significance of the asset (paragraph 16). The applicant has sought to clarify public benefits of the proposals and the need for the installed infrastructure to improve internal conditions, and options to achieve the desired internal conditions within this unit are set out within the submitted Heritage Statement. These matters have been fully considered as part of the assessment of the current application.

Since the determination of the appeals there have been no significant changes to the local development plan or national policy, although the Places for Everyone GM spatial plan has now reached a stage following adoption as having material weight in decision making.

The applicant has submitted further information to accompany this application relating to Thermal Comfort Assessment, an amended Heritage Assessment and correspondence from a south Manchester letting agent and previous owner/occupier of Unit 3. In the present application, the Heritage Statement has addressed some of the issues raised by the Planning Inspectorate specifically relating to gantry fixing details and provision of a technical comfort assessment. However, given the works have taken place little detail has been provided regarding the installation that has taken place including internal equipment and fixings to the listed building, therefore the full impacts of the installation on the listed building including internal fabric cannot be fully understood and are not subject of the current listed building consent application. It is noted from the agents particulars for Unit 3 that significant works have been undertaken internally appearing to be associated with the air conditioning units installed on the roof.

Whilst this is the case it is considered that the form of the proposals and that installed indicate a physical form and siting of development that reflects and is similar to that submitted under Listed Building Consent 132890/LO/2022 and as dismissed by the Secretary of State under appeal reference APP/B4215/Y/22/3301573 on the 20th December 2022.

Retention of the AC units and gantry in this setting, has a material impact on the significance of the listed building. The development introduces a new, prominent, and distracting feature that appears utilitarian, visually intrusive, and incongruent, disrupting the valley form, character, and symmetry of the roof. It is accepted that the AC units are not visible from ground level; however, as demonstrated in the Heritage Statement, they are visible from the upper floors of the hotel to the north-west. From this position, the stable block is seen in the context of a treed setting which encloses the southern and western elevations, giving a sense of the buildings' C18 rural origins. This view is not filtered by any intervening trees or structures, so views of the roof are highly visible to those visiting the hotel. The setting and appreciation of the building to the north and west, has otherwise been eroded over time by commercial development, placing greater emphasis on the need to preserve the building from the vantage point that is clearly visible to the public.

The installed rooflight has a low-lying and modest impact which does not present a significant concern. It is hidden from view by its position on the inside of a roof slope and is partially obscured by an existing chimney coming off a ridge.

In this regard, the development proposal is considered to be contrary to saved UDP policy DC19.1(c) which requires that internal or external alterations are not permitted where there would be an adverse effect on its architectural or historic character. It also fails to preserve or enhance the buildings' significance, contrary to Core Strategy policy EN3 and fails to meet the test within NPPF para.205 that great weight is given to an assets' conservation. It is considered that the impact of the proposal would not be mitigated by colour-coating which would remain an incongruous feature mounted over the roof valley, obscuring its form.

The applicant refers to precedents in Manchester, showing images of a number of Listed Buildings in the city centre with rooftop plant. Aside from the unknown circumstances of those examples, the Council's view is that the setting of the stables is very different to those commercial buildings. The fact that AC units are installed on Listed Buildings elsewhere does not justify the harm that results from the current development; each case must be assessed on its own merits. Furthermore, any approval of the application would set adverse precedent for the installation of more AC units on the roof should other commercial units within this building seek a similar solution. This would have a detrimental cumulative impact further eroding the character of the listed building.

Taking all of the above into consideration, the proposal materially harms the significance of the listed building, to a less than substantial extent and has a harmful effect on the significance of the listed building, failing to preserve or enhance its special architectural and historic interest. In this case, the NPPF requires that applicants demonstrate clear and convincing justification (para.206) and that development is weighed against the public benefits of the proposal (para.208) mindful of the overarching need to give great weight to an asset's conservation (NPPF para.205). This is a requirement irrespective of the of the level of harm arising from a proposal.

Public Benefit

The application proposals are indicated as being necessary to provide adequate comfort within this part of the listed building for occupiers of the space. This benefit would be limited to those occupiers of this part of the building.

It is not considered that with regards to thermal comfort, that alternatives which maintain an acceptable balance between preserving heritage and providing adequate cooling have been fully explored.

The application indicates that AC is essential to letting modern office accommodation and notes that installing the units in the service area on the north elevation is unfeasible due to the requirements for 3rd party agreements from other unit owners. There is no evidence that the applicant has approached other occupiers within the stables to consider a shared arrangement. However, the absence of any such agreement could suggest a lesser urgency to install AC by other occupiers, including those who are more exposed to direct solar gain from the south-facing elevation, than Unit 3.

Moreover, the supporting letter submitted justifies the installation based on an uplift in rental value per sq ft and fewer voids when AC is installed. It is noted from the most recently available particulars for the building available from the letting agents website that Unit 3 is currently for sale, the marketing particulars indicating that the ground floor is fully let and income-producing,

whilst the first floor is not, despite the AC units being installed. On this basis, the justification is not clear and convincing.

The supporting information indicate that benefits derived from the proposal would be confined to one private office in a part of the listed building in the applicant's ownership. The benefit derived would therefore be the same benefit that was identified by the applicant as part of the consideration of listed building consent application 132890/LO/2022 and the subsequent appeal. This benefit was not considered to outweigh the harm caused by the installation. It is not considered that there has been a significant change in the relevant conditions since the determination of the dismissed appeal or from the additional information provided by the applicant.

It is considered that benefits to future occupiers of Unit 3 are relatively modest, confined to a small private office, and insufficient to outweigh the harm that has been identified.

Conclusion

Notwithstanding the limited benefits of the installation, the development does not meet the test for sustainable development set out in NPPF para.11(d)(i) which provides a basis for refusing applications affecting designated heritage assets following assessment against guidance in Chapter 16.

There has been inadequate exploration of the alternatives to installing the AC equipment on the roof, including looking at a whole building approach which could potentially benefit all building occupiers and unlock access to discreet areas where the AC units could be installed if deemed essential.

Great weight has not been given to conservation of the heritage asset which is the overriding test in the consideration of heritage assets. On this basis, the proposal is contrary to section 16 of the NPPF, Core Strategy policy EN3 and saved UDP policy DC19.1.

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: Refuse

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

1) The proposed alterations and additions to the roof to facilitate air conditioning systems would not preserve or enhance the Grade II designated heritage asset, causing less than substantial harm that is not outweighed by public benefit, and is therefore considered to be contrary to Sections 16 (2) and 66 of (Listed Buildings and Conservation Areas) Act 1990; Section 16 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework; the Core Strategy for the City of Manchester policy EN3 (Heritage); saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City Of Manchester; and, policy JP2-P2 ‘Heritage’ of the Places for Everyone Joint Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA