

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138893/AO/2023

Date registered valid: 21 December 2023

Proposal: Installation of 1no. digital totem signs and 1no. directional totem sign.

Address: Citylabs 2.0 , Hathersage Road , Manchester, M13 0BH

Ward(s): Ardwick Ward

Applicant: Bruntwood SciTech Ltd

Agent (if any): Mr Ollie Eyre Deloitte

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15/02/2024

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 3 January 2024 Expired: 24 January 2024

Neighbour notifications

Printed: 3 January 2024 Expired: 24 January 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 site relate to the Citylabs life science campus, specifically in the immediate vicinity of the Citylabs 2.0 building. There is a high quality and well maintained are of public realm outside the building, in which it the development is proposed. The site is bounded by Hahtersage Road to the south and The Boulevard to the east.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The area relates to Victoria Park, a suburban area lying between Longsight and Rusholme, just south of Manchester's City Centre. The character of the area comprises many different uses, including residential, student accommodation, commercial, medical, cultural and educational. The Manchester Royal Infirmary dominates the North side of Hathersage Road where the site is located. The area is not within a conservation area.

Description of development

The development relates to the installation of 1no. internally illuminated directional totem sign and 1no. digital directional and advertisement totem sign on the Citylabs campus. The northern, digital totem would be located adjacent to York Place Street and the southern totem would be located adjacent to Hathersage Road.

Consultations & Notification Responses

Publicity - letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

MCC Highways - no objections, condition controlling content and illuminance requested.

Environmental Health - no comment on the application

Issues

The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon visual amenity, impact upon the adjacent Conservation Area and Public Safety. The main policies that relate to the assessment of the proposal are the Town and Country Planning (Control of Advertisements) Regulations 2007 and Core Strategy policies DM1 (Development Management), SP1 (Spatial Principles), EN3 (Heritage) and CC9 (Design and Heritage) the Saved Policies contained within the Unitary Development Plan for Manchester in particular DC14 (Shop fronts and Related Signs), DC15 (Advertisements, Hoardings and Posters) and DC19 (Listed Buildings) and the National Planning Policy Framework, in particular Section 12 (Achieving well-designed places) and Section 16 (Conserving and enhancing the historic environment).

Town and Country Planning (Control of Advertisements) Regulations 2007

The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

- (a) the provisions of the development plan, so far as they are material; and
- (b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—

(a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b) factors relevant to public safety include—

(i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed

Issues

The Advertisement Regulations require that applications for shop signs be considered only in the interests of amenity and public safety. An assessment of the proposals under these criteria is outlined below.

Visual Amenity

SN06, which would be adjacent to the public footway on Hathesage Road, would comprise an internally-illuminated non-digital totem. The totem would be of high quality materiality, comprising a PPC aluminium body on a corten plinth. There would be an illuminated recess 400mm from the top of the totem. Lettering would either be fret cut, internally-illuminated titles or applied matt vinyl directional content. The colour palette is restrained to black, white and the copper tone characteristic of Corten. Together with the low illuminance level of 200cd/m² stated by the applicant, this totem should not be overly obtrusive elements in the street scene.

SNO3, would be the same in materiality, but would incorporate a digital LED advertising screen. This would make the totem much more obtrusive. To mitigate against this, the illuminance,

content, and movement/transitions would be controlled by condition. This totem would be situated the other side of Citylabs 2.0 to SN06, within the campus and away from the public highway, so the risk of driver distraction would be low. SNO3 and SN06 are sufficiently removed from any nearby listed buildings that there are no concerns that the signage would have a detrimental impact on the character or appearance of a designate heritage asset.

Both totems incorporate directional text to aid wayfinding around the Citylabs campus. The content of the screen would be limited to directional and informational content relating to Citylabs and its work. The limited nature of the content should help reduce the impression of advertisement clutter to a small degree. The nature of the content is supported pursuant to policy DC15.1 (c) as it relates properly and directly to the premises on which the totems would be situated.

Given the above, there are no visual amenity concerns that would warrant a refusal.

Public Safety

The totems would be set back from the public highway or within the Citylabs campus. The illuminance level would be controlled by condition to 300cd/m² during non-daylight and inclement weather, which is considered low enough to mitigate against driver distraction. No concerns regarding public safety have been raised by MCC Highways or Environmental Health. Given the above, it is considered that there are no public safety concerns that would warrant a refusal.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

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

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) The advertisement hereby approved shall be displayed in accordance with the following drawings and documents:

-Drawing - Proposed CITYLABS 2.0 CAMPUS MFT - 15734 SIGNAGE DETAILS received by the City Council, as Local Planning Authority, on 14/02/2024.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to the Town and Country Planning (Control of Advertisements) Regulations 2007, Sections 12 and 16 of the National Planning Policy Framework, policies DM1, EN3, CC9 and SP1 of the Core Strategy (2012) and saved policies, DC15.1 and 15.2, and DC19.1 of the Unitary Development Plan (1995).

3) (a) No individual advertisements displayed on the LED panel shall contain moving images, animation, video or full motion images or any images that resemble road signs, traffic lights or traffic signs.

(b) No individual advertisements shall be displayed for duration of less than 10 seconds.

(c) Controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel.

(d) The display panel shall be fitted with a light sensor, designed to adjust the brightness to changes in ambient light levels. (e) A mechanism shall be in place so that if the installation breaks down, it defaults to a black screen to avoid any flashing error messages or pixilation.

(f) The maximum luminance level of the advertisements displayed on the panel shall not exceed 300 cd/m² during non daylight hours / inclement weather

Reason - in the interests of amenity and public safety pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 32 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 55 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 47 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 39 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 16 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 3 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 18 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 20 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 14 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 2 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 25 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 28 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 5 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 28 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 1 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 13 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 3 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 2 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 6 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 10 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 21 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 6 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 31 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 43 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 18 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 4 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 24 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 12 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 7 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 11 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 22 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 8 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 14 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 15 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 19 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 10 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 20 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 18 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 8 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 19 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 22 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 18 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 37 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 11 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 1 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 21 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 15 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 23 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 26 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN

Flat 23 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 9 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 9 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 7 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 14 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 22 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 12 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 26 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 15 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 17 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 24 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 7 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 17 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 23 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 4 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 9 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 17 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Central Manchester NHS Foundation Trust, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 6 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 25 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 19 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 1 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 5 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 45 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 9 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 14 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 4 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 27 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 3 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 13 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 4 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 7 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 5 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 17 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 51 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 6 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 20 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 18 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 1 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 10 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 3 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 11 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 13 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 38 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 25 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 40 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 17 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 8 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 22 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 7 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 8 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 9 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 7 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ

Flat 7 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 7 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 2 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 41 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 4 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 53 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 4 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 21 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Manchester Childrens University Hospital, Hathersage Road, Manchester, M13 0JE
Momentum, Wilmslow Park, Wilmslow Road, Manchester, M13 0JQ
Post Office, 11 Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 16 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 10 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
200 Hathersage Road, Manchester, M13 0BH
Flat 3 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 20 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 1 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 23 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 6 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 25 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 14 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 5 Hickory House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 5 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 7 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
St Marys Hospital, Hathersage Road, Manchester, M13 0JH
Flat 14 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 8 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 4 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 12 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 19 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 33 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 11 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 5 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 5 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 3 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 12 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 9 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 4 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 11 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 1 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 13 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 12 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 20 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 28 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 29 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 13 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 22 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 27 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 8 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 15 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 16 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 23 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 2 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 34 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR

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Flat 27 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 10 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 7 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 36 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 3 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 19 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 54 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 2 Delph House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 4 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 24 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 15 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 24 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 1 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 2 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 6 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 16 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 23 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 44 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 12 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 20 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 15 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 6 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 1 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 8 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 11 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 9 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 20 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 2 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 23 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 24 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 26 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 28 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 42 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 20 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 14 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 5 Cedar House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 13 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 15 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 48 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 10 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 28 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 17 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Manchester Hospital School, Manchester Childrens University Hospital, Hathersage Road,
Manchester, M13 0JE
Flat 27 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 26 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 26 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 24 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 14 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 8 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 21 Iroko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 22 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 22 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 9 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP

Flat 3 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 12 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
Flat 18 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 9 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 21 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 25 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 13 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 22 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 1 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 23 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 21 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 24 Birch House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 18 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 21 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 49 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 14 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 6 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 25 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 10 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ
10 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD
Flat 46 Kerria House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 13 Ash House, Wilmslow Park, Hathersage Road, Manchester, M13 0JN
Flat 12 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 16 Joshua House, Wilmslow Park, Hathersage Road, Manchester, M13 0JR
Flat 3 Elm House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 13 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 27 Fir House, Wilmslow Park, Hathersage Road, Manchester, M13 0JP
Flat 6 Ginko House, Wilmslow Park, Hathersage Road, Manchester, M13 0JQ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL