MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138032/JO/2023
Date registered valid:	8 September 2023
Proposal:	Application to vary condition nos. 2 (approved drawings) and 13 (Multi-Use Games Area - hours of use) attached to planning permission 135561/FO/2022 to allow for amendments to the design of the workshop and to allow the Multi-Use Games Area to open half an hour earlier on Mondays to Fridays (i.e. 0830 hrs to 1800hrs)
Address:	Pioneer House High School, 200 Yewtree Lane, Manchester, M23 0FF
Ward(s):	Brooklands Ward
Applicant:	David Bell, Prospere Learning Trust
Agent (if any):	Pablo Iglesias, Grated Apple
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	27 October 2023



Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Standard consultations:
Printed: 12 September 2023 Expired: 3 October 2023

Neighbour notifications
Printed: 12 September 2023 Expired: 3 October 2023

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Pioneer House High School is a coeducational special school located in the Northern Moor area of Manchester. It is a free school that was established on 1 September 2017 and is sponsored by the Prospere Learning Trust. Pioneer House High School admits pupils aged 11 to 19 with Complex Cognitive Difficulties.

Pioneer House High School is located on Yewtree Lane at the corner of Cherington Close. The school buildings sit centrally to the site, with parking areas to the east, service areas to the north, and external play and social areas to the west. Pedestrian and vehicular access are off Yewtree Lane. The site benefits from an extensive frontage to Yew Tree Lane with the existing buildings set back from the street frontage and mature trees to the site perimeter providing some visual definition and screening. The area is predominantly residential in nature.

The existing buildings have evolved over a numbers of years with the earliest buildings dating from the 1950's. In 2016/17 the school was subject of a significant redevelopment which gave some cohesiveness to the disparate collection of piecemeal extensions the original building underwent in the 1980's and 1990's.

Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

In March 2023 the applicants obtained planning permission for the following (ref: 135561/FO/2022):

> *Erection of single storey classroom block consisting of 3 classrooms with adjoining group rooms, social dining area, office/ meeting room and ancillary spaces, relocation of MUGA, single storey gym, single storey workshop, external classroom and gym, cycle shelter and additional cycle parking*

The applicants are now applying to vary condition no. 2 in order to amend the design of the workshop, as well as condition no. 13 in order to allow the multi-use games area (MUGA) to operate half an hour earlier on Mondays to Fridays.

Consultations & Notification Responses

Local Residents – No comments received.

Environmental Health – No objections to the 8.30am start for the MUGA.

Policies

The National Planning Policy Framework (September 2023) – The National Planning Policy Framework 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.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

    i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
    ii. ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Core Strategy Development Plan Document – 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.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

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 DM1, Development Management – This policy states that all development should have regard to a number of specific issues, the most relevant of which in this instance are:

- 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.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity and landscape.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

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

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation. The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023. Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

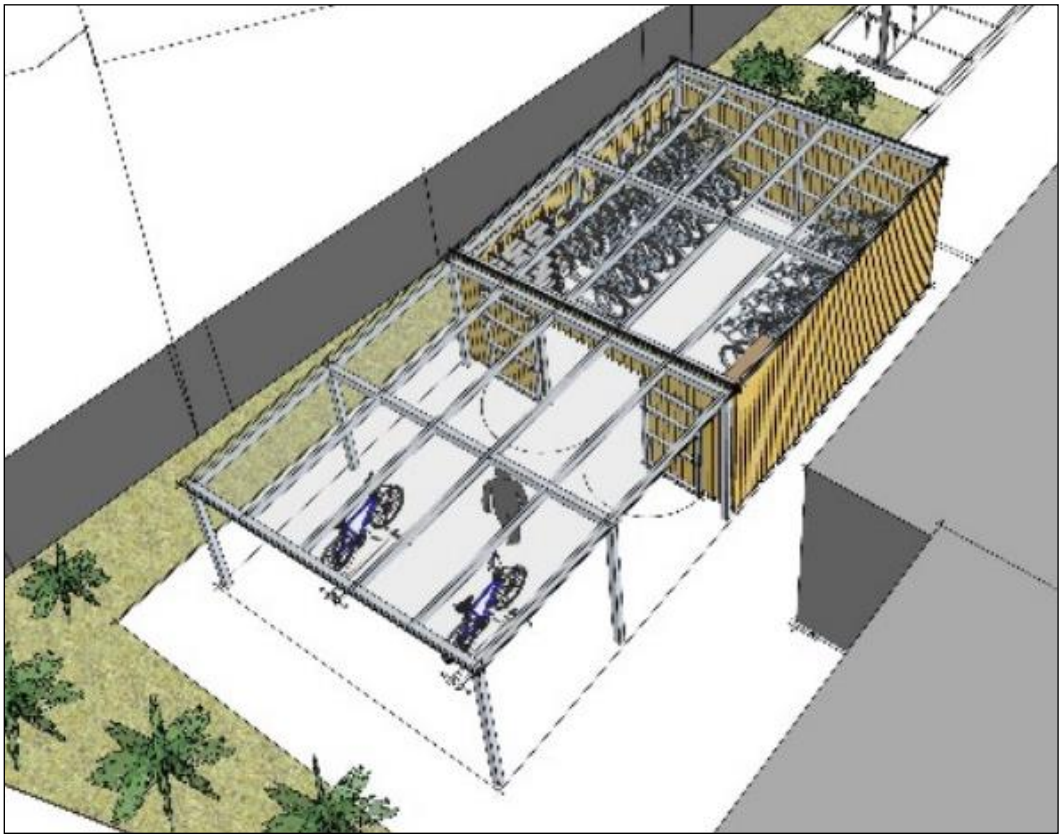
Given the stage the Plan has reached and level of public consultation and scrutiny it has received, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Issues

Principle of the Proposal – Due to budgetary and delivery constraints the applicants are proposing to change the design of the workshop from a bespoke designed building to a modular one. As this would still enable bicycle repair classes to be given to the students there is no objection in principle to this amendment. In terms of the variation of condition no. 13, the applicants have stated that the use of the MUGA from 08:30 is required to support students that may need to exercise or play before classes begin in order to be most receptive for learning. As such there is no objection in principle to varying the wording of condition no. 13 accordingly.

Notwithstanding the above, any impact upon residential and visual amenity, as well as pedestrian and highway safety, must be assessed.

Design – The workshop, as seen below, would consist of a modular building with mono-pitched roof and a canopy area to the front. The building would be used primarily to store the bicycles and associated equipment, while the canopy would be used for the bicycle repair lessons. The modular building would be constructed from timber panelling over a steel frame, while the canopy itself would be of steel construction with a cladding roof.



Given the nature of the building and its end use, the design of the structure is considered acceptable in this instance.

Visual Amenity – Given the design of the proposed workshop and its location at the rear of the site it is not considered that the amendments to scheme would have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site.

Residential Amenity – It is not considered that the use of the MUGA from 8.30am, as opposed to the originally approved 9.00am, would have a detrimental impact upon the levels of residential amenity enjoyed by the occupants of those properties closest to the school site. Environmental Health have confirmed that they have no objections to the earlier start.

Pedestrian and Highway Safety – It is not considered that the amendments to the design of the workshop or the earlier opening of the MUGA would have a detrimental impact upon the existing levels of pedestrian and highway safety enjoyed along Yew Tree Lane.

Other Legislative Requirements

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

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to resolve any matters arising in relation to dealing with the planning application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of planning permission reference 135561/FO/2022, that date being 17 March 2023

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
Stamped as received on 22 November 2022:

1. 22004-AE(00)01 REV P1 LOCATION PLAN
2. 22004-AP(04)00 REV P1 FLOOR & ROOF PLANS
3. 22004-AP(05)01 REV P1 ELEVATIONS
4. 22004-AP(05)02 ELEVATIONS & PLANS - GYM & CANOPY ONLY
5. 22004-AP(05)10 REV P1 3D VISUALIZATIONS - SHEET 01
6. 22004-AP(05)11 REV P1 3D VISUALIZATIONS - SHEET 02
7. 22004-AP(06)01 REV P1 SECTIONS

8. 22004-AP(06)02 REV P1 SECTIONS

Stamped as received on 6 December 2022:

9. ARBORICULTURAL IMPACT ASSESSMENT

Stamped as received on 8 September 2023:

10. 0000305947-04-1.000 REV C GENERAL ARRANGEMENT BLOX SECURE COMPOUND
11. 0000305947-04-1.001, REV C GENERAL ARRANGEMENT BLOX SECURE COMPOUND
12. Visuals (Grated Apple)

Stamped as received on 26 October 2023

13. 22004-AP(90)01 REV P2 SITE PLAN

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) DISCHARGED BY APPLICATION CDN/23/0303. Above-ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

4) DISCHARGED BY APPLICATION CDN/23/0303. No development shall take place until surface water drainage works, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, have been submitted to and approved in writing by the Local Planning Authority.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and EN08 and EN14 in the Manchester Core Strategy.

5) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

a) Verification report providing photographic evidence of construction as per design drawings;
b) As built construction drawings if different from design construction drawings;
c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the

lifetime of the development, pursuant to national policies within the NPPF and NPPG and EN08 and EN14 in the Manchester Core Strategy.

6) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and Arboricultural Impact Assessment (stamped as received on 6 December 2022); and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

7) DISCHARGED BY APPLICATION CDN/23/0303. Prior to the commencement of above ground works, a tree replacement scheme shall be submitted to and be approved by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree, that tree or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree 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 Manchester Core Strategy.

8) DISCHARGED BY APPLICATION CDN/23/0303. A scheme for the provision of Biodiversity Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

9) No removal of or works to any trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are

appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

10) PART A DISCHARGED BY APPLICATION CDN/23/0303. a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.
In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Policy DM1 of the Manchester Core Strategy.

11) DISCHARGED BY APPLICATION CDN/23/0303. No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- A construction programme including phasing of works;
- 24 hour emergency contact number;
- Expected number and type of vehicles accessing the site: Deliveries, waste, cranes, equipment, plant, works, visitors; Size of construction vehicles; The use of a

consolidation operation or scheme for the delivery of materials and goods; Phasing of works;

- Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction): Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;
- Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
- Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- Locations for storage of plant/waste/construction materials;
- Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- Any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (cyclists and pedestrians);
- Arrangements for temporary facilities for any bus stops or routes;
- Method of preventing mud being carried onto the highway;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

12) The development hereby approved shall be implemented in full accordance with the measures as set out within the Energy Strategy Statement, stamped as received by the City Council as local planning authority on 22 November 2022, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance. Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

13) No activity on the Multi-Use Games Area shall take place outside of the following hours:

Monday to Friday - 0830hrs to 1800hrs
Saturday - 1100hrs to 1500hrs
Sunday - 1100hrs to 1700hrs

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policies SP1 and DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

Informatives

1) Informative for condition 4 - In order to discharge this condition the following additional information has to be provided:

a) A finalised drainage layout showing all components, outfalls, levels and connectivity;
b) Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
c) Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area;
d) An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
e) A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant parties.
f) Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
g) Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change;
h) Assessment of overland flow routes for extreme events. Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
i) Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
j) Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.
k) Hydraulic calculation of the proposed drainage system;
l) Construction details of flow control and SuDS elements.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Mazaj Lounge, Yewtree Lane, Manchester, M23 0FF
Fayrouz Restaurant, Yewtree Lane, Manchester, M23 0FF
Elegance Banqueting Suite, Yewtree Lane, Manchester, M23 0FF
Flat Over, Mazaj Lounge, Yewtree Lane, Manchester, M23 0FF
Sale Road Nursery, Sale Road, Manchester, M23 0JX

By The Way, 165 Yewtree Lane, Manchester, M23 0EE
25 Tipton Drive, Manchester, M23 0EZ
37 Cherington Close, Manchester, M23 0FE
163 Yewtree Lane, Manchester, M23 0EE
35 Tipton Drive, Manchester, M23 0EZ
33 Tipton Drive, Manchester, M23 0EZ
31 Tipton Drive, Manchester, M23 0EZ
29 Tipton Drive, Manchester, M23 0EZ
27 Tipton Drive, Manchester, M23 0EZ
23 Tipton Drive, Manchester, M23 0EZ
21 Tipton Drive, Manchester, M23 0EZ
56 Cherington Close, Manchester, M23 0FE
35 Cherington Close, Manchester, M23 0FE
33 Cherington Close, Manchester, M23 0FE

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