

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138456/TEL/2023

Date registered valid: 1 November 2023

Proposal: Prior Approval the installation of telecommunication equipment at rooftop including 7.5 metre high tower and associated ancillary works.

Address: Lockton Court, Lockton Close, Manchester, M1 7JP

Ward(s): Ardwick Ward

Applicant: EE UK Ltd & Hutchison UK Ltd

Agent (if any): Ryan Marshall, WHP Telecoms Limited

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 December 2023

Application details

Type of application: Telecommunication Application

Development type: Notifications

Standard consultations:

Printed: 6 November 2023 Expired: 27 November 2023

Neighbour notifications

Printed: 6 November 2023 Expired: 27 November 2023

Site notice

Posted: 17 November 2023 Expired:

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposed site is located in a northerly position on the roof of Lockton Court in Ardwick. Lockton Court is a nine-storey block of flats (with plant and equipment on the roof enclosed by cladding) located at right angles to the Mancunian Way in Brunswick. There is a similar apartment block which lies to the west.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application relates to the roof of Lockton Court in Brunswick. To the north of the site is the Mancunian Way (which runs at an elevated level) with university residential and teaching accommodation beyond. The area to the west, east and south in the vicinity of the site is predominantly residential, but with a factory to the south east of the site.

Description of development

The submitted application seeks prior approval for the installation for the installation of telecommunication equipment at rooftop including 7.5 metre high tower and associated ancillary works. The proposed stub tower and associated antenna and dishes would be sited on steel grillage affixed to the roof slab, with 4 no. cabinets to be sited on the area to be covered by grillage.

Consultations & Notification Responses

A site notice was posted at the site on 17th November 2023, and 343 notification letters were sent to local residents and local businesses on 6th November 2023.

Local residents/adjoining occupiers – An objection has been received on the grounds of impact to the health of residents. They advise they are a leaseholder at the property and have had no say in the proposed development. They feel that it will affect the resale of the property. They

also object to the aesthetics of a EE Tower of this size and scale, and the disruption to residents during the build. Furthermore, they also wish to object on the basis of the impact of the proposed development to the wildlife and birds in the area.

MAG - the aerodrome safeguarding authority have no objection to this development.

Strategic Housing - 17.11.2023 - sought to have the determination of the scheme postponed, on the basis that whilst they advised that they were not opposed to the proposal per se, they wanted to understand more about the technical details of the scheme, as they anticipated that the roof at Lockton Court may be being replaced within the next 3 years.

Issues

Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2016

The proposal falls within Part 16, Class A - 'Electronic communications code operators', of the above regulations. This requires that Local Planning Authorities assess whether prior approval is required for the siting and appearance of the development.

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was subsequently amended and updated in February 2019, July 2021 and September 2023. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: 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 or specific policies in this Framework indicate development should be restricted.

The Framework has been related to the proposed development, with particular emphasis given to the following:

Section 10 Supporting high quality communications - The following paragraphs are considered to be relevant:

- i. Paragraph 114 - States that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. It further states that planning decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) connections. It is considered that the development would be appropriately related to this objective by providing an alternative location for a site where a notice to quit has been served on the operator, to enable the sharing of this site by two operators, and to maintain the performance of mobile telephone network and its capacity.
- ii. Paragraph 115 - The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for

future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Furthermore, that where new sites are required equipment should be sympathetically designed and camouflaged where appropriate.

- iii. Paragraph 116 - States that Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that: a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.
- iv. Paragraph 117 - States that all applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. In this case the applicant has provided a satisfactory explanation of the site selection and a ICNIRP declaration. The proposal has been related to clearly presented drawings and a supporting statement. It is considered that sufficient and satisfactory information has been provided.

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.

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished -
- Quality of the public realm: a place with attractive, and successful outdoor areas

- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy DM 1 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 and 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.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan. Saved policy DC17 relates to telecommunications and states that the council should be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas.

Siting -The proposed works are not located in close proximity to any designated sites such as SSSIs, SPAs, SACs, or national nature reserves. As such, the site is not considered to be a sensitive area and is suitable for the proposed development. The proposed works will utilise existing access routes, but would involve the provision of a hooped access ladder affixed to the brick plant room wall at roof level for the maintenance of the proposed equipment. Furthermore, the site is not near to any listed buildings nor is it in a Conservation Area.

This application follows the temporary approval of application ref: 117478/FO/2017 which related to the installation of 6 no. antennas on roof of building together with associated cabinets and works for a temporary period of 3 years at Bainbridge House 86 - 90 London Road on 7th December 2017. This application would therefore effectively replace an existing installation and not be an additional mast. The submitted supporting documentation states that the need for the new mast stems from the operator having been issued with a Notice to Quit. The designated search area covered the Piccadilly area in Manchester. The planning agent states that notice to quit site belongs to the university who have advised that the building is due to be demolished and the site will undergo redevelopment. As such a site is required to provide similar or improved coverage.

The proposed siting of the mast would mean that it would be located in a northerly location on the top of the roof of a nine-storey block of apartments. The installation would accommodate two operators.

The applicant has applied the sequential test to the provision of new and upgraded telecoms equipment and is utilising the existing site in line with NPPF guidelines. The applicants do not feel that there is an alternative suitable location (8 alternatives in the wider area were considered and discounted).

The proposed installation is considered to meet operational and technical requirements which will enable the operator to address an anticipated coverage deficiency in this area in the future for the reasons set out earlier in this report. It is considered the proposal strikes an appropriate balance between operational and environmental considerations, and the impact of the development would be outweighed by the public benefit of the proposal.

There are residential properties below the proposed installation, and in proximity to the site, with the nearest property (with the exception of the apartments below) being approximately 17 metres away to the west of Lockton Court. The location is in a predominantly residential area, and whilst views from street level in the vicinity would be limited, the scheme would be highly visible from the surrounding wider area to the south and east due to the low rise housing and maisonettes, and open nature of the setting and parking areas of Lockton Court. However, it would be of sufficient distance from dwellings in the wider area to reduce the potential for visual disruption, and as such would not have a significant impact to the character of the local area.

In this instance, there is a need to balance any visual intrusion in the skyline with the need to support high quality communications in the local area. It is considered that the works would not have a significantly harmful visual impact upon the locality to warrant refusal of permission and that the proposed location is therefore acceptable in principle.

It is not considered that the new telecommunication stub tower, antenna, dishes and cabinets would lead to significant levels of clutter at roof level, and the siting of the works are considered to be acceptable.

Design - The proposal is for the siting of installation of a 7.5m stub tower with associated antenna, dishes and cabinets to meet the needs of two telecommunications operators, and are similar to other telecommunications equipment elsewhere in the City. The design of the proposal is considered to be acceptable in this instance. It is considered that any impacts to visual and residential amenity not be so significant to warrant refusal, and any impacts would be outweighed by the benefits of the proposal, in terms of improved connectivity.

Health and safety – An ICNIRP certificate has been submitted which references the relevant guidelines and states the proposed equipment and installation as detailed in the attached planning / General Permitted Development Order application is designed to be in full compliance with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection¹ as expressed in EU Council Recommendation 1999/519/EC of 12 July 1999 "on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)".

The proposal therefore accords with all relevant health and safety requirements, including the guidelines of the International Commission for Non-Ionising Radiation Protection (ICNIRP) as adopted in the EU Council Recommendation of 12 July 1999 on the limitation of exposure to the general public to electromagnetic fields.

Compliance with ICNIRP legislation - A declaration of conformity with ICNIRP Public Exposure Guidelines has been submitted with the application and meets guidelines in terms of health aspects that a local planning authority does not need to give further consideration to health aspects given an ICNIRP has been submitted. Further advice on health issues was previously provided in PPG8 which has now been replaced with the National Planning Policy Framework (September 2023) and the weight that this can be given to applications for telecom equipment.

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

Officers have worked with the applicant in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning application. In this case the proposal was considered to be in accordance with City Council policy and no amendments were sought.

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

Reason for Approval

The City Council is satisfied that this development has been sited and designed to minimise the impact on residential amenity and the visual amenity of the surrounding area. The proposal is also suitably sited to ensure there is no detriment to aerodrome, highway and pedestrian safety. Accordingly, the proposal complies with Section 10 of the National Planning Policy Framework (2023), policies SP1 (Spatial Principles) and DM1 (Development Management) of the Manchester Core Strategy (2012), and saved policy DC17.1 (Telecommunications) of the Unitary Development Plan for the City of Manchester. Therefore, consent is hereby granted in accordance with the information accompanying application referenced 138456/TEL/2023 as received on 01 November 2023, namely:

a) Drawing pack Site ID ref: 1679680 Lockton Court MAN388- M0782 (002 rev. A Site Location Plan; 003 rev. A Access Plan ; 004 rev. A Lease Demise; 005 rev. A Cherry Picker and

Crane location; 215 rev. A Proposed Max Configuration site plan; 265 rev. A Proposed Max Configuration Elevation A; 304 rev.A Proposed Max Configuration Antenna Schedule; 305 rev.A Equipment Schedule and Support Structure Details);
b) Declaration of Conformity with ICNIRP, and
c) Site Specific Supplementary Information.

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 (2012), saved policy DC17.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer

35 Merrow Walk, Manchester, M1 7JN
1 Litcham Close, Manchester, M1 7FN
5 Litcham Close, Manchester, M1 7FN
23 Mancroft Walk, Manchester, M1 7FW
27 Penfield Close, Manchester, M1 7JL
1 Merrow Walk, Manchester, M1 7JN
19 Merrow Walk, Manchester, M1 7JN
9 Penfield Close, Manchester, M1 7JL
33 Litcham Close, Manchester, M1 7JW
25 Litcham Close, Manchester, M1 7JW
41 Lockton Court, Lockton Close, Manchester, M1 7JQ
29 Penfield Close, Manchester, M1 7JL
24 Lockton Court, Lockton Close, Manchester, M1 7JP
52 Lockton Court, Lockton Close, Manchester, M1 7JQ
67 Lockton Court, Lockton Close, Manchester, M1 7JQ
56 Lockton Court, Lockton Close, Manchester, M1 7JQ
68 Lockton Court, Lockton Close, Manchester, M1 7JQ
25 Lockton Court, Lockton Close, Manchester, M1 7JP
9 Lockton Close, Manchester, M1 7JG
35 Lockton Close, Manchester, M1 7JG
23 Lockton Close, Manchester, M1 7JG
1 Lockton Court, Lockton Close, Manchester, M1 7JP
58 Lockton Court, Lockton Close, Manchester, M1 7JQ
3 Clare Street, Manchester, M1 7AL
3 Litcham Close, Manchester, M1 7FN
7 Litcham Close, Manchester, M1 7FN
15 Mancroft Walk, Manchester, M1 7FW
9 Mancroft Walk, Manchester, M1 7FW
25 Penfield Close, Manchester, M1 7JL
21 Merrow Walk, Manchester, M1 7JN
23 Merrow Walk, Manchester, M1 7JN
7 Merrow Walk, Manchester, M1 7JN
11 Merrow Walk, Manchester, M1 7JN
33 Merrow Walk, Manchester, M1 7JN
21 Litcham Close, Manchester, M1 7JW
35 Litcham Close, Manchester, M1 7JW
45 Lockton Court, Lockton Close, Manchester, M1 7JQ
45 Litcham Close, Manchester, M1 7JW
70 Lockton Court, Lockton Close, Manchester, M1 7JQ
49 Lockton Court, Lockton Close, Manchester, M1 7JQ
22 Lockton Court, Lockton Close, Manchester, M1 7JP
64 Lockton Court, Lockton Close, Manchester, M1 7JQ
65 Lockton Court, Lockton Close, Manchester, M1 7JQ
2 Lockton Court, Lockton Close, Manchester, M1 7JP
11 Lockton Close, Manchester, M1 7JG
5 Lockton Court, Lockton Close, Manchester, M1 7JP
3 Lockton Close, Manchester, M1 7JG
31 Lockton Close, Manchester, M1 7JG
7 Mancroft Walk, Manchester, M1 7FW
19 Mancroft Walk, Manchester, M1 7FW

17 Penfield Close, Manchester, M1 7JL
17 Merrow Walk, Manchester, M1 7JN
Chemistry Building, Sackville Street, Manchester, M60 1QD
28 Lockton Court, Lockton Close, Manchester, M1 7JP
6 Lockton Court, Lockton Close, Manchester, M1 7JP
43 Litcham Close, Manchester, M1 7JW
19 Litcham Close, Manchester, M1 7JW
51 Lockton Close, Manchester, M1 7JG
Ground Floor, 10 - 20 Grosvenor Street, Manchester, M1 7JJ
Second Floor, 10 - 20 Grosvenor Street, Manchester, M1 7JJ
Lockton Court, Lockton Close, Manchester, M1 7JQ
13 Lockton Court, Lockton Close, Manchester, M1 7JP
47 Lockton Court, Lockton Close, Manchester, M1 7JQ
1A Lockton Court, Lockton Close, Manchester, M1 7JP
63 Lockton Court, Lockton Close, Manchester, M1 7JQ
9 Lockton Court, Lockton Close, Manchester, M1 7JP
13 Lockton Close, Manchester, M1 7JG
59 Lockton Court, Lockton Close, Manchester, M1 7JQ
27 Mancroft Walk, Manchester, M1 7FW
11 Mancroft Walk, Manchester, M1 7FW
5 Mancroft Walk, Manchester, M1 7FW
23 Penfield Close, Manchester, M1 7JL
29 Merrow Walk, Manchester, M1 7JN
27 Merrow Walk, Manchester, M1 7JN
31 Merrow Walk, Manchester, M1 7JN
11 Penfield Close, Manchester, M1 7JL
15 Penfield Close, Manchester, M1 7JL
12 Lockton Court, Lockton Close, Manchester, M1 7JP
23 Litcham Close, Manchester, M1 7JW
20 Lockton Court, Lockton Close, Manchester, M1 7JP
39 Lockton Court, Lockton Close, Manchester, M1 7JQ
30 Lockton Court, Lockton Close, Manchester, M1 7JP
21 Lockton Court, Lockton Close, Manchester, M1 7JP
27 Litcham Close, Manchester, M1 7JW
7 Lockton Court, Lockton Close, Manchester, M1 7JP
46 Lockton Court, Lockton Close, Manchester, M1 7JQ
37 Lockton Close, Manchester, M1 7JG
39 Lockton Close, Manchester, M1 7JG
41 Lockton Close, Manchester, M1 7JG
47 Lockton Close, Manchester, M1 7JG
29 Lockton Close, Manchester, M1 7JG
25 Mancroft Walk, Manchester, M1 7FW
17 Mancroft Walk, Manchester, M1 7FW
13 Litcham Close, Manchester, M1 7JW
48 Lockton Court, Lockton Close, Manchester, M1 7JQ
39 Litcham Close, Manchester, M1 7JW
34 Lockton Court, Lockton Close, Manchester, M1 7JP
42 Lockton Court, Lockton Close, Manchester, M1 7JQ
14 Lockton Court, Lockton Close, Manchester, M1 7JP
Ferranti Building, Sackville Street, Manchester, M60 1QD
57 Lockton Court, Lockton Close, Manchester, M1 7JQ
11 Lockton Court, Lockton Close, Manchester, M1 7JP
27 Lockton Court, Lockton Close, Manchester, M1 7JP
45 Lockton Close, Manchester, M1 7JG

21 Lockton Close, Manchester, M1 7JG
1 Clare Street, Manchester, M1 7AL
13 Mancroft Walk, Manchester, M1 7FW
19 Penfield Close, Manchester, M1 7JL
6 Litcham Close, Manchester, M1 7FN
25 Merrow Walk, Manchester, M1 7JN
9 Merrow Walk, Manchester, M1 7JN
29 Lockton Court, Lockton Close, Manchester, M1 7JP
25 Lockton Close, Manchester, M1 7JG
17 Litcham Close, Manchester, M1 7JW
37 Litcham Close, Manchester, M1 7JW
Unit D, 10 - 20 Grosvenor Street, Manchester, M1 7JJ
Ground Floor Front, 10 - 20 Grosvenor Street, Manchester, M1 7JJ
18 Lockton Court, Lockton Close, Manchester, M1 7JP
72 Lockton Court, Lockton Close, Manchester, M1 7JQ
36 Lockton Court, Lockton Close, Manchester, M1 7JP
47 Litcham Close, Manchester, M1 7JW
66 Lockton Court, Lockton Close, Manchester, M1 7JQ
32 Lockton Court, Lockton Close, Manchester, M1 7JP
23 Lockton Court, Lockton Close, Manchester, M1 7JP
40 Lockton Court, Lockton Close, Manchester, M1 7JQ
51 Lockton Court, Lockton Close, Manchester, M1 7JQ
43 Lockton Close, Manchester, M1 7JG
3 Lockton Court, Lockton Close, Manchester, M1 7JP
1F Lockton Close, Manchester, M1 7JG
1 Lockton Close, Manchester, M1 7JG
27 Lockton Close, Manchester, M1 7JG
7 Lockton Close, Manchester, M1 7JG
29 Mancroft Walk, Manchester, M1 7FW
21 Mancroft Walk, Manchester, M1 7FW
21 Penfield Close, Manchester, M1 7JL
3 Merrow Walk, Manchester, M1 7JN
5 Merrow Walk, Manchester, M1 7JN
13 Merrow Walk, Manchester, M1 7JN
13 Penfield Close, Manchester, M1 7JL
11 Litcham Close, Manchester, M1 7JW
9 Litcham Close, Manchester, M1 7JW
41 Litcham Close, Manchester, M1 7JW
First Floor, 10 - 20 Grosvenor Street, Manchester, M1 7JJ
60 Lockton Court, Lockton Close, Manchester, M1 7JQ
61 Lockton Court, Lockton Close, Manchester, M1 7JQ
69 Lockton Court, Lockton Close, Manchester, M1 7JQ
15 Lockton Court, Lockton Close, Manchester, M1 7JP
31 Lockton Court, Lockton Close, Manchester, M1 7JP
43 Lockton Court, Lockton Close, Manchester, M1 7JQ
15 Lockton Close, Manchester, M1 7JG
17 Lockton Close, Manchester, M1 7JG
19 Lockton Close, Manchester, M1 7JG
49 Lockton Close, Manchester, M1 7JG
1G Lockton Close, Manchester, M1 7JG
33 Lockton Close, Manchester, M1 7JG
3 Mancroft Walk, Manchester, M1 7FW
15 Merrow Walk, Manchester, M1 7JN
15 Litcham Close, Manchester, M1 7JW

31 Litcham Close, Manchester, M1 7JW
29 Litcham Close, Manchester, M1 7JW
19 Lockton Court, Lockton Close, Manchester, M1 7JP
10 Lockton Court, Lockton Close, Manchester, M1 7JP
37 Lockton Court, Lockton Close, Manchester, M1 7JQ
55 Lockton Court, Lockton Close, Manchester, M1 7JQ
38 Lockton Court, Lockton Close, Manchester, M1 7JQ
54 Lockton Court, Lockton Close, Manchester, M1 7JQ
50 Lockton Court, Lockton Close, Manchester, M1 7JQ
Mathematics And Social Sciences Building, Sackville Street, Manchester, M60 1QD
33 Lockton Court, Lockton Close, Manchester, M1 7JP
16 Lockton Court, Lockton Close, Manchester, M1 7JP
5 Lockton Close, Manchester, M1 7JG

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: NORTH AREA