

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136599/JO/2023

Date registered valid: 1 June 2023

Proposal: Variation of Planning Condition 3 (Hours) attached to planning permission 084029/FO/2007/N2 to allow the outside area to open until 23:00

Address: Ford Madox Brown, 1 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD

Ward(s): Ardwick Ward

Applicant: Miss Emma Fallon J D Wetherspoon plc

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 02/08/2023

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Retail

Date of site visit:

Standard consultations:

Printed: 29 June 2023 Expired: 20 July 2023

Neighbour notifications

Printed: 5 June 2023 Expired: 26 June 2023

Site notice

Posted: Expired:

Press advert

Published: 13 June 2023 Expired: 27 June 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: n/a

Tree Preservation Order: n/a

Description of area

The area relates to a stretch of Wilmslow Road opposite Whitworth Park, south of the University of Manchester. The character of the area comprises many different uses, including dining, retail, educational, cultural and residential - mainly purpose-built student accommodation. The area is not within a conservation area, but there are a number of Grade-II listed buildings in the vicinity, including the Whitworth Art Gallery.

The site relates to the Ford Madox Brown, a public house operated by the large national pub chain JD Wetherspoons. The pub is housed in a modern, purpose-built commercial unit on the ground floor of a mixed-use development that houses student accommodation on its upper floors.

Description of development

The development relates to a change of condition that would allow the outdoor seating area to remain open for an additional 30 minutes at the end of the day, taking the closing time from 22.30hrs to 23.00hrs. This would allow the outdoor seating area to operate in line with the hours granted under the business' table and chairs licence (08.00-23.00hrs).

Consultations & Notification Responses

Publicity - a notice was displayed on site informing passers-by of the development. Letters were sent to surrounding occupiers informing them of the development. No representations have been received as a result of this publicity.

Highways Services – no objections

Environmental Health – condition requested, reflected in conditions attached to this approval

Design for Security at Greater Manchester Police – no concerns about increase in crime, but raised issue of impact of noise on above occupiers

The main policies that relate to this application are DM1 (Development Management) of the Manchester Core Strategy and Saved policy DC26 (Development and Noise) of the Unitary Development Plan.

Issues

Noise

The principal matter related to this application relates to noise created by the outdoor seating area. Outdoor areas of drinking establishments can create high levels of noise. The building above the development site is student residences and therefore the potential impact of the noise on the amenity of these occupiers must be considered.

The applicant has provided a noise assessment and other supporting information. The conclusions of section 7.0 of the acoustic assessment stated that there would be an increase in ambient noise levels of 0.2dB, less than the 2.9dB considered to amount to None/Not significant on the IEMA impact scale.

These findings were accepted by Environmental Health and a condition was recommended to ensure noise was kept to a minimum. The development is therefore considered acceptable pursuant to policy DM1 of the MCS and saved policy DC26 of the UDP.

Crime

The proposal would see opening hours increased marginally by 30 minutes, bringing the closing time to 23.00hrs from 22.30hrs. When consulted, GMP raised concerns regarding potential noise impacts affecting residential occupiers above, but raised no concerns regarding an increase in crime.

Given the relatively minor increase in the hours, it is not considered that the proposal would create a greater risk of criminal behaviour. The development is therefore considered acceptable pursuant to policy DM1 of the MCS.

Highways

There is no proposed change to the size of the outdoor seating area and hence there should be no impact on the adopted highway created by the development. Highways Services raised no concerns when consulted.

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) The development must be begun not later than 16.10.2010

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

-Drawing - Proposed AL10/A received by the City Council, as Local Planning Authority, on 08/08/2007

-Drawing - Proposed ASOO/C received by the City Council, as Local Planning Authority, on 21/08/2007

-Noise assessment or information ACOUSTIC SURVEY Section 7.0 received by the City Council, as Local Planning Authority, on 22/03/2023

-Noise assessment or information WETHERSPOONS COMPREHENSIVE NOISE ASSESSMENT FINAL LOW RES SPREADS received by the City Council, as Local Planning Authority, on 24/07/2023.

-Drawing - Existing LAYOUT PLANNING PERMISSION received by the City Council, as Local Planning Authority, on 31/07/2023

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

3) External areas within the application site shall only allow used between the hours of 0800hrs and 2300hrs Monday to Sunday. The outdoor seating area shall measure no greater than the area shown in the approved drawing (Drawing - Existing LAYOUT PLANNING PERMISSION received by the City Council, as Local Planning Authority, on 31/07/2023).

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the MCS and saved policy DC26 of the UDP

4) The consent hereby approved shall only allow use of external areas to be operated in accordance with the conclusions of the approved acoustic survey (Section 7.0 of the Noise assessment or information ACOUSTIC SURVEY received by the City Council, as Local Planning Authority, on 22/03/2023). No amplified sound or any music shall be produced or played in any part of the site outside of the building.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) Notwithstanding the hereby approved plans, within one month of the date of this approval, details of the numbers and positioning of external furniture should be submitted and approved in writing with the City Council as the Local Planning Authority. The approved details should be implemented within one month of approval and thereafter retained and maintained.

Reason - To reduce the risk of crime pursuant to policy DM1 of the Manchester Core Strategy.

6) All external tables, chairs and barriers, as well as any collapsible awnings, should be stored securely within the building outside the hours of use as stated in condition 3 of the hereby approved application to prevent theft or damage.

Reason - To reduce the risk of crime pursuant to policy DM1 of the Manchester Core Strategy.

7) If when the lighting units are illuminated they cause undue glare or light spillage to the detriment of adjoining and nearby residential properties baffles and/or cut offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason- In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed residential accommodation pursuant to Policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police
Environmental Health

Ground Floor, 2 Wilmslow Road, Manchester, M14 5TP
2 Wilmslow Road, Manchester, M14 5TP
26 Rusholme Place, Manchester, M14 5TE
12 Rusholme Place, Manchester, M14 5TE
24 Rusholme Place, Manchester, M14 5TE
2 Rusholme Place, Manchester, M14 5TE
Top Flat, 508 Moss Lane East, Manchester, M14 4PA
30 Rusholme Place, Manchester, M14 5TE
6 Rusholme Place, Manchester, M14 5TE
8 Rusholme Place, Manchester, M14 5TE
14 Rusholme Place, Manchester, M14 5TE
10 Rusholme Place, Manchester, M14 5TE
16 Rusholme Place, Manchester, M14 5TE
First Floor, 2A Wilmslow Road, Manchester, M14 5TP
2B Wilmslow Road, Manchester, M14 5TP
28 Rusholme Place, Manchester, M14 5TE
Room B Flat 19, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 16, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 15, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 12, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 11, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room E Flat 10, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room B Flat 10, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 8, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 5, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room C Flat 5, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room C Flat 3, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room B Flat 2, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 2, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 25, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 23, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 20, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room E Flat 19, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 19, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room E Flat 15, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 15, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 11, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room B Flat 8, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 5, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room B Flat 4, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 3, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room E Flat 1, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 1, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room B Flat 21, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room D Flat 20, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 19, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 18, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 15, Larch House, 5 Rusholme Place, Manchester, M14 5TE

Room C Flat 14, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room C Flat 6, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room D Flat 3, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room C Flat 3, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 3, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 2, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room 4 Flat 42, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 5 Flat 34, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 2 Flat 34, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 2 Flat 31, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 23, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 2 Flat 21, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 6 Flat 11, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
3 - 4 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD
2 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD
Flat 42 Manila House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 16, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 19, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 23, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 14, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 8, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 24, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 18, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 17, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 9, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 8, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room 4 Flat 52, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 51, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 6 Flat 41, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 32, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 6 Flat 21, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 6 Flat 3, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 02 Cotton House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room C Flat 21, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room C Flat 20, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 20, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room B Flat 18, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room B Flat 17, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 17, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 16, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 13, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room E Flat 7, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 7, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 6, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room E Flat 5, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 1, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room E Flat 22, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 1, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room E Flat 25, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 25, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 10, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 16, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 13, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room E Flat 11, Maple House, 3 Rusholme Place, Manchester, M14 5TE

Room C Flat 10, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 7, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 7, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room E Flat 4, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 21, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room A Flat 21, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room C Flat 20, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room D Flat 19, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 17, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room C Flat 7, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 6, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room D Flat 5, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room C Flat 5, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room 1 Flat 52, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 51, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 1 Flat 42, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 2 Flat 41, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 1 Flat 41, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 6 Flat 32, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 12, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
11 Wilmslow Road, Manchester, M14 5TB
Flat 52 Manila House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 41 Manila House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 24 Manila House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 18, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 20, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 24, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 6, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 3, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 21, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 31, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 26, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 20, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room 1 Flat 52, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 2 Flat 51, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 1 Flat 31, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 21, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 14, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 11, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 1 Flat 3, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 11 Cotton House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room D Flat 14, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room C Flat 13, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room E Flat 8, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 11, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room B Flat 11, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 9, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room C Flat 7, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room B Flat 4, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room E Flat 2, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room B Flat 24, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 24, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room B Flat 21, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 21, Maple House, 3 Rusholme Place, Manchester, M14 5TE

Room B Flat 20, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 15, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 14, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 8, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 8, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 5, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 4, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 19, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room D Flat 1, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 20, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room C Flat 19, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room A Flat 15, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room A Flat 14, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room D Flat 13, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room D Flat 11, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room A Flat 10, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room E Flat 7, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room D Flat 4, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room A Flat 3, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room A Flat 2, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 1, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room 2 Flat 33, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 5 Flat 32, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 1 Flat 24, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 2 Flat 23, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 1 Flat 23, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 4 Flat 12, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 4 Flat 11, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 2, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 4, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 6, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 11, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 15, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 20, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 10, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 17, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 4, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room 4 Flat 51, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 25, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 21, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 5, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 2, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room 2 Flat 52, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 6 Flat 32, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 5 Flat 32, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 31, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 2 Flat 31, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 4 Flat 22, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 1 Flat 22, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 5 Flat 14, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 2 Flat 14, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 2 Flat 2, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 52 Cotton House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 41 Cotton House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL

Room B Flat 24, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 23, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 18, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 10, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room B Flat 9, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room C Flat 6, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 5, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room C Flat 4, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room E Flat 3, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room B Flat 25, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 23, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room B Flat 22, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 21, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 19, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 19, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 14, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room B Flat 13, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 10, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room B Flat 7, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 4, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 3, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 1, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 21, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room C Flat 18, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room C Flat 15, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room D Flat 14, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 14, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room A Flat 13, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room C Flat 9, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room A Flat 9, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 4, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 7, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room D Flat 6, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room E Flat 4, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room A Flat 4, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room D Flat 2, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room C Flat 1, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room 2 Flat 52, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 2 Flat 42, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 4 Flat 41, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 41, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 6 Flat 34, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 4 Flat 34, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 34, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 5 Flat 33, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 2 Flat 32, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 1 Flat 32, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 4 Flat 24, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 22, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 6 Flat 21, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 5 Flat 12, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 1 Flat 12, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
9 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD
5 - 6 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD

Flat 51 Manila House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 43 Manila House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 23 Manila House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 12 Manila House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 9, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 10, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 15, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 17, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 22, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 19, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 22, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 11, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 15, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 12, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room 4 Flat 42, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 42, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 1 Flat 42, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 41, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 21 Cotton House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 22, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 2, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 4 Flat 1, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 1, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 42 Cotton House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 14 Cotton House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 12 Cotton House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 01 Cotton House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room B Flat 20, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room C Flat 19, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room B Flat 15, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room C Flat 14, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 10, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room B Flat 7, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 4, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 3, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room C Flat 1, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 22, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 22, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 18, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 17, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room B Flat 17, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room E Flat 16, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 14, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 13, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room B Flat 11, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 9, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 7, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 5, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 4, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room B Flat 3, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room B Flat 20, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room E Flat 19, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room A Flat 12, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room C Flat 11, Larch House, 5 Rusholme Place, Manchester, M14 5TE

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Room D Flat 7, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room 4 Flat 51, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 5 Flat 24, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 6 Flat 33, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 4 Flat 33, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 32, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 5 Flat 23, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 4 Flat 23, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 2 Flat 22, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 6 Flat 12, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 34 Manila House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 31 Manila House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 21 Manila House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 7, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 13, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 21, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 32, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 30, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 6, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 1, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room C Flat 24, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 7, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room C Flat 2, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room D Flat 1, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room A Flat 1, Larch House, 5 Rusholme Place, Manchester, M14 5TE
10 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD
Flat 1, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 3, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 8, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 12, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Flat 1, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 18, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 16, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 12, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 22, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 21, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room E Flat 14, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 20, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room E Flat 19, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 15, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room E Flat 18, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 22, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 14, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 13, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room C Flat 10, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 8, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 6, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room E Flat 4, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 4, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 2, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 22, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 25, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 24, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room B Flat 23, Maple House, 3 Rusholme Place, Manchester, M14 5TE

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Room B Flat 18, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room E Flat 17, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 2, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room D Flat 17, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room B Flat 5, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 15, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room B Flat 14, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room E Flat 9, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room A Flat 18, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 22, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room E Flat 20, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room D Flat 18, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room D Flat 17, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 13, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room A Flat 11, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 10, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 5, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room 1 Flat 11, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 3 Flat 42, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 5 Flat 41, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 6 Flat 24, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 2 Flat 24, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 6 Flat 23, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 4 Flat 22, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 5 Flat 11, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 1 Flat 22, Manila House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room C Flat 8, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 8, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room E Flat 8, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Room B Flat 22, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Dixy Chicken, 9 Wilmslow Road, Manchester, M14 5TB
8 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD
Tim Hortons, 7 Wilmslow Park, Wilmslow Road, Manchester, M13 9PD
Flat 33 Manila House, Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Flat 7, Larch House, 5 Rusholme Place, Manchester, M14 5TE
Flat 13, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 33, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 27, Neem House, 1 Rusholme Place, Manchester, M14 5TE
First Floor, 2 Wilmslow Road, Manchester, M14 5TP
Flat 10, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 4, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Flat 19, Neem House, 1 Rusholme Place, Manchester, M14 5TE
508 Moss Lane East, Manchester, M14 4PA
22 Rusholme Place, Manchester, M14 5TE
Room E Flat 20, Maple House, 3 Rusholme Place, Manchester, M14 5TE
Room C Flat 16, Maple House, 3 Rusholme Place, Manchester, M14 5TE
18 Rusholme Place, Manchester, M14 5TE
2A Wilmslow Road, Manchester, M14 5TP
Ground Floor, 2A Wilmslow Road, Manchester, M14 5TP
Flat 7, Neem House, 1 Rusholme Place, Manchester, M14 5TE
7 Wilmslow Road, Manchester, M14 5FT
Flat 3, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room 1 Flat 1, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
20 Rusholme Place, Manchester, M14 5TE

Room 3 Flat 52, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 5 Flat 51, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 2 Flat 42, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 6 Flat 22, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 5 Flat 22, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 2 Flat 12, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 1 Flat 12, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room 1 Flat 2, Cotton House Ropemaker Court, 500 Moss Lane East, Manchester, M14 4PL
Room A Flat 24, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room E Flat 23, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room B Flat 23, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 23, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room E Flat 22, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room D Flat 19, Neem House, 1 Rusholme Place, Manchester, M14 5TE
Room A Flat 22, Neem House, 1 Rusholme Place, Manchester, M14 5TE

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL