

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135673/TEL/2022
Date registered valid: 6 December 2022
Proposal: Erection of 20m street pole and additional equipment cabinets
Address: Pavement To The Front Of Barlow Medical Centre, Wilmslow Road, Manchester, M20 6UG
Ward(s): Didsbury West Ward

Applicant: CK Hutchison Networks (UK) Ltd
Agent (if any): Mr Tom Gallivan Dot Surveying Ltd
Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 30.01.2023

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit: 5 January 2023

Standard consultations:

Printed: 20 December 2022

Expired: 10 January 2023

Neighbour notifications

Printed: 20 December 2022

Expired: 10 January 2023

Site notice

Posted: 5 January 2023

Expired: 26 January 2023

Press advert

Published: 27 December 2022

Expired: 17 January 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Didsbury St James

Tree Preservation Order: Not applicable

Description of area

The application site relates to an area of pavement located to the front of Barlow Medical Centre on Wilmslow Road. There are street trees to the north and south of this section of pavement, on the opposite side of Wilmslow Road is the Grade II listed former Didsbury Methodist Church with the Grade II* Former Administrative offices of Manchester Metropolitan University further to the south of the Church. The site is located within the Didsbury St James Conservation Area designated in 1970 which contains the largest collection of listed buildings in Manchester outside of the City Centre.

The former Methodist Church, is a Gothic-style yellow sandstone building with a tall steeple and windows in the spire. The green slate roof is steeply pitched with contrasting red ridge tiles. It was formerly associated with the Wesleyan Theological College, but in recent years has been converted to offices for the Open College with an extension to the side. The whole of the conservation area, with the exception of playing fields, is well wooded. The trees serve not only to screen one group of buildings from another, but to provide a unifying, leafy backdrop to the whole area.



View of site and surrounding context. Application site identified with red edge

Description of development

The application proposals are for the siting of a 20m high telecommunications mast and associated equipment cabinets. The pole would be sited within an open pavement area situated between street trees to the front of the Barlow Medical Centre and opposite the former Methodist Church building.

Consultations & Notification Responses

Nearby properties were notified of the proposals by way of letter and a site notice was posted at the site and advertisement placed in the Manchester Evening News. 28 comments were received in response, 23 objecting to the proposals and 5 in support. A summary of comments received is set out below:

- This particular area is very attractive and full of trees and wildlife. This proposed mast will be a complete blot on the landscape and being so tall will completely change the look of the area.
- having just refurbished/built new residential properties in the area it is completely underhanded to now put this mast in place which will affect attractiveness of the area
- Our children walk past the mast to attend beaver road school and we regularly attend the Medical centre. This mast will be unsightly and we do not yet know the consequences of potential harmful effects of this mast on our health.
- it is unsightly and would be liable to cause an obstruction on the pavement and access to/from the pedestrian crossing to the School and the Medical Centre.
- It would have a detrimental impact on the view from my apartment and gardens
- This is a very busy area, and this pole will most likely obstruct the already narrow pathway.

- The mast and the cabinets are also intrusive to the local community; they are an attraction for vandals and graffiti crime
- I object to the application on the grounds that long term health implications of 5G technology have not been adequately assessed or determined

Didsbury Civic Society - On behalf of the Didsbury Civic Society members we totally object to this tower and associated connection boxes being erected and operated from a site on the main arterial travel routes. This addition will form a blot on the Didsbury landscape. It will be a traffic blockage at time when work including installation and fault resolution takes place. The tower is too tall for the area and there appears to be no thought has gone into this proposal. If it is such an important addition to the telecommunications of Didsbury the installation could take place within Thornbank Wood which is a Community Wood owned by Manchester City Council and an artificial tree tower installed along with a secure security style fence to protect it from damage. It could also be installed in the Beaver Road site again owned by MCC and again protected from vandalism.

Importantly these sites attract a premium site rental which could be paid to the school or the community to offset some of the everyday costs. Hopefully the rental is not being taken but the site left in a public area

- The mobile coverage in Didsbury is very poor. I hope that this tower will improve the signals. The tower will be partially hidden by trees and is within the height of the nearby church so should not be too intrusive to the local area.

MCC Highways Services - The proposed equipment is to be positioned to the front of the footway, retaining an unobstructed clearance of 2m (minimum) from the back of the footway and in excess of 450mm from the edge of the carriageway, this is acceptable to Highways.

It is accepted by highways that the proposals would not cause a distraction to passing vehicles and would not give rise to forward visibility issues.

Highways have concerns that during installation and for ongoing maintenance requirements, there would be significant disruption caused to Wilmslow Road. A temporary partial road closure would be required (through a temporary TRO) to facilitate these works which is likely to generate local traffic and congestion issues on a key, heavily-trafficked route, Highways requests that installation and servicing take place at weekends and out of hours.

Policy

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in 2021. 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'.

Chapter 2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

11. Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this 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. 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.

Chapter 10. Supporting high quality communications

112. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

113. 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. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

114. 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.

115. 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. This should include:

- a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and
- b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or
- c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

116. Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

Paragraph 197. (Section 16 Conserving and enhancing the historic environment) states that in determining applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 201 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d. the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 206 states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or

better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 207 states that not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

Local Development Framework - Core Strategy Development Plan Document (adopted July 2012)

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 EN 3, Heritage - Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Policy DM1, Development Management - This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- o Appropriate siting, layout, scale, form, massing, materials and detail.
- o 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.
- o 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.
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- o Community safety and crime prevention.
- o Design for health.
- o Adequacy of internal accommodation and external amenity space.
- o Refuse storage and collection.
- o Vehicular access and car parking.
- o Effects relating to biodiversity, landscape, archaeological or built heritage.
- o Green Infrastructure including open space, both public and private.
- o The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- o Flood risk and drainage.
- o Existing or proposed hazardous installations.
- o Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques

Saved UDP Policies - Policies DC17, and DC18 are considered of relevance in this instance:

DC17.1 Applications for telecommunications developments will normally be approved if the Council can be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive areas. Wherever possible, the Council will expect the potential of existing buildings and masts, including the sharing of such facilities, to be fully explored before agreeing to additional separate development.

Policy DC18, Conservation Areas - Policy DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas by taking into consideration the following:

- a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i. the relationship of new structures to neighbouring buildings and spaces;
 - ii. the effect of major changes to the appearance of existing buildings;
 - iii. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
 - iv. the effect of signs and advertisements;
 - v. any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.
- c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
- d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.
- e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

Issues

Siting & Appearance - Following assessment of the proposal and the proposed siting of the telecoms mast and associated cabinets it is considered that the development would give rise to harmful impact to the visual amenity of the area.

The applicant has indicated that this is a new installation and the applicant has undertaken a site search for other alternative locations for a 'streetpole' type of installation.

The proposed mast would be taller than the existing street furniture in the area and would be viewed in the context of a part of the Didsbury St James conservation area where street trees are evident and there is a less urban context albeit there is built form adjacent to the site. The adjacent side of Wilmslow Road contains a number of important designated heritage assets with the Grade II former Methodist Church and Grade II* Former Administration Building of the Manchester Metropolitan University being sited on the opposite side of Wilmslow Road. The buildings on the western side of Wilmslow Road are 2 and 3 storeys in height in use for education and medical purposes being set back from the road frontage. These buildings are of more recent construction and design to those on the eastern side. However, number 826 Wilmslow Road to the north is a distinctive building within the conservation area reflective of the earlier development of Didsbury.

By reason of the mast's height, siting and appearance it is considered that it would stand out as a dominant feature, the mast would appear as an obtrusive and incongruous addition to the street scene. As such the requirement for upgraded infrastructure is not considered to overcome the visual harm that would arise.

The proposed siting would be a new feature within the streetscene and appreciation of designated and non-designated heritage assets that are a character of this part of Wilmslow Road and the wider Didsbury St James Conservation Area, no other similar equipment or masts are in close proximity.

It is considered that this scheme is unacceptable in this instance as the proposal would create a significant and harmful impact within the overall character of the local area in terms of visual amenity and appearance. The overall height and width of the mast at 20 metres, would dominate the existing street furniture (i.e. existing street lighting columns) and whilst some street trees would help to limit some visual impact these are important features of the conservation area and the mast

would appear as an alien feature adjacent to them and impact on the appreciation of these visual aspects of the streetscene.

The listed buildings at the former Methodist Church and Former Administration Office on the opposite side of Wilmslow Road provide markers of the quality of buildings that were being erected in the conservation area as the area expanded as a residential suburb. The mast and the necessary requirement for the associated equipment cabinets to support the functions of the antennas would impose on the setting of these buildings. The addition of further infrastructure and street furniture would harm the appreciation of these buildings.

Impact of the proposals on the Didsbury St James Conservation Area - The requirement to preserve or enhance the Conservation Area is a key requirement within policy EN3 of the Core Strategy, saved policy DC18 of the UDP along with the objectives of the NPPF. As such, any new development must seek to retain As such, any new development must seek to retain the character of the area.

In this instance the proposal would result in the installation of an incongruous and alien feature within the Conservation Area that would dominate the area where it is proposed to be located and also views within the conservation area. This visual intrusion into the streetscene is considered particularly harmful on a prominent and well used section of pavement.

Didsbury St James Conservation Area was designated by the City Council in 1970. The application proposals would result in less than substantial harm to the Didsbury St James Conservation Area, however it is considered that the level of less than substantial harm is at the higher end in terms of magnitude given the importance of the group of buildings on Wilmslow Road to the historic development of the Conservation Area. In this instance it is not considered that the level of harm is outweighed by the public benefit that could be derived from the proposal.

Given the scale and siting of the proposed mast and associated cabinets the proposals would fail to preserve or enhance the character of Didsbury St James Conservation Area and therefore the proposals are not considered to accord with section 16 of the NPPF, policy EN3 of the Core Strategy and saved Unitary Development Plan policy DC18.

Pedestrian and Highway Safety – No objections have been received in respect of pedestrian and highway safety from the Council's Highway Services team. The proposals would retain a footway which would be of an acceptable width to allow passage of the pavement to the nearby primary school and medical centre.

Other matters – Concerns have been raised by objectors regarding the health implications of the proposed mast. In this instance as the proposals have been found to be unacceptable due to the harm identified and described above the applicant has not been offered an opportunity to comment on the concerns raised. It is noted that the supporting ICNIRP has been supplied and is indicated as conforming to ICNIRP guidance and therefore is in accordance with NPPF with regards to the consideration of matters relating to health.

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: Refuse

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

1) The City Council is not satisfied that this development has been sited and designed to minimise the impact upon the visual amenity of the area. The proposed telecommunication installation by reason of its height, siting and appearance would form a visually intrusive and dominant feature which would be harmful to the visual amenity of the area in particular the appearance of the street-scene and fails to preserve or enhance the character and appearance of the Didsbury St James Conservation Area or the designated heritage assets at the Former Didsbury Methodist Church, 781 Wilmslow Road and Former Administration Building At Didsbury Campus, Manchester Metropolitan University, 799 Wilmslow Road. As such, the proposed installation is considered contrary to saved policies DC17.1 and DC18.1 of the Unitary Development Plan for the City of Manchester, policies DM1, EN3 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Urban Design & Conservation
Didsbury Civic Society

First Floor, 820 Wilmslow Road, Manchester, M20 2RN
Beaver Road Junior School, 832 Wilmslow Road, Manchester, M20 2RN
824A Wilmslow Road, Manchester, M20 2RN
Didsbury Methodist Church, Sandhurst Road, Manchester, M20 5LR
Pharmacy, Barlow Medical Centre, 828 Wilmslow Road, Manchester, M20 2SN
824C Wilmslow Road, Manchester, M20 2RN
25 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
26 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
27 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
1 Walkershall Way, Manchester, M20 2EP
822 Wilmslow Road, Manchester, M20 2RN
30 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
781 Wilmslow Road, Manchester, M20 2RW
46 Bloomesbury Avenue, Manchester, M20 2BN
36 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
1 Heritage Gardens, Manchester, M20 5HJ
Barlow Medical Centre, 828 Wilmslow Road, Manchester, M20 2RN
16 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
Broome House, 779 Wilmslow Road, Manchester, M20 2BH
824B Wilmslow Road, Manchester, M20 2RN
28 Bloomesbury Avenue, Manchester, M20 2BN
Flat 9, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 5, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 3, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Bdh Communications Ltd, 781 Wilmslow Road, Manchester, M20 2RW
17 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
22 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
Flat 10, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
14 Bloomesbury Avenue, Manchester, M20 2BN
22 Bloomesbury Avenue, Manchester, M20 2BN
40 Bloomesbury Avenue, Manchester, M20 2BN
Flat 6, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
32 Bloomesbury Avenue, Manchester, M20 2BN
10 Bloomesbury Avenue, Manchester, M20 2BN
18 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
20 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
Flat 8, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 1, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
34 Bloomesbury Avenue, Manchester, M20 2BN
Flat 10, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 5, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
33 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
24 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
12 Bloomesbury Avenue, Manchester, M20 2BN
Ground Floor, 820 Wilmslow Road, Manchester, M20 2RN
Flat 7, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 12, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 11, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW

Flat 4, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
Flat 2, Sandhurst House, 2 Walkershall Way, Manchester, M20 2HW
30 Bloomesbury Avenue, Manchester, M20 2BN
36 Bloomesbury Avenue, Manchester, M20 2BN
38 Bloomesbury Avenue, Manchester, M20 2BN
29 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
23 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
16 Bloomesbury Avenue, Manchester, M20 2BN
20 Bloomesbury Avenue, Manchester, M20 2BN
26 Bloomesbury Avenue, Manchester, M20 2BN
44 Bloomesbury Avenue, Manchester, M20 2BN
42 Bloomesbury Avenue, Manchester, M20 2BN
18 Bloomesbury Avenue, Manchester, M20 2BN
24 Bloomesbury Avenue, Manchester, M20 2BN
Flat 8, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 1, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
19 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
21 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
28 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
Flat 4, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
31 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
32 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
Flat 7, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 6, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 12, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 11, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 9, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 3, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
Flat 2, Lawnhurst, 826 Wilmslow Road, Manchester, M20 2RN
34 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS
35 Philip Godlee Lodge, 842 Wilmslow Road, Manchester, M20 2DS

Appendix 2 – Planning constraints

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