

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134901/TEL/2022

Date registered valid: 8 September 2022

Proposal: Prior approval for the installation of a 18m high Telecommunications mast and associated equipment and power cabinets

Address: Footway At The North Eastern Corner Of Lapwing Lane & Palatine Road Junction, Manchester, M20 6UR

Ward(s): Didsbury West Ward

Applicant: MBNL (for and on behalf of Three UK Ltd), 450 Longwater Avenue, Green Park, Reading, RG2 6GF

Agent (if any): Mr James Dodd, Clarke Telecom, Unit E Madison Place, Northampton Road, Manchester, M40 5AG

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 19.10.2022

Application details

Type of application: Telecommunication Application

Development type: Minor Other

Date of site visit: 14.09.2022

Standard consultations:

Printed: 12 September 2022 Expired: 3 October 2022

Neighbour notifications

Printed: 12 September 2022 Expired: 3 October 2022

Site notice

Posted: 14 September 2022 Expired: 5 October 2022

Press advert

Published: 20 September 2022 Expired: 11 October 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Ballbrook Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area

The application site currently forms part of the public realm and public footway on the junction of Lapwing Lane and Palatine Road. In close proximity to the proposed siting of the telecoms mast is existing low level street furniture, trees and a three storey building formerly in use as a bank but converted on the upper two floors into residential and office accommodation in the early 2010s. The bank use of the ground floor ceased in circ. 2019. The site is located at the most westerly point of the Ballbrook Conservation Area designated in 1991, with the adjacent Blackburn Park Conservation Area sharing an adjacent boundary to the south west along Lapwing Lane. To the north east of the site is the grade II Listed Building at the Former District Bank Building, at 99 Palatine Road. The Historic England listing notes:

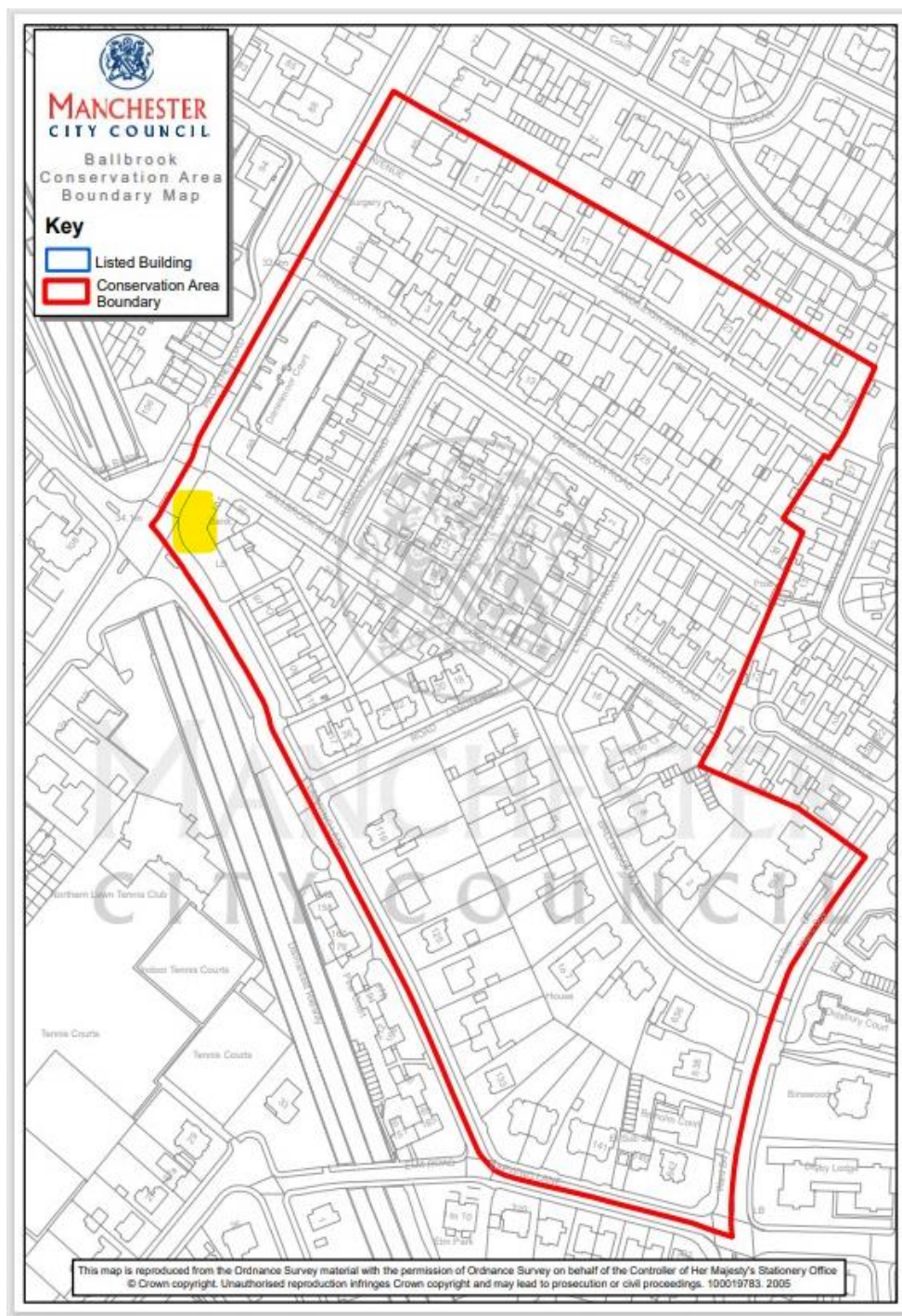
“1914-15, by Barker, Ellis & Jones of Manchester, brick with applied mock timber framing and cement render panels, deep pitched and half-hipped roof with Westmorland slate coverings, Tudor Revival style, mainly of two-storeys plus basement.”

The reason for its designation in 2010 was:

“External architectural quality: It possesses a distinctive and striking Tudor Revival design incorporating the use of jettied gables, mock timber framing and leaded mullioned windows

Interior architectural quality: The Tudor Revival design of the exterior is echoed in the decorative treatment of the interior, such as applied 'beams' in the banking hall and a Tudor-arched fireplace in the public waiting area. Intactness: Both the exterior and interior remain

largely unaltered and the principal public and private spaces retain many original features, including fireplaces, the original public counter, panelled dados, and the banking hall skylight.



Boundary of Ballbrook Conservation Area – Yellow highlight is location of proposal

Description of development

The proposals seek prior approval for the siting and appearance of a 18m high telecommunications mast and associated equipment and cabinets within the public realm at the junction of Lapwing Lane and Palatine Road.

The applicants planning statement indicates that the proposed installation is to replace the existing mast located on the opposite side of the road junction, that existing pole is indicates as being removed once it becomes redundant. The proposal is for the upgrade of an existing site. As such, the new monopole needs to be located as close as possible to the existing in order to replicate the coverage and cover the same target coverage area. The existing pole will be

removed as soon as reasonably practicable once it becomes redundant. As the proposal is for the upgrade of an existing site, the applicant confirms that no alternative sites were considered.

Relevant Planning History

130969/TEL/2021 - Proposed telecommunications installation of 15m Monopole with wrapround cabinet at base and associated ancillary works : Palatine Road, West Didsbury – Refused 24.09.2021 – Appeal Dismissed 10.02.2022 for the following reasons –

- 1) The City Council is not satisfied that this development has been sited and designed to minimise the impact upon 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 Blackburn Park Conservation Area. 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).
- 2) The proposed development, due to its siting and size, would result in the existing footway serving the West Didsbury Metrolink Stop being reduced in width which would have a detrimental impact on pedestrian movement. The proposal would therefore have an unacceptable impact on highway and pedestrian safety. As such, the proposed installation is considered contrary to policies DM1 and SP1 of the Manchester Core Strategy (2012), saved policy DC17.1 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework (NPPF).

065713/FO/SOUTH1/02 - Pavement area opposite the Royal Bank of Scotland, corner of Lapwing Lane and Palatine Road, Didsbury - Erection of 15 metre high telecommunication column with internal antenna together with equipment cabin – Refused 30.09.2002 for the following reasons –

- 1) The proposed telecommunications apparatus by reason of its siting and appearance would form an unduly intrusive feature within the character of the area in general to the detriment of the visual amenity of the Ballbrook Conservation Area. The proposed development is therefore contrary to the provisions of policies DC17 Telecommunications and DC18 Conservation Areas of the Unitary Development Plan for the City of Manchester.
- 2) The proposed telecommunications apparatus would be in close proximity to Ewing School on Central Road. The proposal would therefore be contrary to the City Council's policy relating to the location of base stations as approved in July 2000. This policy seeks to protect children who have been identified by 'The report of the Independent Expert Group on Mobile Phones (The Stewart Report)', as the most sensitive and vulnerable section of the population from the possibly harmful health effects of electro-magnetic radiation generated by such base stations.

Consultations & Notification Responses

A site notice was posted, an advertisement was placed in the Manchester Evening News and nearby properties were notified of the proposal.

Three responses were received objecting to the proposals. A summary of the comments made is set out below:

- Object due to adverse visual impact on the Ballbrook Conservation Area and the setting of the Listed Building, The Bank, 99 Palatine Road , Didsbury.
- I wish to raise a concern relating to ICNIRP and the use of my property. The upper two floors are used as a residential Home of Multiple Occupancy (HMO). There are 11 no. bedrooms, 2 no. rooftop terraces, 2 no. common rooms and bathrooms in constant use. Looking at the extreme proximity to my property, I am very concerned that this proposal is not ICNIRP compliant. I see that Clarke Telecom has signed the ICNIRP certificate, but given that the drawings make no reference to the residential use of the property, I believe that the certificate has been incorrectly completed. I fully expect that if the applicant was to include the public exclusion zones on their design, my property would fall within the exclusion zone.
- As well as the HMO within this building, there is also an office, part of which opens onto the balcony which is only a few meters away from the proposed location. Again this has been omitted from the drawings and I therefore assume the ICNIRP calculations.
- While the proposal is for an 18m phase 7 pole, it has been noted on the drawings which accompany the application, that this is a 20m pole without the 2m spin. Which if added at a later date, would enable both EE and H3G to add up to 6 no. active antenna units (AAU) and therefore deploy 3.5Ghz 5G for both EE and H3G. This would only serve to greatly compound the emissions and ICNIRP concerns.
- The existing telecoms site is located outside of the Ballbrook Conservation Area. The proposal in this application is to build the replacement pole and install the not insignificant cabinets inside the Ballbrook Conservation Area. Not only is the site moving into the Conservation Area, it will be only c.30m away from the Grade II Listed building at the "Former District Bank (West Didsbury Branch)". This is the least favourable planning location and fear that it would negatively impact on the Ballbrook Conservation Area and associated Grade II Listed Building. The proposal is to replace a 12m pole with an 18m pole, as such the 50% increase in height will be detrimental to the Conservation Area and Listed Building. I believe it is possible to move the proposal outside of the Ballbrook Conservation Area and not impact on the radio performance of the proposed site.
- While I am very supportive of the investment and the proposed improved connectivity from H3G, I must object to the proposed location on the grounds of safety and siting and appearance. I would be willing to support a location outside of the Ballbrook Conservation Area, as long as there are no ICNIRP concerns with my property.

MCC Highways - Both the mast and associated equipment appears to be placed in the middle of the adopted footway. This location has existing street furniture, we therefore consider that the width of the footway is insufficient to allow us to support this application. It is also likely that footfall in this area will be high being close to the crossing point.

Policies

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 as the proposal is to upgrade an existing site a search of the area for other alternative locations has not been undertaken. In this instance the existing site is located on the opposite side of Palatine Road outside of a conservation area. It is considered that the existing site does not have the same characteristics or relationships to existing buildings many of which are distinctive and identified heritage assets in the case of 99 Palatine Road. The approach undertaken by the applicant is considered deficient and does not follow the guidance in paragraph 117 of the NPPF.

The proposed mast would be taller than the existing street furniture in the area including adjacent buildings and would be visible from various vantage points because this section of the pavement is wide and generally open. By reason of the mast's height, siting and appearance it would stand out as a dominant feature because of the open nature of the immediate surrounding area the mast would therefore 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 read with other similar equipment and masts in close proximity on the opposite side of Palatine road. It is noted that two masts and associated equipment cabinets are located on the other side of Palatine Road from the application site. Both of these masts are capable of alterations under the amended General Permitted Development Order, Part 16 Class A. These existing sites lie outside of the Conservation Area and are long standing sites for telecommunications equipment as such the application proposals are considered to add to visual clutter in this area.

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 18 metres, would dominate the existing street furniture (i.e. existing street lighting columns) and would dwarf nearby structures and buildings and would appear as a dominant feature in the street-scene.

It is noted that the former bank building and the Listed Building at 99 Palatine Road form an important visual marker of the boundary of Ballbrook Conservation Area defining its western

extent. Both of these buildings add significant interest to Ballbrook Conservation Area with 99 Palatine Road and the former bank building on the opposite side of Ballbrook Avenue providing a marker of the quality of buildings that were being erected in the conservation area in the early 20th Century 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 this building which is enhanced through the expanse of public realm to its frontage. The addition of further infrastructure and street furniture would harm the appreciation of this building but also the listed building at no.99 when viewed from the road crossing and travelling north along Palatine Road.

Impact of the proposals on the Ballbrook 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 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 open area where it is proposed to be located and also views into the conservation area. This visual intrusion into the streetscene is considered particularly harmful on a prominent and well used section of pavement. Ballbrook Conservation Area was designated by the City Council in 1991. The application proposals would result in less than substantial harm to the Ballbrook 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 Lapwing Lane and Palatine 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 Ballbrook Park 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 - Concerns have been raised by the Councils Highway Services on the narrowing of the footpath caused by an installation of the proposed equipment, given that it is heavily used by pedestrians using the pedestrian crossing and nearby commercial properties. Existing street furniture is generally organised within a central strip both in front of the commercial properties on Lapwing Lane and on the Palatine Road frontage. The proposed siting of the mast and required equipment cabinets would impinge on the open nature of the public realm in this location and desired routes of those using the footpaths particular to access the commercial properties along Lapwing lane. The concerns of Highway Services is noted, however, retained distances to allow pedestrian movements would be retained following the installation. The issues arising from the siting of the mast and apparatus in this part of the footway is considered to add to the clutter within the street and as described above this clutter is considered to be visually harmful.

Other matters – Concerns have been raised by an objector to the ICNIRP certificate issued alongside the application and in particular impacts on residential properties within the upper floors of the adjacent building. 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.

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 Ballbrook Conservation Area. 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

Ballbrook Conservation Area Group

113 Lapwing Lane, Manchester, M20 6UR
Basement, 99 Palatine Road, Manchester, M20 3JQ
Flat 32, Brankgate Court, Lapwing Lane, Manchester, M20 2PD
Flat 34, Brankgate Court, Lapwing Lane, Manchester, M20 2PD
Northern Lawn Tennis And Squash Club, Palatine Road, Manchester, M20 3YA
15 Redclyffe Road, Manchester, M20 3JR
Danesmoor Court, 95 - 97 Palatine Road, Manchester, M20 3JQ
114 Palatine Road, Manchester, M20 3ZA
Second Floor Flat, 108 Palatine Road, Manchester, M20 3ZA
First Floor Flat, 108 Palatine Road, Manchester, M20 3ZA
31 Ballbrook Avenue, Manchester, M20 3JG
101A Lapwing Lane, Manchester, M20 6UR
115 Lapwing Lane, Manchester, M20 6UR
103 Lapwing Lane, Manchester, M20 6UR
101 Lapwing Lane, Manchester, M20 6UR
111 Lapwing Lane, Manchester, M20 6UR
97 Lapwing Lane, Manchester, M20 6UR
Flat 1, 111A Lapwing Lane, Manchester, M20 6UR
Flat 2, 111A Lapwing Lane, Manchester, M20 6UR
3 Lawnside Mews, Palatine Road, Manchester, M20 3YD
Flat 1, 35 Ballbrook Avenue, Manchester, M20 3JG
115A Lapwing Lane, Manchester, M20 6UR
6 Lawnside Mews, Palatine Road, Manchester, M20 3YD
105 - 107 Lapwing Lane, Manchester, M20 6UR
West Didsbury Post Office, 99 Lapwing Lane, Manchester, M20 6UT
Flat 7, 119 Palatine Road, Manchester, M20 3YA
14 Redclyffe Road, Manchester, M20 3JR
Flat 31, Brankgate Court, Lapwing Lane, Manchester, M20 2PD
14 Lawnside Mews, Palatine Road, Manchester, M20 3YD
11 Lawnside Mews, Palatine Road, Manchester, M20 3YD
109 Lapwing Lane, Manchester, M20 6UR
Flat 4, 119 Palatine Road, Manchester, M20 3YA
16 Redclyffe Road, Manchester, M20 3JR
Flat 36, Brankgate Court, Lapwing Lane, Manchester, M20 2PD
Flat 35, Brankgate Court, Lapwing Lane, Manchester, M20 2PD
12 Lawnside Mews, Palatine Road, Manchester, M20 3YD
Flat 2, 99 Lapwing Lane, Manchester, M20 6UR
2 Lawnside Mews, Palatine Road, Manchester, M20 3YD
40 Lapwing Lane, Manchester, M20 2WR
10 Lawnside Mews, Palatine Road, Manchester, M20 3YD
Flat 2, 35 Ballbrook Avenue, Manchester, M20 3JG
105A Lapwing Lane, Manchester, M20 6UR
Flat 3, 119 Palatine Road, Manchester, M20 3YA
Flat 2, 119 Palatine Road, Manchester, M20 3YA
8 Lawnside Mews, Palatine Road, Manchester, M20 3YD
4 Lawnside Mews, Palatine Road, Manchester, M20 3YD
Lawnside Mews, Palatine Road, Manchester, M20 3YD
Flat 1, 119 Palatine Road, Manchester, M20 3YA
107A Lapwing Lane, Manchester, M20 6UR

108 Palatine Road, Manchester, M20 3ZA
95 Lapwing Lane, Manchester, M20 6UR
109A Lapwing Lane, Manchester, M20 6UR
91 Lapwing Lane, Manchester, M20 6UR
113A Lapwing Lane, Manchester, M20 6UR
99 Palatine Road, Manchester, M20 3JQ
Flat 1, 99 Lapwing Lane, Manchester, M20 6UR
15 Lawnside Mews, Palatine Road, Manchester, M20 3YD
1 Lawnside Mews, Palatine Road, Manchester, M20 3YD
13 Lawnside Mews, Palatine Road, Manchester, M20 3YD
93 Lapwing Lane, Manchester, M20 6UR
121 Palatine Road, Manchester, M20 3YA
16 Lawnside Mews, Palatine Road, Manchester, M20 3YD
5 Lawnside Mews, Palatine Road, Manchester, M20 3YD
9 Lawnside Mews, Palatine Road, Manchester, M20 3YD
7 Lawnside Mews, Palatine Road, Manchester, M20 3YD
Craig House, 33 Ballbrook Avenue, Manchester, M20 3JG
Ground Floor, 99 Palatine Road, Manchester, M20 3JQ
First Floor, 99 Palatine Road, Manchester, M20 3JQ
106 Palatine Road, Manchester, M20 3YB
103A Lapwing Lane, Manchester, M20 6UR
119 Palatine Road, Manchester, M20 3YA
Flat 6, 119 Palatine Road, Manchester, M20 3YA
Flat 5, 119 Palatine Road, Manchester, M20 3YA
29 Ballbrook Avenue, Manchester, M20 3JG
Flat 33, Brankgate Court, Lapwing Lane, Manchester, M20 2PD

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
Conservation Area - Ballbrook Conservation Area 1992
Area Team Boundary - Name: SOUTH AREA