

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134834/FO/2022

Date registered valid: 31 August 2022

Proposal: Extension of the existing rooftop GRP shroud by 2.16 metres to accommodate the installation of telecommunication infrastructure including: 6 no. replacement antennas; an additional 6 no. antennas mounted on support poles; 2no. transmission dishes; 36 no. Ericsson Radio Systems; 1 no. GPS module; and 2no cabinets at ground level together with ancillary development

Address: Rooftop At 5 Wilbraham Road, Manchester, M14 6JS

Ward(s): Fallowfield Ward

Applicant: Cornerstone C/o Agent

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

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 October 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 September 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 September 2022

Expired: 28 September 2022

Site notice

Posted: 22 September 2022

Expired: 13 October 2022

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to the rooftop of 5 Wilbraham Road – a three storey mixed used building comprising ground floor commercial uses with residential apartments above.

The host rooftop currently hosts existing Vodafone equipment. Namely, 6no. existing antennas located internally within a GRP mock chimney shroud.



The existing building is fully rendered in a dark grey render and incorporates a part flat, part dual pitched roof with a GRP shroud designed to appear like a chimney stack, situated towards the right hand side of the flat roof element. The shroud is light grey in colour. The ground floor incorporates a copper clad parapet roof which projects slightly beyond the plane of the main building.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated on the southern side of Wilbraham Road close to the busy, traffic controlled junction with Wilmslow Road.

The site lies within a busy district centre (Fallowfield) which is focused around the junction and comprises a number of small-scale retail, food and drink and other commercial uses, anchored by a large Sainsburys' supermarket situated a short distance to the south east along Wilmslow Road.

The centre also contains a number of residential properties including upper floor residential apartments above commercial frontages and student halls of residences, including Oak House and Owens Park, situated a short distance to the north-east on the opposite side of the junction.

Description of development

Planning permission is sought for the extension of an existing rooftop GRP shroud by 2.16 metres to accommodate the installation of telecommunication infrastructure including: 6 no. replacement antennas; an additional 6 no. antennas mounted on support poles; 2no. transmission dishes; 36 no. Ericsson Radio Systems; 1 no. GPS module; and 2no cabinets at ground level together with ancillary development. The host shroud would have a total height of 18.5 metres above ground level.

The new antennas and replacement antennas are proposed be located like the existing antennas within a GRP shroud via internally fixed steelwork. The proposed ERS's, which constitute ancillary development are to be located on new poles via ERS rails on existing steel work.

The proposed equipment cabinets are to be located at ground level within a gated enclosure, where existing cabinets are sited already.

The proposed equipment will be utilised by both Vodafone and Telefonica operators.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Saved policy DC17.1 and DC19.1 of the UDP;
- Policies DM1, EN3 and SP1 of the Core Strategy;
- Sections 10, 12 and 16 of the National Planning Policy Framework (NPPF).

Issues

Principle

Given background Government planning guidance, a principal theme running through the National Planning Policy Framework is the commitment to ensuring sustainable economic growth. This includes the advancement of infrastructure and the use of smarter technologies.

Paragraph 114 at Section 10 of the NPPF states that “Advanced, high-quality communications infrastructure is essential for sustainable economic growth and social well-being”.

Saved policy DC17.1 of the UDP similarly looks to support telecommunication development, subject to minimising any impact upon siting and appearance.

Within a relatively recent letter issued to Local Planning Authorities from the Department for Digital, Culture, Media and Sport, dated 24 May 2021, the Government is clear that digital connectivity is considered now, more than ever – vital to enable people to stay connected and businesses to grow. The demand for mobile data is increasing rapidly, and the COVID-19 pandemic has highlighted how important it is that we all have access to reliable, high quality mobile connectivity.

It is stated further that The National Planning Policy Framework (“the Framework”) for England states that planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology, such as 5G.

The Framework is clear that decisions on applications should be made as quickly as possible, and within statutory timescales. Local planning authorities must determine applications on planning grounds only and they should not seek to prevent competition between different operators or question the need for an electronic communications system.

In this case, given the prevailing policy and Government support for telecommunication installations coupled with the siting and appearance of the proposed installation in the case, the principle of the proposal is considered satisfactory. The public benefits of a greatly enhanced communications network for businesses and residents alike in this location, would also qualify as a considerable positive that would contribute to the wider economic output of the area, as well as social improvements.

As such, it is considered that the proposal complies with the overarching policy framework which outlines a general presumption in favour of telecommunication development. It is necessary however to further assess the appropriateness of the siting and appearance of the proposed equipment, as outlined below.

Siting and Appearance

In keeping with the National Planning Policy Framework which advocates the use of high-quality communications infrastructure, the proposed design has been selected to minimise visual impact upon the street scene by integrating with an existing installation. The host rooftop and chimney shroud has been occupied by telecommunication equipment for a number of years and to some degree has become an established part of the street-scene in this area.

In this instance, it is considered that the applicant has minimised the impact by practicable and appropriate siting and design, by utilising an existing site, balancing the siting and appearance of the installation against technical requirements and material planning policy and guidance

which advocates a presumption in favour of such equipment and the shared use of sites by multiple operators.

The proposal has undergone a sequential site selection, with the current proposal representing the best fit when balancing siting against coverage requirements. The proposed installation will facilitate advanced coverage in the area to aid the social well-being and business needs of the occupants of the nearby properties and local businesses.

In terms of appearance, the design reflects the vertical emphasis provided by neighbouring buildings and the existing rooftop chimney shroud.

The proposed upgrade will utilise the existing rooftop, with the proposed changes and increase in height not considered significantly harmful in terms of visual amenity.

Given the height of the installation above street level and the enclosure to the street-scene formed by neighbouring buildings, views of the site are considered unintrusive.

To minimise the impact on the surrounding area, the proposed upgrade to the existing radio base station is to resemble as closely as possible the existing apparatus already in situ. The proposed equipment will have a similar appearance and be made of the same materials and

will be of the same colouring as the existing antennas already in situ. They will also not be visible as they will be located within the GRP shroud, thus minimising their appearance in the roofscape and from the street-scene.

The proposed equipment cabinets will be located at ground level within a gated enclosure where there are existing cabinets already located. The equipment cabinets are considered small for telecommunications development under 2.5m and will have a similar appearance; coloured grey to match the existing.

On balance, given the context of the existing equipment, the proposed installation is unlikely to be significantly intrusive or noticeably detectable beyond the immediate area or substantially above the eyeline of neighbouring occupiers.

In light of the existing context of an existing installation and the concentration of existing equipment, as well as removing the potential need to use a further site in the area, the siting and appearance of the proposal is considered satisfactory.

It is felt that taking into account the technical constraints of the operator, available sites and immediate environmental context of the area, the siting and appearance of the proposal can be satisfactorily accommodated without significant, undue impact to visual amenity.

Impact to Heritage

S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Policies EN3 of the Core Strategy, along with Section 16 of the NPPF likewise refer to the need for the consideration to be given to the impact of new developments on heritage assets, whilst

saved Policy DC19.1 seeks to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity

This is relevant in this case due to the application site being situated opposite a cluster of Grade II listed building situated to the opposite side of Wilbraham Road including Holy Innocent's Church, Landcross House and 256 bar.

It is considered that in this case, the impact to the setting of the listed building is not substantial.

The application building has no architectural, historic or functional link with the listed building opposite and given the separation distance, the context formed by other neighbouring buildings and advertisements and as the proposed installation is a rooftop level, separated from the application site by a busy road and junction, the proposed development will not be significantly harmful to existing heritage features.

Moreover, in line with Paragraph 202 of the NPPF, account should also be taken with regard to the public benefits that the proposed installation will deliver.

Paragraph 202 advises 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'

The proposed works in this case are believed to have a less than substantial impact when balanced against public benefits that the proposed installation will deliver in terms of delivering economic and social benefits as a consequence of enhanced and upgraded telecommunication coverage and mobile connectivity.

Access

As the proposed installation relates to an existing rooftop shroud, there are no access issues.

Impact on Health and Safety

The role of the planning system however is not to duplicate existing controls under other legislation and is not the place to determine health safeguards. It is the Government's view that if a proposed development conforms to International Compliance for Public Exposure Guidelines for Public Exposure to Electromagnetic Fields established by the International Commission on Non Ionising Radiation Protection (ICNIRP), further consideration of this issue should not be necessary by the Local Planning Authority.

It should also be noted that within the recent letter issued to Local Planning Authorities from the Department for Digital, Culture, Media and Sport, dated 24 May 2021, it is stated that the Government's independent advisers on matters of public health, are clear that there is no credible evidence of a negative impact of mobile technology, including 5G on people's health. Central to PHE's advice are the guidelines published by the International Commission on Non-Ionizing Radiation Protection (ICNIRP), which is formally recognised by the World Health Organisation.

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

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

1) The City Council is satisfied with the siting and appearance of the proposed telecommunication installation, in accordance with policies SP1 and DM1 of the Manchester Core Strategy, saved policy DC17.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework (NPPF). The consent hereby provided shall ensure the installation be carried out only in accordance with drawings referenced 100/A, 201/C and 301/C and accompanying documents received by the City Council as Local Planning Authority on 31 August 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC17.1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Room D Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 5, 5A Wilbraham Road, Manchester, M14 6JS
Flat 45, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 31, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 22, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 2, 11 Wilbraham Road, Manchester, M14 6JS
Flat 47, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 46, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 41, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
30 Redmere Grove, Manchester, M14 6ES
24 Redmere Grove, Manchester, M14 6ES
22 Redmere Grove, Manchester, M14 6ES
18 Redmere Grove, Manchester, M14 6ES
Room B Flat 46, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 45, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 45, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 44, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 40, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 35, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 34, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 32, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 29, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 25, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 2, 9 Wilbraham Road, Manchester, M14 6JS
Flat 44, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 30, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 24, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 21, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
26 Redmere Grove, Manchester, M14 6ES
Room B Flat 43, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 39, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
5C Wilbraham Road, Manchester, M14 6JS
Room A Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 24, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 21, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 21, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 20, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 47, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 44, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 23, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 31, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 28, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 37, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 34, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 33, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND

Flat 49, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 42, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat Above, 5 - 7 Wilbraham Road, Manchester, M14 6JS
260 Wilmslow Road, Manchester, M14 6JR
Flat 4, 9 Wilbraham Road, Manchester, M14 6JS
Flat 39, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 37, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 18, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 19, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
14 Boland Drive, Manchester, M14 6DS
Flat 27, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 33, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 3, 5A Wilbraham Road, Manchester, M14 6JS
Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 4, 11 Wilbraham Road, Manchester, M14 6JS
Flat 40, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 7, 5A Wilbraham Road, Manchester, M14 6JS
Flat 2, 5A Wilbraham Road, Manchester, M14 6JS
Flat 48, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 20, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 17, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 15, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
258 Wilmslow Road, Manchester, M14 6JR
Flat 3, 11 Wilbraham Road, Manchester, M14 6JS
32 Redmere Grove, Manchester, M14 6ES
36 Redmere Grove, Manchester, M14 6ES
9 Wilbraham Road, Manchester, M14 6JS
10 Boland Drive, Manchester, M14 6DS
12 Boland Drive, Manchester, M14 6DS
Holy Innocents Church, 2 Wilbraham Road, Manchester, M14 6JZ
Flat 11, 5A Wilbraham Road, Manchester, M14 6JS
5B Wilbraham Road, Manchester, M14 6JS
5D Wilbraham Road, Manchester, M14 6JS
5 - 7 Wilbraham Road, Manchester, M14 6JS
Room B Flat 49, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 49, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 6, 11 Wilbraham Road, Manchester, M14 6JS
Flat 5, 11 Wilbraham Road, Manchester, M14 6JS
34 Redmere Grove, Manchester, M14 6ES
28 Redmere Grove, Manchester, M14 6ES
20 Redmere Grove, Manchester, M14 6ES
256 Wilmslow Road, Manchester, M14 6LB
Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Units 1 To 3, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Unit 5, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Unit 6, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Unit 4, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Room A Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 12, 5A Wilbraham Road, Manchester, M14 6JS
Room B Flat 47, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND

Room A Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 29, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 17, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 25, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 25, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 18, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 46, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 41, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 33, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 27, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 19, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 17, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 9, 5A Wilbraham Road, Manchester, M14 6JS
Flat 6, 5A Wilbraham Road, Manchester, M14 6JS
Flat 4, 5A Wilbraham Road, Manchester, M14 6JS
Flat 43, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 35, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 28, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 36, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 16, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 1, 9 Wilbraham Road, Manchester, M14 6JS
Room A Flat 48, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 42, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 37, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 36, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 32, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 31, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 23, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 10, 5A Wilbraham Road, Manchester, M14 6JS
Flat 8, 5A Wilbraham Road, Manchester, M14 6JS
Flat 34, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 32, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 29, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 23, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 1, 11 Wilbraham Road, Manchester, M14 6JS
Flat 5, 9 Wilbraham Road, Manchester, M14 6JS
Flat 3, 9 Wilbraham Road, Manchester, M14 6JS
Room A Flat 43, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 35, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 30, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 22, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 22, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 20, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 19, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 16, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 15, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA