MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	144528/P14J/2025
Date registered valid:	14 November 2025
Proposal:	Prior approval for the installation of roof mounted Solar PV at Manchester Academy with a maximum kWp of 165.32.
Address:	Manchester Academy, Moss Lane East, Manchester, M14 4PX
Ward(s):	Ardwick Ward
Applicant:	Ms Sara Garcia, Barker Associates
Agent (if any):	Ms Sara Garcia, Barker Associates
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **18 December 2025**

APPLICATION DETAILS

Type of application:	Prior approval - PV to non-dwelling	
Development type:	Notifications	
Date of site visit:	26 November 2025	
Standard consultations:	Printed: 21 November 2025	Expired: 12 December 2025
Neighbour notifications:	Printed: 21 November 2025	Expired: 12 December 2025
Site notice:	Posted: 26 November 2025	Expired: 17 December 2025
Press advert:	Published: 25 November 2025	Expired: 16 December 2025

Departure from Development Plan:	No
Environmental Statement:	Not required
Listed building:	None within Curtilage. Christ Church Grade II* Whitworth Park Mansions Grade II Whitworth Gallery Grade II Edward VII Statue in Whitworth Park Grade II 466 and 168 Moss Lane East Grade II St Marys Hospital Grade II Barclays Bank Grade II
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of site/building

The proposal relates to a gymnasium/sports buildings attached to the Manchester Academy on Moss Lane East. The buildings are of a modern design (approved 2003/2004 respectively) and are connected to the main building through a link. The wider site features larger school buildings, hardstanding playgrounds and sports fields.

Description of area

The proposal is located in a mixed-use part of the Ardwick ward of Manchester. To the east is Whitworth Park and listed Art Galley buildings. There are a number of listed assets in the locale as noted above. The school site borders the University corridor, part of the wider city centre boundary.

Description of development

Prior approval for the installation of roof mounted Solar PV at Manchester Academy with a maximum kWp of 165.32.

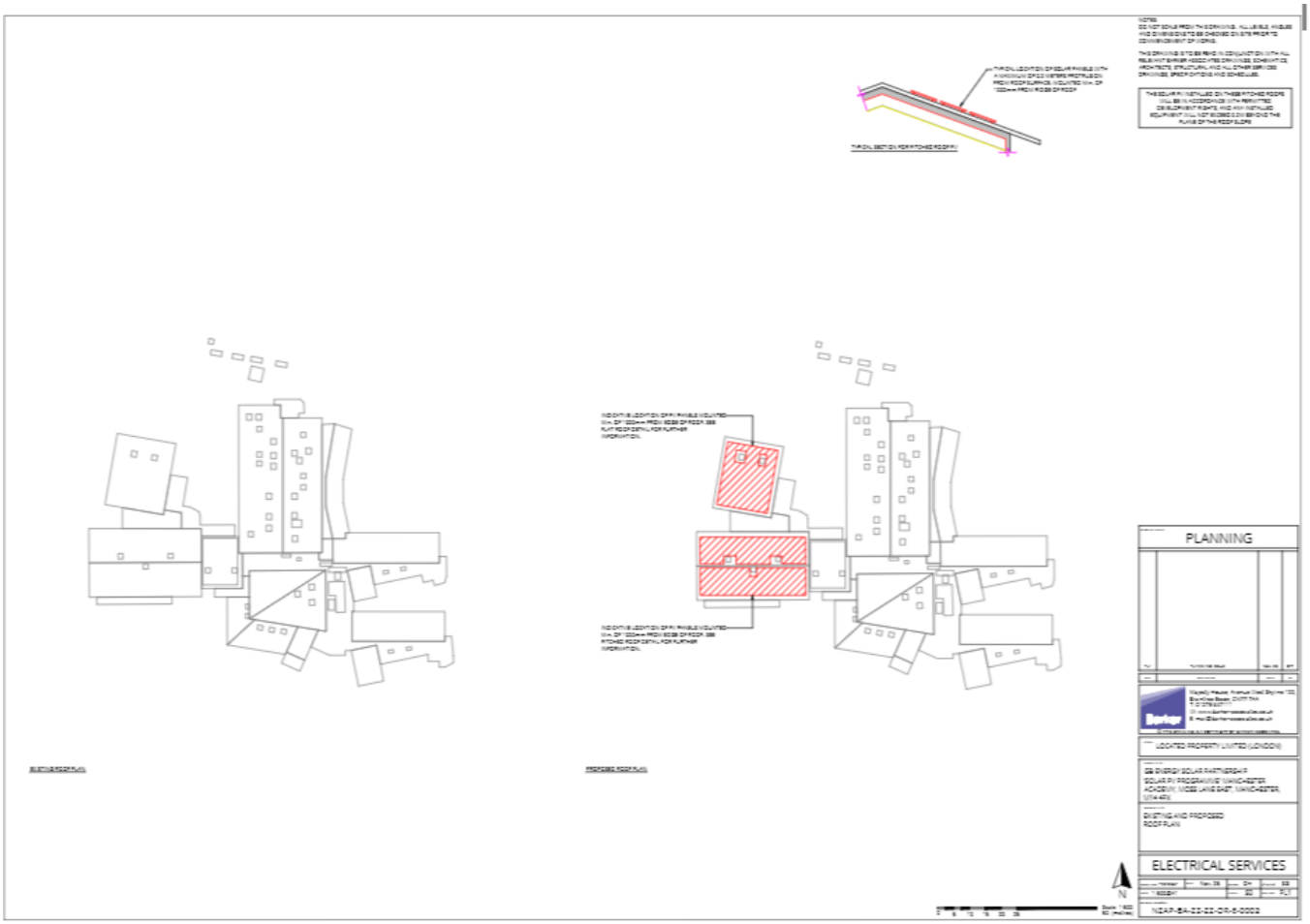


Figure 1. Roof plan

PLANNING HISTORY

137313/FO/2023

Description: Installation of 9 no. air source heat pumps within a secure compound with 3.2m high palisade fencing, associated Plantroom GRP enclosure, 1 no. air source heat pump located on first floor adjecant to existing AHU units, together with the installation of Photovoltaic Solar Panel Array to the Sports Hall roof.
Decision: Approved 22/08/2023

103266/FO/2013/S1

Description: Erection of single storey in-fill extension to form additional changing room facilities

Decision: Approved 26/09/2013

072423/FO/2004/S1

Description: Erection of a 3 storey detached building with 2nd floor link bridge to form 6th floor accommodation and erection of detached building to form gym

Decision: Approved 27/08/2004

067485/FO/SOUTH1/03

Description: Erection of part 4 storey, part two and part single storey school building with associated playing fields and car parking with new main access from Moss Lane East

Decision: Approved 11/06/2003

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Manchester Airport Aerodrome Safeguarding
Manchester Airport Aerodrome Safeguarding has no objection the proposed development subject to the attachment of a condition (bird strike mitigation) and an informative (tall equipment) which the applicant should take note of.

Notifications

Local Residents
No representations received.

Publications

Site Notice and Press Advertisements
No representations received

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Relevant Policies

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- The National Planning Policy Framework (The NPPF) –
    - Section 2 - Achieving sustainable development
    - Section 4 – Decision-making
    - Section 5 – Delivering a sufficient supply of homes
    - Section 6 – Building a strong, competitive economy
    - Section 12 – Achieving well-designed places
    - Section 14 - Meeting the challenge of climate change, flooding and coastal change
- National Planning Policy Framework Draft for Consultation December 2025 - National decision-making policies
    - Section 3 – Decision-making policies
        - DM3: Determining development proposals
        - DM6: Use of planning conditions and obligations
        - DM7: Relationship with other regulatory regimes
    - Section 4 - Achieving sustainable development
        - S3: Presumption in favour of sustainable development
        - S4: Principle of development within settlements
    - Section 5 - Meeting the challenge of climate change
        - CC2: Mitigation of climate change
        - CC3: Adaptation to climate change
    - Section 7 - Building a strong, effective economy
        - E2: Meeting the need for business land and premises
    - Section 10 - Securing clean energy and water
        - W3: Renewable and low carbon energy development and electricity network infrastructure
    - Section 14 - Achieving well-designed places
        - DP3: Key principles for well-designed places
        - DP4: The Design process
    - Section 20 - Conserving and enhancing the historic environment
        - HE5: Assessing effects on heritage assets
        - HE6: Proposals affecting designated heritage assets
- The Town and Country Planning (General Permitted Development) (England) Order 2015

- Schedule 2
  - Part 14 - Renewable energy
    - Class J - installation or alteration etc of solar equipment on non-domestic premises
- The town and country planning (safeguarded aerodromes, technical sites and military explosives storage areas) direction 2002

Principle

The application is for prior approval where the principal of the development is set out in law. The City Council as LPA can assess the development against the conditions within the legislation as set out below.

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Part 14, Class J

Development not permitted if –

J.1 Development is not permitted by Class J if—	**Comments**
a. the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;	The pitched roof array would protrude no more than 0.2m from the main roofslope.
b. the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);	The flat roof array would not be higher than 1m above the main roof.
c. the solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;	The solar PV equipment will not be installed within 1 metre of the external edge of the roofs.
d. [Omitted 2023]	Not applicable
e. the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument	The solar PV equipment is not being installed on a site designated as a scheduled monument
f. the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building	the solar PV equipment is not being installed on a listed building or on a building within the curtilage of a listed building.

Conditions

J.4 Class J development is permitted subject to the following conditions	**Comments**
1) J.4—(1) Class J development is permitted subject to the following conditions— a) the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the	The solar PV equipment is located on a pitched roof and a flat roof with limited views from street level and incorporating into the modern flat roof school building. The installation has been sited, so far as practicable, to minimise its effect on the

external appearance of the building and the amenity of the area; and b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.	building and amenity of the area. There are a number of listed assets within the local area however given the PV is on a modern school building and the wider context of the area the impact is acceptable. It is noted that an approval for Solar PV (as part of a ASHP upgrade was approved in 2023, on the main building). A condition has been added to ensure removal when no longer required.
2) Class J(c) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land, and the following sub-paragraphs apply in relation to that application.	Application received 14 November 2025.
3) The application must be accompanied by— a) written description of the proposed development. b) a plan indicating the site and showing the proposed development. c) the developer's contact address; and d) the developer's email address if the developer is content to receive communications electronically. e) together with any fee required to be paid.	Application with required documents received 14 November 2025.
4) The local planning authority may refuse an application where, in the opinion of the authority— a) the proposed development does not comply with, or b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions, limitations or restrictions specified in Class J applicable to the development in question.	The application complies with the conditions limitations and restrictions as set out.
5) Sub-paragraphs (6) and (8) do not apply where a local planning authority refuses an application under sub-paragraph (4) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.	Sub-paragraphs (6) and (8) applicable.
6) The local planning authority must give notice of the proposed development— a) by site display in at least one place on or near the land to which the application relates for not less than 21 days of a notice which— i) describes the proposed development; ii) provides the address of the proposed development;	Local residents (as listed in Appendix 1) were notified by letter on 21 November 2025 and had 21 days to respond. A site notice was posted on 26 November 2025 and had 21 days expiry. An advertisement was placed in the Manchester Evening News on 25 November and has a 21 day expiry.

iii) specifies the date by which representations are to be received by the local planning authority; or b) by serving a notice in that form on any adjoining owner or occupier.	Manchester Airport Safeguarding were notified of the proposed development on 21 November 2025 and had 21 days to respond.
7) The local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application.	No further information required.
8) The local planning authority must, when determining an application— a) take into account any representations made to them as a result of any notice given under sub-paragraph (6); and b) b)have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in July 2021, so far as relevant to the subject matter of the prior approval, as if the application were a planning application.	No public representations received from neighbours, site notice or advertisement in the Manchester Evening News. Manchester Airport Aerodrome Safeguarding has no objection the proposed development subject to the attachment of a condition for bird nesting mitigation and an informative regarding tall equipment. The NPPF states how “Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels)” Para 167. The proposed development aligns with the NPPF.
9) The development must not begin before the occurrence of one of the following— a) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required; b) the receipt by the applicant from the local planning authority of a written notice giving their prior approval; or c) the expiry of 56 days following the date on which the application under sub-paragraph (3) was received by the local planning authority without the authority notifying the applicant as to whether prior approval is given or refused.	The decision notice forms the written notice giving prior approval.
10) The development must be carried out— a) where prior approval is required, in accordance with the details approved by the local planning authority; b) where prior approval is not required, or where sub-paragraph (9)(c) applies, in accordance with the details provided in the application referred to in sub-paragraph (3), unless the local planning authority and the developer agree otherwise in writing	Specified plan condition attached to decision for approval.
11) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval.	Relevant conditions attached to decision for approval.
12) When computing the number of days in paragraph (6)(a), any day which is a public holiday must be disregarded	Not applicable

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 polices 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.

PLANNING BALANCE & CONCLUSION

The proposed installation of roof-mounted solar PV panels at Manchester Academy is considered acceptable in principle under Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015. The development complies with all relevant limitations and conditions, and no adverse impacts have been identified in relation to design, external appearance, or glare. The siting of the panels on modern school buildings ensures minimal effect on visual amenity and the setting of nearby heritage assets. The proposal supports national and local objectives for renewable energy and carbon reduction, as outlined in the NPPF and Manchester's Core Strategy. Subject to the recommended conditions, the scheme represents a sustainable form of development and prior approval is therefore granted.

RECOMMENDATION

1. Prior Approval

The proposed development raises no adverse issues in respect of external appearance, impact of glare on neighbouring properties or the general visual amenity of the area and accords with the requirements of Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

Therefore, consent is hereby granted in accordance with the following information submitted as part of planning application referenced 144528/P14J/2025:

a) Application Form 14 Nov 2025 APPLICATION FORM
b) Drawing - Site Plan 14 Nov 2025 NZAP-BA-ZZ-ZZ-DR-E-0001
c) Drawing - Existing & Proposed PLAN 14 Nov 2025 NZAP-BA-ZZ-ZZ-DR-E-0002 S0 ROOF

d) Drawing - Existing & Proposed ELEVATION (FRONT) - EXISTING 14 Nov 2025 NZAP-BA-ZZ-ZZ-DR-E-0003

e) Supporting Information 14 Nov 2025 ENERGY REPORT

Reason: to ensure compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015

CONDITIONS TO BE ATTACHED TO DECISION FOR PRIOR APPROVAL

1. Removal when no longer required

The solar PV equipment or solar thermal equipment will be removed as soon as reasonably practicable when no longer required.

Reason: to ensure compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

2. Bird nesting

In the event populations of birds become attracted to the array mitigation shall be installed to prevent birds accessing underneath the panels.

Reason: Flight safety – Birdstrike risk avoidance; to prevent any increase in the number of hazardous birds in the vicinity of Manchester Airport (MAN) that would increase the risk of a Birdstrike to aircraft using MAN N.B. This is also in the interests of the site to avoid the issues with large numbers of birds being attracted to the array. Pursuant to The town and country planning (safeguarded aerodromes, technical sites and military explosives storage areas) direction 2002 and Town and Country Planning (General Permitted Development) (England) Order 2015.

INFORMATIVE(S)

1. Airport – Tall equipment

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/

2. Airport - Bird strike risk

An increase in the population of certain species of birds in this area could increase the bird strike risk at Manchester Airport. Birds are attracted to the relative warmth, shelter and security afforded by photovoltaic panels. Therefore, the perimeter of the array should ideally be bird proofed or installed with minimal spacing between the roof and the array to prevent access to birds. Alternatively, the site owner should commit to monitoring the roof on a regular basis and take deterrence action should gulls, pigeons or corvids be attracted to the installation. Manchester Airport undertakes periodic checks of its surroundings to ensure that no installations create an increased bird strike risk, and the applicant is reminded of their obligations under the Air Navigation Order Part 10:240 & 241.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Manchester Airport Safeguarding Officer

Flat 14, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

386 Moss Lane East, Manchester, M14 4PX

Flat 56, 347 Moss Lane East, Manchester, M14 4LB

Flat 47, 347 Moss Lane East, Manchester, M14 4LB

Flat 77, 347 Moss Lane East, Manchester, M14 4LB

Flat 41, 347 Moss Lane East, Manchester, M14 4LB

Flat 6, 347 Moss Lane East, Manchester, M14 4LB

Flat 53, 347 Moss Lane East, Manchester, M14 4LB

Flat 44, 347 Moss Lane East, Manchester, M14 4LB

Flat 3, 347 Moss Lane East, Manchester, M14 4LB

Flat 13, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 18, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 17, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 20, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 5, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 21, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 6, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 3, 99 Denmark Road, Manchester, M15 6AZ

Sikh Temple, Monton Street, Manchester, M14 4GP

Flat 24, 99 Denmark Road, Manchester, M15 6AZ

Flat 30, 99 Denmark Road, Manchester, M15 6AZ

Flat 16, 99 Denmark Road, Manchester, M15 6AZ

Flat 27, 99 Denmark Road, Manchester, M15 6AZ

Flat 87, 99 Denmark Road, Manchester, M15 6AZ

Flat 81, 99 Denmark Road, Manchester, M15 6AZ

Flat 64, 99 Denmark Road, Manchester, M15 6AZ

Flat 54, 99 Denmark Road, Manchester, M15 6AZ

Flat 61, 99 Denmark Road, Manchester, M15 6AZ

Flat 60, 99 Denmark Road, Manchester, M15 6AZ

Flat 56, 99 Denmark Road, Manchester, M15 6AZ

Flat 77, 99 Denmark Road, Manchester, M15 6AZ

Flat 69, 99 Denmark Road, Manchester, M15 6AZ

Flat 37, 99 Denmark Road, Manchester, M15 6AZ

Flat 48, 99 Denmark Road, Manchester, M15 6AZ

Flat 7, 406 Moss Lane East, Manchester, M14 4PX

Flat 15, 406 Moss Lane East, Manchester, M14 4PX

Flat 7, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

392 Moss Lane East, Manchester, M14 4PX

Flat 71, 347 Moss Lane East, Manchester, M14 4LB

Flat 73, 347 Moss Lane East, Manchester, M14 4LB

Flat 14, 347 Moss Lane East, Manchester, M14 4LB

Flat 62, 347 Moss Lane East, Manchester, M14 4LB

Flat 64, 347 Moss Lane East, Manchester, M14 4LB

Flat 74, 347 Moss Lane East, Manchester, M14 4LB

Flat 34, 347 Moss Lane East, Manchester, M14 4LB

Flat 23, 347 Moss Lane East, Manchester, M14 4LB

Flat 21, 347 Moss Lane East, Manchester, M14 4LB

Flat 12, 347 Moss Lane East, Manchester, M14 4LB

Flat 10, 347 Moss Lane East, Manchester, M14 4LB

Flat 29, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 36, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 41, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 14, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 10, 99 Denmark Road, Manchester, M15 6AZ

Flat 6, 99 Denmark Road, Manchester, M15 6AZ

Polish Church Of Devine Mercy, Lloyd Street North, Manchester, M14 4QB

Flat 28, 99 Denmark Road, Manchester, M15 6AZ

Flat 35, 99 Denmark Road, Manchester, M15 6AZ

Flat 33, 99 Denmark Road, Manchester, M15 6AZ

Flat 21, 99 Denmark Road, Manchester, M15 6AZ

Flat 93, 99 Denmark Road, Manchester, M15 6AZ

Flat 85, 99 Denmark Road, Manchester, M15 6AZ

Flat 75, 99 Denmark Road, Manchester, M15 6AZ

Flat 57, 99 Denmark Road, Manchester, M15 6AZ

Flat 53, 99 Denmark Road, Manchester, M15 6AZ

Flat 38, 99 Denmark Road, Manchester, M15 6AZ

Flat 23, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 3, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 11, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 14, 406 Moss Lane East, Manchester, M14 4PX

Flat 1, 406 Moss Lane East, Manchester, M14 4PX

Flat 13, 406 Moss Lane East, Manchester, M14 4PX

Flat 17, 418 Moss Lane East, Manchester, M14 4PQ

Flat 14, 416 Moss Lane East, Manchester, M14 4PQ

Flat 10, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 27, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

2 Fairbank Avenue, Manchester, M14 4PU

390 Moss Lane East, Manchester, M14 4PX

Flat 1, 386 Moss Lane East, Manchester, M14 4PX

Flat 76, 347 Moss Lane East, Manchester, M14 4LB

Flat 32, 347 Moss Lane East, Manchester, M14 4LB

Flat 7, 347 Moss Lane East, Manchester, M14 4LB

Flat 26, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 1, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 4, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 9, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 37, 347 Moss Lane East, Manchester, M14 4LB

Flat 13, 347 Moss Lane East, Manchester, M14 4LB

Flat 46, 347 Moss Lane East, Manchester, M14 4LB

Flat 24, 347 Moss Lane East, Manchester, M14 4LB

Flat 11, 99 Denmark Road, Manchester, M15 6AZ

Flat 36, 99 Denmark Road, Manchester, M15 6AZ

Flat 17, 99 Denmark Road, Manchester, M15 6AZ

Flat 34, 99 Denmark Road, Manchester, M15 6AZ

Flat 94, 99 Denmark Road, Manchester, M15 6AZ

Flat 67, 99 Denmark Road, Manchester, M15 6AZ

Flat 66, 99 Denmark Road, Manchester, M15 6AZ

Flat 45, 99 Denmark Road, Manchester, M15 6AZ

Flat 5, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 19, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 21, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 8, 406 Moss Lane East, Manchester, M14 4PX

Flat 6, 410 - 412 Moss Lane East, Manchester, M14 4PQ

Flat 9, 414 Moss Lane East, Manchester, M14 4PQ

Flat 19, 418 Moss Lane East, Manchester, M14 4PQ

Flat 17, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 15, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 80, 347 Moss Lane East, Manchester, M14 4LB

Flat 66, 347 Moss Lane East, Manchester, M14 4LB

Flat 43, 347 Moss Lane East, Manchester, M14 4LB

Flat 59, 347 Moss Lane East, Manchester, M14 4LB

Flat 50, 347 Moss Lane East, Manchester, M14 4LB

Flat 9, 347 Moss Lane East, Manchester, M14 4LB

Flat 75, 347 Moss Lane East, Manchester, M14 4LB

Flat 68, 347 Moss Lane East, Manchester, M14 4LB

Flat 60, 347 Moss Lane East, Manchester, M14 4LB

Flat 27, 347 Moss Lane East, Manchester, M14 4LB

Flat 4, 347 Moss Lane East, Manchester, M14 4LB

Flat 16, 347 Moss Lane East, Manchester, M14 4LB

Flat 30, 347 Moss Lane East, Manchester, M14 4LB

Flat 2, 347 Moss Lane East, Manchester, M14 4LB

Flat 1, 347 Moss Lane East, Manchester, M14 4LB

Flat 25, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 34, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 33, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 38, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 40, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 46, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 1, 99 Denmark Road, Manchester, M15 6AZ

Flat 8, 99 Denmark Road, Manchester, M15 6AZ

Flat 5, 99 Denmark Road, Manchester, M15 6AZ

Flat 13, 99 Denmark Road, Manchester, M15 6AZ

Flat 8, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 49, 99 Denmark Road, Manchester, M15 6AZ

Flat 44, 99 Denmark Road, Manchester, M15 6AZ

Flat 25, 99 Denmark Road, Manchester, M15 6AZ

Flat 31, 99 Denmark Road, Manchester, M15 6AZ

Flat 32, 99 Denmark Road, Manchester, M15 6AZ

Flat 89, 99 Denmark Road, Manchester, M15 6AZ

Flat 92, 99 Denmark Road, Manchester, M15 6AZ

Flat 51, 99 Denmark Road, Manchester, M15 6AZ

Flat 71, 99 Denmark Road, Manchester, M15 6AZ

Flat 46, 99 Denmark Road, Manchester, M15 6AZ

Flat 40, 99 Denmark Road, Manchester, M15 6AZ

Whitworth Institute, Oxford Road, Manchester, M15 6ER

Flat 25, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 20, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 16, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 10, 406 Moss Lane East, Manchester, M14 4PX

Flat 4, 406 Moss Lane East, Manchester, M14 4PX

Flat 7, 410 - 412 Moss Lane East, Manchester, M14 4PQ

Flat 11, 414 Moss Lane East, Manchester, M14 4PQ

Flat 2, 410 - 412 Moss Lane East, Manchester, M14 4PQ

Flat 24, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 13, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 6, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

388 Moss Lane East, Manchester, M14 4PX

384 Moss Lane East, Manchester, M14 4PX

Flat 45, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 11, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 28, 347 Moss Lane East, Manchester, M14 4LB

Flat 57, 347 Moss Lane East, Manchester, M14 4LB

Flat 42, 347 Moss Lane East, Manchester, M14 4LB

Flat 49, 347 Moss Lane East, Manchester, M14 4LB

Flat 72, 347 Moss Lane East, Manchester, M14 4LB

Flat 82, 347 Moss Lane East, Manchester, M14 4LB

Flat 11, 347 Moss Lane East, Manchester, M14 4LB

Flat 17, 347 Moss Lane East, Manchester, M14 4LB

Flat 8, 347 Moss Lane East, Manchester, M14 4LB

Flat 42, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 31, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 23, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 39, 99 Denmark Road, Manchester, M15 6AZ

Flat 47, 99 Denmark Road, Manchester, M15 6AZ

Flat 20, 99 Denmark Road, Manchester, M15 6AZ

Flat 18, 99 Denmark Road, Manchester, M15 6AZ

Flat 63, 99 Denmark Road, Manchester, M15 6AZ

Flat 78, 99 Denmark Road, Manchester, M15 6AZ

Flat 55, 99 Denmark Road, Manchester, M15 6AZ

Flat 70, 99 Denmark Road, Manchester, M15 6AZ

Flat 2, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 6, 406 Moss Lane East, Manchester, M14 4PX

Flat 5, 406 Moss Lane East, Manchester, M14 4PX

Flat 8, 414 Moss Lane East, Manchester, M14 4PQ

Flat 5, 410 - 412 Moss Lane East, Manchester, M14 4PQ

416 Moss Lane East, Manchester, M14 4PQ

Flat 4, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 22, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 12, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 15, 347 Moss Lane East, Manchester, M14 4LB

Flat 33, 347 Moss Lane East, Manchester, M14 4LB

Flat 20, 347 Moss Lane East, Manchester, M14 4LB

Flat 40, 347 Moss Lane East, Manchester, M14 4LB

Flat 69, 347 Moss Lane East, Manchester, M14 4LB

Flat 65, 347 Moss Lane East, Manchester, M14 4LB

Flat 63, 347 Moss Lane East, Manchester, M14 4LB

Flat 55, 347 Moss Lane East, Manchester, M14 4LB

Flat 78, 347 Moss Lane East, Manchester, M14 4LB

Flat 39, 347 Moss Lane East, Manchester, M14 4LB

Flat 39, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 16, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 2, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 28, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 35, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 19, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 12, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 37, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 2, 99 Denmark Road, Manchester, M15 6AZ

Flat 4, 99 Denmark Road, Manchester, M15 6AZ

Flat 15, 99 Denmark Road, Manchester, M15 6AZ

Flat, Sikh Temple, Monton Street, Manchester, M14 4GP

Christ Church Rectory, Monton Street, Manchester, M14 4GP

Flat 22, 99 Denmark Road, Manchester, M15 6AZ

Flat 29, 99 Denmark Road, Manchester, M15 6AZ

Flat 88, 99 Denmark Road, Manchester, M15 6AZ

Flat 95, 99 Denmark Road, Manchester, M15 6AZ

Flat 90, 99 Denmark Road, Manchester, M15 6AZ

Flat 59, 99 Denmark Road, Manchester, M15 6AZ

Flat 68, 99 Denmark Road, Manchester, M15 6AZ

Flat 72, 99 Denmark Road, Manchester, M15 6AZ

Flat 76, 99 Denmark Road, Manchester, M15 6AZ

Flat 74, 99 Denmark Road, Manchester, M15 6AZ

Flat 43, 99 Denmark Road, Manchester, M15 6AZ

Flat 8, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 12, 406 Moss Lane East, Manchester, M14 4PX

Flat 4, 410 - 412 Moss Lane East, Manchester, M14 4PQ

Flat 16, 418 Moss Lane East, Manchester, M14 4PQ

Flat 15, 416 Moss Lane East, Manchester, M14 4PQ

Flat 18, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 9, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

1 Fairbank Avenue, Manchester, M14 4PU

394 Moss Lane East, Manchester, M14 4PX

Flat 2, 386 Moss Lane East, Manchester, M14 4PX

Flat 2, 382 Moss Lane East, Manchester, M14 4PX

Flat 29, 347 Moss Lane East, Manchester, M14 4LB

Flat 54, 347 Moss Lane East, Manchester, M14 4LB

Flat 48, 347 Moss Lane East, Manchester, M14 4LB

Flat 61, 347 Moss Lane East, Manchester, M14 4LB

Flat 52, 347 Moss Lane East, Manchester, M14 4LB

Flat 38, 347 Moss Lane East, Manchester, M14 4LB

Flat 45, 347 Moss Lane East, Manchester, M14 4LB

Flat 18, 347 Moss Lane East, Manchester, M14 4LB

Flat 31, 347 Moss Lane East, Manchester, M14 4LB

Flat 10, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 3, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 27, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 22, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 24, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 9, 99 Denmark Road, Manchester, M15 6AZ

Serviced Apartment 14, 99 Denmark Road, Manchester, M15 6AZ

Flat 23, 99 Denmark Road, Manchester, M15 6AZ

Flat 26, 99 Denmark Road, Manchester, M15 6AZ

Flat 80, 99 Denmark Road, Manchester, M15 6AZ

Flat 91, 99 Denmark Road, Manchester, M15 6AZ

Flat 73, 99 Denmark Road, Manchester, M15 6AZ

Flat 52, 99 Denmark Road, Manchester, M15 6AZ

Flat 50, 99 Denmark Road, Manchester, M15 6AZ

Flat 42, 99 Denmark Road, Manchester, M15 6AZ

Flat 28, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 1, 410 - 412 Moss Lane East, Manchester, M14 4PQ

Flat 18, 418 Moss Lane East, Manchester, M14 4PQ

Flat 13, 416 Moss Lane East, Manchester, M14 4PQ

Flat 12, 416 Moss Lane East, Manchester, M14 4PQ

Flat 1, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 26, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

Flat 15, Moss Court, 422 Moss Lane East, Manchester, M14 4PQ

404 Moss Lane East, Manchester, M14 4PX

Flat 1, 382 Moss Lane East, Manchester, M14 4PX

Flat 70, 347 Moss Lane East, Manchester, M14 4LB

Flat 5, 347 Moss Lane East, Manchester, M14 4LB

Flat 36, 347 Moss Lane East, Manchester, M14 4LB

Flat 51, 347 Moss Lane East, Manchester, M14 4LB

Flat 35, 347 Moss Lane East, Manchester, M14 4LB

Flat 25, 347 Moss Lane East, Manchester, M14 4LB

Flat 22, 347 Moss Lane East, Manchester, M14 4LB

Flat 58, 347 Moss Lane East, Manchester, M14 4LB

Flat 67, 347 Moss Lane East, Manchester, M14 4LB

Flat 79, 347 Moss Lane East, Manchester, M14 4LB

Flat 19, 347 Moss Lane East, Manchester, M14 4LB

Flat 26, 347 Moss Lane East, Manchester, M14 4LB

Flat 81, 347 Moss Lane East, Manchester, M14 4LB

Flat 43, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 7, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 30, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 32, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 44, Park View, 345 Moss Lane East, Manchester, M14 4LA

Flat 12, 99 Denmark Road, Manchester, M15 6AZ

Flat 7, 99 Denmark Road, Manchester, M15 6AZ

Flat 19, 99 Denmark Road, Manchester, M15 6AZ

Flat 84, 99 Denmark Road, Manchester, M15 6AZ

Flat 82, 99 Denmark Road, Manchester, M15 6AZ

Flat 83, 99 Denmark Road, Manchester, M15 6AZ

Flat 86, 99 Denmark Road, Manchester, M15 6AZ

Flat 79, 99 Denmark Road, Manchester, M15 6AZ

Flat 62, 99 Denmark Road, Manchester, M15 6AZ

Flat 65, 99 Denmark Road, Manchester, M15 6AZ

Flat 58, 99 Denmark Road, Manchester, M15 6AZ

Flat 41, 99 Denmark Road, Manchester, M15 6AZ

Flat 9, 406 Moss Lane East, Manchester, M14 4PX

Flat 2, 406 Moss Lane East, Manchester, M14 4PX

Flat 11, 406 Moss Lane East, Manchester, M14 4PX

Flat 3, 406 Moss Lane East, Manchester, M14 4PX

Flat 10, 414 Moss Lane East, Manchester, M14 4PQ

Flat 7A, 410 - 412 Moss Lane East, Manchester, M14 4PQ

Flat 3, 410 - 412 Moss Lane East, Manchester, M14 4PQ

APPENDIX 2 – PLANNING CONSTRAINTS

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