

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132567/JO/2021

Date registered valid: 21 December 2021

Proposal: Variation of conditions 3 (specified plans), 9 (landscaping), 12 (drainage) and 14 (ground conditions) attached to planning permission referenced 128563/FO/2020 to allow changes to the building footprint and design, minor landscaping changes, rerouting of drainage and alterations to the timescale for the submission of information relating to ground conditions

Address: North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Ward(s): Crumpsall Ward

Applicant: Mr Marc Reed Greater Manchester Mental Health NHS Foundation Trust Harrop House, Bury New Road, Prestwich, Manchester, M25 3BL

Agent (if any): Miss Anna Blackwell GL Hearn 7th Floor Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW

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Recommendation: Approve

Date of recommendation: 24 March 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Largescale Major Other

Date of site visit: 13 January 2022

Standard consultations:

Printed: 5 January 2022 Expired: 26 January 2022

Neighbour notifications

Printed: 5 January 2022 Expired: 26 January 2022

Site notice

Posted: 13 January 2022 Expired: 3 February 2022

Press advert

Published: 11 January 2022 Expired: 1 February 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building and surroundings

The proposed application site relates to part of North Manchester General Hospital, Delaunays Road, situated within the Crumpsall area of Manchester. In this case, the application site relates to part of the hospital building known as New Park House, located off Central Drive, to the south west of the main hospital campus.

The site currently comprises the Trust's Headquarters, a boiler house, domestic services, a number of other support services, including vacant buildings and associated car park. The wider North Manchester General Hospital site comprises a full accident and emergency department, which includes a separate paediatric A&E unit. It also offers a full range of general and acute surgical services and incorporates a number of buildings ranging from 1 to 5 storeys in height.

The application site is bound to the north by the existing hospital, to the east by woodland, to the south by the Jewish Cemetery and existing residential housing off Crescent Drive and Magna Drive and to the west by the existing Park House site. The wider surrounding area is characterised by healthcare uses (Class C2) to the north of the site, within the North Manchester General Hospital Campus and residential uses (Class C3) to the south of the site.

There are a number of trees located on site, particularly to the south and east of the site. The site is not within a Conservation Area. Crumpsall Green Conservation Area is located 320m north west of the site. There are no statutory Listed Buildings on site, however the former Manchester Workhouse building is considered a non-designated heritage asset.

The hospital campus currently contains a number of public car parks and staff car parks located within close proximity to existing buildings. There is limited on-street car parking available.

Vehicular and pedestrian access can be gained south of the site via Crescent Drive or to the north of the site via Central Drive. Parking is distributed across the wider NMGH site and is located within close proximity to existing buildings.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Variation of conditions 3 (specified plans), 9 (landscaping), 12 (drainage) and 14 (ground conditions) attached to planning permission referenced 128563/FO/2020 which allowed for the demolition of existing hospital buildings and the erection of a new part single, part two storey building (12,263 sqm) to facilitate the creation of a 150 bedroom adult mental health in-patient facility, with associated access, parking and soft and hard landscaping.

The minor changes sought in this case relate to alterations to the building footprint and design, minor landscaping changes, rerouting of drainage and alterations to the timescale for the submission of information relating to ground conditions.

In summary, the proposed changes are described as follows:

Architectural Changes

The two storey wards 1, 2 and 3 at ground floor level and 4, 5 and 6 at first floor level have moved 300mm west. This movement is to allow for the increase in thickness of the retaining wall running along the street. The retaining wall has increased following further design and clarification on thermal values along the lower ground floor hospital street.

Introduction of a pharmacy office and pharmacy manager office located above the single storey FM entrance. The surrounding building is already two storey in height therefore the additional element will simply flushes into the existing two storey element.

Reduction of the energy centre from 487sqm to 210sqm to reduce the massing in this area. The generators and oil tank storage previously housed within the building are now to be located in prefabricated/ containerised units, outside of the energy centre.

Reduction in length of wards 7 and 8 which will result in the overall GIFA decrease of the wider building from 12,263sqm to 12,174sqm.

The curved corners of the building have been removed to the two storey wards due to buildability issues and the availability of specialised brick.

Landscaping Changes

The paving in the arrival area has been amended from modular paving to buff macadam.

There has been a change to the west site drop off with the introduction of a retaining wall and planted island. This has been introduced to work with the reduced levels imposed by the wider estate masterplanning team in line with phasing the proposed west road.

The west side planting back has been planted with smaller trees due to the steeper gradient. increased length of hedge line with an inset fence on the east side. This change is required to enhance privacy and security to the older adult and dementia wing.

The outer fence to the FM yard has changed from mesh fencing to close boarded fencing to screen the views into the FM yard from the public view.

The energy centre building has shifted northwards within the FM yard to allow for additional space for the generator and substation units.

Cycle Parking

As a result of the change to the landscaping masterplan, the cycle parking position has changed. Condition 23 has been amended to reflect the replacement drawing reference.

Drainage Changes

The proposed drainage route has been amended to avoid the new retaining wall and foundations.

Ground Conditions Changes

Minor changes are sought the wording of Condition 12.

It has been informally agreed that demolition and site clearance works can commence ahead of the discharge of this condition. The applicant maintains that this condition should not be a pre-construction condition as the waste transfer notes are for materials to be removed from site, which will not happen until construction commences. It is therefore proposed that the trigger point is amended to be a 'pre-occupation'. This would allow all the waste transfer notes to be submitted once they have been completed.

It is also proposed that the requirement for the watching brief is removed as no remediation action was identified as required in the approved Phase 2 Ground Investigation and nothing of ecological or archaeological value has been identified that would warrant the requirement for a watching brief.

Planning History

131280/FO/2021- Enabling works associated with the New Park House development (LPA ref. 128563/FO/2020) comprising of the construction of the northern section of the western access road off Central Drive; realignment of Eyam Road and Ellis Drive; and the construction of a temporary sub-station. *Approved 30/09/2021.*

128563/FO/2020- Erection of part single, part two storey building to form 150-bed adult mental health inpatient unit (AMHU) with associated access, parking, soft and hard landscaping, following demolition of existing buildings. *Approved 28/01/2021*

124334/JO/2019- Variation of condition 2 (Specified Plans) attached to planning permission 121569/FO/2018 to allow elevational alterations to the previously approved design of the Energy Centre. *Approved 10/10/2019*

121569/FO-2018- Erection of two-storey Energy Centre to contain CHP and Boilers involving demolition of existing raised surface together with reconfiguration of car parking, open space and access from Central Drive. *Approved 23/01/2019*

117887/FO/2017- Erection of single storey extension to form additional hospital accommodation. *Approved 11/12/2017.*

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy CC1 (Primary Economic and Economic Growth in Manchester) – refers to key areas of economic growth and states that within the city centre and fringe, a variety of high quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses. The city centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes.

Policy EC1 (Employment and Economic Growth in Manchester) looks to ensure priorities for economic growth, the Council will support significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities, and other employment generating uses.

Policy EC3 (Regional Centre) – states that within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged.

Policy T1 (Sustainable Transport) seeks to deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport.

Policy T2 (Accessible Areas of Opportunity and Need) states that the Council will actively manage the pattern of development to ensure that new development: is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road

Universities and Hospitals and the Airport and to ensure good national and international connections. Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites.

Within the City Centre, development should provide a level of car parking which reflects the highly accessible nature of the location, as well as the realistic requirements of the users of the development. Elsewhere, all new development should provide appropriate car parking facilities.

Policy EN1 (Design Principle and Strategic Character Areas) relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

The proposed development is considered to be a high-quality scheme in terms of its design and appearance and will enhance the regeneration of the area

Policy EN3 (Heritage) – states that 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. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Policy EN4 (Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development) concerns reducing CO₂ emissions and states that where possible, new development and retrofit projects must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies. The use of building materials with low embodied carbon in new development and refurbishment schemes is also sought.

Policy EN6 (Target framework for CO₂ reductions from low or zero carbon energy supplies) states that developments over 1000 sqm will be expected to meet targets shown with the policy unless this can be shown not to be viable.

Policy EN7 (Energy Infrastructure Opportunities) - There will be a general presumption in favour of low and zero carbon decentralised energy schemes.

Policy EN8 (Adaptation to Climate Change) - All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list:

Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability;

Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways;

The need to control overheating of buildings through passive design;

The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation;

Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.

Policy EN9 (Green Infrastructure) - New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Policy EN14 (Flood Risk) – refers to flood risk and amongst other issues stat that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of green infrastructure.

Policy EN16 (Air Quality) – states that the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself.

Policy EN17 (Water Quality) states that developments should minimise surface water run off and minimise ground contamination into the watercourse construction.

Policy EN19 (Waste) states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal). Developers will be required to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policy of the Unitary Development Plan is also considered relevant:

Policy DC26 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

The proposal has been designed to minimise the impact from noise sources and further mitigation will be secured by planning condition and building regulations.

In addition, the below guidance and documents are also considered to be important material considerations:

The Guide to Development in Manchester (SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development

should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

The Manchester Green and Blue Infrastructure Strategy (G&BIS)

The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development. Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is: By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Draft Greater Manchester Spatial Framework (GMSF)

GMSF is a joint plan for Greater Manchester that seeks to provide land for jobs and new homes across the city region and will ensure that the right land is available in the right places for such needs.

The plan sets out how Greater Manchester should develop up until 2031 and identifies the amount of new development that will come forward across the 10 districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused.

The plan supports the delivery of key infrastructure, such as transport and utilities; protects the important environmental assets across the city region; allocates sites for employment and housing outside of the existing urban area; and defines a new green belt boundary for Greater Manchester.

National Planning Policy Framework

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Relevant to this application, Section 11 underlines the need to 'Make Effective Use of Land, whilst Section 12 provides design guidance – 'Achieving Well-Designed Places'

National Planning Policy Guidance (March 2014)

The Government produced a suite of documents to act as a live resource which set out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy.

The relevant sections of the NPPG in this case are as follows:

Noise - Local planning authorities' should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

Design states that where appropriate the following should be considered:

- layout – the way in which buildings and spaces relate to each other;
- form – the shape of buildings;
- scale – the size of buildings;
- detailing – the important smaller elements of building and spaces;
- materials – what a building is made from.

Air Quality – Guidance states that when air quality is considered relevant to a planning application, which includes when proposals:

- Give rise to potentially significant impact (such as dust) during construction for nearby sensitive locations;
- Significantly affect traffic in the immediate vicinity of the proposed development site or further afield; or
- Expose people to existing sources of air pollutants. This could be by building new homes, workplaces or other development in places with poor quality.

Other legislative requirements

Section 149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – The rewording of the condition has been agreed, subject to the need for a verification report to confirm no contamination is found.

Flood Risk Management – A condition relating to surface water drainage is recommended.

United Utilities - No objection on the basis that the overall strategy remains the same.

Greater Manchester Ecology Unit (GMEU) - No comments to make on the identifiable changes.

Issues

Principle

The minor changes sought are required as a result of the detailed design of the proposal as it has evolved. The changes would allow for a slightly reduced building to improve buildability and to fit in with the wider masterplan development proposals.

The amendments are considered minor in nature and acceptable. There will be no change to the side boundary, no increase in floorspace, no material difference to the architectural design or use of materials, the impact to the highway would remain unchanged and no planning harm would result.

It is believed that no material harm would be created, the integrity of the original proposal would be maintained and the resultant development would generally accord with the original planning application 128563/FO/202 and relevant development plan policy.. No new matters would be introduced.

On this basis, the principle of the proposal is considered acceptable and compliant with the aforementioned policy and guidance.

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.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

1) The development must be begun not later than 28 January 2024.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning authority. The development shall only be implemented in accordance with the agreed materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning authority, in the interests of the visual amenity, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings numbered NMGNPH-GDA-XX-XX-DR-A-9001/P03, NMGNPH-GDA-ZZ-ZZDR-A-9003/P02, NMGNPH-GDA-ZZ-ZZ-DR-A-9004/P01, NMGNPH-GDA-V0-ZZ-DR-A-9006/P02, NMGNPH-GDA-ZZ-ZZ-DR-A-9001/P03, NMGNPH-GDA-ZZ-ZZ-DR-A-9002/P03, NMGNPH-GDA-ZZ-00-DR-A-9001/P02, NMGNPH-GDA-ZZ-01-DR-A-9001/P02, NMGNPH-GDA-ZZ-ZZ-DR-A-9005/P02, NMGNPH-GDA-ZZ-ZZ-DR-A-9006/P02, NMGNPH-GDA-ZZZZ- DR-A-9007/P02, NMGNPH-ITR-00-XX-DR-L-0010/P11, NMGNPH-ITR-00-XX-DR-L- 0012/P08, NMGNPH-ITR-00-XX-DR-L-0013/P08; NMGNPH-ITR-00-XX-DR-L-0014_P04, NMGNPH-ITR-00-XX-DR-L-0015_P04 and NMGNPH-ITR-XX-XX-DR-L-0024/P09 received by the City Council as Local Planning Authority on 10 November 2020, 17 December 2020 21 December 2021 and 27 January 2022 respectively.

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

4) Notwithstanding the details shown on drawing referenced NMGNPH-GDA-ZZ-ZZ-DR-A-9003/P01 (Planning - Proposed Site Plan) and as outlined within the New Park House- Parking Clarification Letter dated 10 December 2020, prior to occupation of development, a revised car parking plan showing details of 6 no. accessible spaces shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure sufficient accessible parking spaces are available, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) Notwithstanding details submitted, prior to the commencement of development (excluding site clearance and demolition), a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local planning authority, which for the avoidance of doubt should include;

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

6) The development hereby approved shall only be implemented in accordance the information contained within the submitted Demolition and Construction Health and Safety Plan, produced by Morgan Sindall (Ref: 20200-MSC-XX-XX-PL-W-0002 - Rev P02) received by the City Council as Local Planning Authority on 27 January 2022, pursuant to condition discharge application referenced CDN/21/0928.

Reason -To safeguard the amenities of nearby residents and in the interests of public safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

7) Prior to first occupation of the development hereby approved, a Security Strategy detailing the secured by design measures which have been incorporated into the scheme, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed measures.

Reason - To reduce the risk of crime, pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

8) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shown on the approved drawings shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

9) The development hereby approved shall be implemented in accordance with the submitted landscaping scheme detailed within drawings and documents referenced NMGNPH-ITR-00-XX-DR-L-0011/P08, NMGNPH-ITR-00-XX-DR-L-0012/P08, NMGNPH-ITR-00-XX-DR-L-0013/P08, NMGNPH-ITR-VV-XX-SH-L-1000_P01, NMGNPH-ITR-VV-XX-SP-L-2000_P02, NMGNPH-ITR-00-XX-DR-L-0014_P04, NMGNPH-ITR-00-XX-DR-L-0015_P04 and the External Landscape Environment Strategy referenced NMGNPH-ITR-00-XX-RP-L-9002/P01 (parts 1-3) and drawing referenced NMGNPH-ITR-XX-XX-DR-L-0024/P09 received by the City Council as Local Planning Authority on 10 November 2020, 21 December 2021 and 27 January 2022 respectively. The approved scheme shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the City Council as Local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

10) Notwithstanding the landscaping details submitted, including the preliminary planting list referenced NMGNPH-ITR-VV-XX-SH-L-1000/P02, full details of the replacement tree planting, including details of the location, species and size of replacement trees, shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to first occupation of the development hereby approved. The approved scheme shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping and tree replacement scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

11) All tree work should be carried out by a competent contractor in accordance with British Standard BS 5837 'Trees in relation to Design, Demolition and Construction'.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

12) Notwithstanding details submitted, no development (with the exception of site clearance and demolition) shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

The following additional information is required:

- Further assessments to understand if surface water from the site can discharge to the proposed wider masterplan drainage. The applicant should only consider connecting to a public combined sewer if all of the other drainage hierarchy methods are not feasible;

- Following further assessment of the potential surface water outfalls, evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with 40% allowance for climate change in any part of a building;

- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;

- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An up to date email (as the current correspondence is outdated) of acceptance of proposed flows and/or new connection will suffice;

- Construction details of flow control and SuDS elements.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8, EN14 and EN17 of the Manchester Core Strategy.

13) The development hereby approved shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the City Council as Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;

- As built construction drawings if different from design construction drawings;

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policy EN17 of the Manchester Core Strategy.

14) The development hereby approved shall be implemented in accordance with the submitted Phase 1 PRA by Curtins (Ref: NMGNPH-CUR-VV-XX-RP-C-0001, dated March 2020 and received by the City Council as Local Planning Authority on 10 November 2020 and the Phase II Ground Investigation Report (Ref: NMGNPH-CURVV- XX-RP-C-0002 - Rev P01) dated 1 December 2020 and received by the City Council as Local Planning Authority on 11 December 2020.

Prior to occupation of the building hereby approved, details of any waste transfer notes shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

15) When the development commences, the development shall be carried out in accordance with the previously agreed Phase 2 Ground Investigation (Ref: NMGNPH-CUR-VV-XX-RP-C-0002-P01_Phase 2_New Park House). Following completion of the development, a verification report shall be submitted to confirm no contamination was found, which shall be submitted and approved in writing by the City Council as Local Planning Authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

16) Notwithstanding the details contained within the submitted Servicing Management Plan, before the development hereby approved is first occupied, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning authority. Details should include:

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection vehicle will take;
- Details of how waste will be transferred between stores and to the collection location; and
- Details of number and capacity of bins proposed and collection frequency.

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Manchester Core Strategy.

17) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The scheme shall be submitted to and approved in writing by the City Council as Local Planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the apartments are occupied.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenity of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

19) Notwithstanding details submitted, before the development is occupied, fumes, vapours and odours shall be extracted and discharged from the development in accordance with a scheme to be submitted to and approved in writing by the City Council as Local Planning authority before the use commences. The development shall only be operational in accordance with the agreed details.

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

20) Notwithstanding details submitted, the development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good' rating. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

21) The development hereby approved shall be carried out in accordance with details contained with the Planning Energy Statement referenced NMGNPH-RAM-VV-XX-RP-M-5001 - version 5) received by the City Council as Local Planning Authority on 10 November 2020 A post construction review certificate/statement shall be submitted for approval prior to first occupation of the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

22) Prior to the development hereby approved being occupied, full details of the north/south access road shown on drawing numbered NMGNPH-GDA-ZZ-ZZ-DR-A-9003/P01, received by

the City Council as Local Planning Authority on 10 November 2020, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Details shall include:

- Pedestrian routes, with suitable crossing points;
- Speed control measures;
- Full construction details, including details of the surface and kerbs;
- Pedestrian crossing facilities at the new mini-roundabout at Central Drive.

The development shall only be implemented in accordance with the agreed details.

Reason - In interests of highway safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

23) The cycle parking area indicated on drawing numbered NMGNPH-ITR-XX-XX-DR-L-0024/P09, received by the City Council as Local Planning Authority on 8 March 2022 shall be installed prior to first occupation of the development hereby approved. The approved scheme shall remain available whilst the development is occupied and retained thereafter.

Reason - To ensure there is adequate bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

24) Notwithstanding details contained within the submitted Interim Travel Plan received by the City Council as Local Planning Authority on 10 November 2020, before the development hereby approved is first occupied, a full Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
- ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

The agreed Travel Plan shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

25) Prior to first occupation of the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason -To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

26) The development hereby approved shall only be implemented in accordance with the submitted Invasive Species Management Plan, produced by ADAS, dated September 2021 and

received by the City Council as Local Planning Authority on 8 December 2021, pursuant to condition discharge application referenced CDN/21/0928

The measures shall be carried out strictly in accordance with the approved scheme and implemented prior to the commencement of the development hereby approved.

Reason - To control the spread of invasive species, pursuant to policy EN15 of the Manchester Core Strategy (2012).

27) The development hereby approved shall only be implemented in accordance with the submitted Bat Mitigation Class Licence (BMCL) Method Statement produced by Steven Whitcher (Ref: SD 84934 02175) dated 17 December 2021, together with the information contained within the Bat Survey Report (Ref: 2481604 Rev 00) produced by RSK, the submitted Demolition and Construction Health and Safety Plan, produced by Morgan Sindall (Ref: 20200-MSX-XX-PL-W-0002 - Rev P02) and Site Registration Form - WML-CL21, all received by the City Council as Local Planning Authority on 27 January 2022, pursuant to condition discharge application referenced CDN/21/0928.

Reason - To protect bats should they be found at the application site, pursuant to policy EN15 of the Manchester Core Strategy.

28) Prior to first occupation of the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason - To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

29) Notwithstanding the lighting scheme outlined within the External Lighting Report referenced NMGNPH-RAM-VV-XX-RP-E-6320, received by the City Council as Local Planning Authority on 10 November 2020, prior to the installation of any external lighting, a more detailed lighting report, which also takes account of local ecology, shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

Reason - To safeguard amenity, in the interests of public safety and local ecology, pursuant to policies DM1, EN15 and SP1 of the Manchester Core Strategy.

30) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) The diversion of the existing right of way between Eyam Road and Crescent Drive will require a S.257 agreement with the City Council.

2) No vegetation or tree clearance required to facilitate the development shall take place during the optimum period for bird nesting (March to August inclusive). All nesting birds their eggs and young are specially protected under the terms of the Wildlife and Countryside Act 1981 (as amended).

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Ecology Unit

35 Enver Road, Manchester, M8 5UN
19 Enver Road, Manchester, M8 5UN
42 Ash Tree Road, Manchester, M8 5AT
28 Ash Tree Road, Manchester, M8 5AT
26 Whiston Road, Manchester, M8 5AU
22 Whiston Road, Manchester, M8 5AU
24 Charminster Drive, Manchester, M8 5QA
63 Saddlecote Close, Manchester, M8 5QE
253 Crescent Road, Manchester, M8 5UR
11 Magna Drive, Manchester, M8 5EQ
4 Magna Drive, Manchester, M8 5EQ
6 Magna Drive, Manchester, M8 5EQ
5 Eyam Road, Manchester, M8 5EP
8 Magna Drive, Manchester, M8 5EQ
42 Celia Street, Manchester, M8 5UB
18 Celia Street, Manchester, M8 5UB
16 Longshaw Close, Manchester, M8 5XL
19A Birch Road, Manchester, M8 5RT
34 Parkhill Avenue, Manchester, M8 4RA
30 Parkhill Avenue, Manchester, M8 4RA
31 Whiston Road, Manchester, M8 5AU
47 Duchess Road, Manchester, M8 5UP
9 Enver Road, Manchester, M8 5UN
30 Duchess Road, Manchester, M8 5BE
26 Duchess Road, Manchester, M8 5BE
13 Peakdale Avenue, Manchester, M8 5QB
48 Peakdale Avenue, Manchester, M8 5QB
33 Peakdale Avenue, Manchester, M8 5QB
40 Ash Tree Road, Manchester, M8 5AT
14 Saddlecote Close, Manchester, M8 5EG
16 Saddlecote Close, Manchester, M8 5EG
24 Saddlecote Close, Manchester, M8 5EG
26 Saddlecote Close, Manchester, M8 5EG
Doctors New Residence 4, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 3, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 2, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

49 Saddlecote Close, Manchester, M8 5QE

43 Saddlecote Close, Manchester, M8 5QE

Medical Centre, 66 Delaunays Road, Manchester, M8 4RF

70 Saddlecote Close, Manchester, M8 5EG

74 Saddlecote Close, Manchester, M8 5EG

64 Saddlecote Close, Manchester, M8 5EG

58 Saddlecote Close, Manchester, M8 5EG

48 Saddlecote Close, Manchester, M8 5EG

46 Saddlecote Close, Manchester, M8 5EG

40 Saddlecote Close, Manchester, M8 5EG

34 Saddlecote Close, Manchester, M8 5EG

91 Saddlecote Close, Manchester, M8 5QE

79 Saddlecote Close, Manchester, M8 5QE

77 Saddlecote Close, Manchester, M8 5QE

57 Saddlecote Close, Manchester, M8 5QE

15 Birch Road, Manchester, M8 5RT

7 Whiston Road, Manchester, M8 5AU

43 Whiston Road, Manchester, M8 5AU

27 Whiston Road, Manchester, M8 5AU

26 Longshaw Close, Manchester, M8 5XL

10 Brightside Road, Manchester, M8 5XJ

14 Whiston Road, Manchester, M8 5AU

251 Crescent Road, Manchester, M8 5UR

249 Crescent Road, Manchester, M8 5UR

16 Magna Drive, Manchester, M8 5EQ

12 Magna Drive, Manchester, M8 5EQ

18 Magna Drive, Manchester, M8 5EQ

36 Celia Street, Manchester, M8 5UB

24 Celia Street, Manchester, M8 5UB

9 Birch Road, Manchester, M8 5RT

35 Birch Road, Manchester, M8 5RT

13 Birch Road, Manchester, M8 5RT

1 Birch Road, Manchester, M8 5RT

21 Whiston Road, Manchester, M8 5AU

2 Birch Road, Manchester, M8 5RU

51 Birch Road, Manchester, M8 5RT

11 Enver Road, Manchester, M8 5UN

36 Duchess Road, Manchester, M8 5BE

1 Charminster Drive, Manchester, M8 5QA

14 Peakdale Avenue, Manchester, M8 5QB

40 Peakdale Avenue, Manchester, M8 5QB

25 Peakdale Avenue, Manchester, M8 5QB

23 Peakdale Avenue, Manchester, M8 5QB

12 Whiston Road, Manchester, M8 5AU

6 Longshaw Close, Manchester, M8 5XL

8 Saddlecote Close, Manchester, M8 5EG

Doctors New Residence 22, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

20 Saddlecote Close, Manchester, M8 5EG

2 Charminster Drive, Manchester, M8 5QA

10 Charminster Drive, Manchester, M8 5QA

Doctors New Residence 11, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 10, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 1, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
51 Saddlecote Close, Manchester, M8 5QE
5 Peakdale Avenue, Manchester, M8 5QB
12 Longshaw Close, Manchester, M8 5XL
17 Longshaw Close, Manchester, M8 5XL
9 Longshaw Close, Manchester, M8 5XL
Park House, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
95 Saddlecote Close, Manchester, M8 5QE
81 Saddlecote Close, Manchester, M8 5QE
53 Saddlecote Close, Manchester, M8 5QE
37 Saddlecote Close, Manchester, M8 5QE
55 Saddlecote Close, Manchester, M8 5QE
99 Saddlecote Close, Manchester, M8 5QE
37 Birch Road, Manchester, M8 5RT
33 Birch Road, Manchester, M8 5RT
23 Whiston Road, Manchester, M8 5AU
25 Saddlecote Close, Manchester, M8 5QE
23 Saddlecote Close, Manchester, M8 5QE
1 Dark Wood Close, Manchester, M8 5EH
14 Brightside Road, Manchester, M8 5XJ
74 Duchess Road, Manchester, M8 5UQ
39 Enver Road, Manchester, M8 5UN
72 Duchess Road, Manchester, M8 5UQ
49 Duchess Road, Manchester, M8 5UP
37 Enver Road, Manchester, M8 5UN
36 Ash Tree Road, Manchester, M8 5AT
21A Birch Road, Manchester, M8 5RT
16 Charminster Drive, Manchester, M8 5QA
247 Crescent Road, Manchester, M8 5UR
263 Crescent Road, Manchester, M8 5UR
9 Magna Drive, Manchester, M8 5EQ
1 Magna Drive, Manchester, M8 5EQ
3 Magna Drive, Manchester, M8 5EQ
255 Crescent Road, Manchester, M8 5UR
17 Magna Drive, Manchester, M8 5EQ
261 Crescent Road, Manchester, M8 5UR
241 Crescent Road, Manchester, M8 5UR
18 Brightside Road, Manchester, M8 5XJ
6 Brightside Road, Manchester, M8 5XJ
10 Parkhill Avenue, Manchester, M8 4RA
99 Delaunays Road, Manchester, M8 4RE
101 Delaunays Road, Manchester, M8 4RE
8 Parkhill Avenue, Manchester, M8 4RA
12 Parkhill Avenue, Manchester, M8 4RA
42 Parkhill Avenue, Manchester, M8 4RA
Flat 2, 34 Birch Road, Manchester, M8 5RU
North Manchester Health Care NHS Trust, Central Drive, Manchester, M8 5RL
Doctors New Residence, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

30 Charminster Drive, Manchester, M8 5QA
5 Springfield Avenue, Manchester, M8 5QD
4 Springfield Avenue, Manchester, M8 5QD
Renal Clinic, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
237 Crescent Road, Manchester, M8 5UR
Flat 1, 34 Birch Road, Manchester, M8 5RU
Flat 1, 27 Enver Road, Manchester, M8 5UN
Ground Floor Flat, 4 Whiston Road, Manchester, M8 5AU
4 Whiston Road, Manchester, M8 5AU
16 Springfield Avenue, Manchester, M8 5QD
12 Birch Road, Manchester, M8 5RU
49 Birch Road, Manchester, M8 5RT
5 Enver Road, Manchester, M8 5UN
15 Peakdale Avenue, Manchester, M8 5QB
45 Peakdale Avenue, Manchester, M8 5QB
40 Parkhill Avenue, Manchester, M8 4RA
41 Birch Road, Manchester, M8 5RT
1 Whiston Road, Manchester, M8 5AU
87 Delaunays Road, Manchester, M8 4RE
8 Birch Road, Manchester, M8 5RU
38 Birch Road, Manchester, M8 5RU
89 Delaunays Road, Manchester, M8 4RE
7 Enver Road, Manchester, M8 5UN
17 Peakdale Avenue, Manchester, M8 5QB
42 Peakdale Avenue, Manchester, M8 5QB
34 Peakdale Avenue, Manchester, M8 5QB
37 Peakdale Avenue, Manchester, M8 5QB
22 Saddlecote Close, Manchester, M8 5EG
243 Crescent Road, Manchester, M8 5UR
235 Crescent Road, Manchester, M8 5UR
22 Charminster Drive, Manchester, M8 5QA
1 Saddlecote Close, Manchester, M8 5QE
Doctors New Residence 21, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 8, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 7, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
4 Parkhill Avenue, Manchester, M8 4RA
16 Parkhill Avenue, Manchester, M8 4RA
66 Saddlecote Close, Manchester, M8 5EG
42 Saddlecote Close, Manchester, M8 5EG
85 Saddlecote Close, Manchester, M8 5QE
16 Birch Road, Manchester, M8 5RU
8 Whiston Road, Manchester, M8 5AU
37 Whiston Road, Manchester, M8 5AU
26 Birch Road, Manchester, M8 5RU
22 Birch Road, Manchester, M8 5RU
2 Dark Wood Close, Manchester, M8 5EH
5 Dark Wood Close, Manchester, M8 5EH
24 Brightside Road, Manchester, M8 5XJ
25 Longshaw Close, Manchester, M8 5XL
1 Longshaw Close, Manchester, M8 5XL
3 Enver Road, Manchester, M8 5UN

22 Springfield Avenue, Manchester, M8 5QD
21 Springfield Avenue, Manchester, M8 5QD
12 Springfield Avenue, Manchester, M8 5QD
13 Magna Drive, Manchester, M8 5EQ
7 Magna Drive, Manchester, M8 5EQ
34 Celia Street, Manchester, M8 5UB
44 Celia Street, Manchester, M8 5UB
12 Saddlecote Close, Manchester, M8 5EG
4 Brightside Road, Manchester, M8 5XJ
29 Birch Road, Manchester, M8 5RT
25 Whiston Road, Manchester, M8 5AU
35 Westbury Road, Manchester, M8 5RX
29 Enver Road, Manchester, M8 5UN
15 Springfield Avenue, Manchester, M8 5QD
7 Springfield Avenue, Manchester, M8 5QD
56 Peakdale Avenue, Manchester, M8 5QB
111 Delaunays Road, Manchester, M8 4RE
109 Delaunays Road, Manchester, M8 4RE
15 Enver Road, Manchester, M8 5UN
38 Duchess Road, Manchester, M8 5BE
18 Duchess Road, Manchester, M8 5BE
229 Crescent Road, Manchester, M8 5UJ
227 Crescent Road, Manchester, M8 5UJ
36 Peakdale Avenue, Manchester, M8 5QB
20 Peakdale Avenue, Manchester, M8 5QB
27 Peakdale Avenue, Manchester, M8 5QB
19 Peakdale Avenue, Manchester, M8 5QB
80 Duchess Road, Manchester, M8 5UQ
24 Whiston Road, Manchester, M8 5AU
2 Whiston Road, Manchester, M8 5AU
14 Longshaw Close, Manchester, M8 5XL
19 Longshaw Close, Manchester, M8 5XL
20 Longshaw Close, Manchester, M8 5XL
6 Saddlecote Close, Manchester, M8 5EG
10 Saddlecote Close, Manchester, M8 5EG
26 Charminster Drive, Manchester, M8 5QA
Doctors New Residence 25, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 12, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 15, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 14, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 13, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 5, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
45 Saddlecote Close, Manchester, M8 5QE
29 Saddlecote Close, Manchester, M8 5QE
15 Saddlecote Close, Manchester, M8 5QE
76 Saddlecote Close, Manchester, M8 5EG
86 Saddlecote Close, Manchester, M8 5EG
52 Saddlecote Close, Manchester, M8 5EG

38 Saddlecote Close, Manchester, M8 5EG
36 Saddlecote Close, Manchester, M8 5EG
101 Saddlecote Close, Manchester, M8 5QE
75 Saddlecote Close, Manchester, M8 5QE
93 Saddlecote Close, Manchester, M8 5QE
89 Saddlecote Close, Manchester, M8 5QE
71 Saddlecote Close, Manchester, M8 5QE
5 Saddlecote Close, Manchester, M8 5QE
18 Parkhill Avenue, Manchester, M8 4RA
24 Birch Road, Manchester, M8 5RU
26 Parkhill Avenue, Manchester, M8 4RA
9 Dark Wood Close, Manchester, M8 5EH
22 Longshaw Close, Manchester, M8 5XL
34 Whiston Road, Manchester, M8 5AU
18 Springfield Avenue, Manchester, M8 5QD
8 Springfield Avenue, Manchester, M8 5QD
43 Enver Road, Manchester, M8 5UN
14 Charminster Drive, Manchester, M8 5QA
24 Springfield Avenue, Manchester, M8 5QD
17 Springfield Avenue, Manchester, M8 5QD
9 Springfield Avenue, Manchester, M8 5QD
65 Saddlecote Close, Manchester, M8 5QE
1 Eyam Road, Manchester, M8 5EP
Flat 2, 91 Delaunays Road, Manchester, M8 4RE
28 Celia Street, Manchester, M8 5UB
38 Celia Street, Manchester, M8 5UB
40 Celia Street, Manchester, M8 5UB
20 Celia Street, Manchester, M8 5UB
54 Peakdale Avenue, Manchester, M8 5QB
41 Whiston Road, Manchester, M8 5AU
11 Springfield Avenue, Manchester, M8 5QD
36 Parkhill Avenue, Manchester, M8 4RA
32 Parkhill Avenue, Manchester, M8 4RA
14 Birch Road, Manchester, M8 5RU
10 Birch Road, Manchester, M8 5RU
53 Birch Road, Manchester, M8 5RT
29 Whiston Road, Manchester, M8 5AU
49 Enver Road, Manchester, M8 5UN
225 Crescent Road, Manchester, M8 5UJ
3 Charminster Drive, Manchester, M8 5QA
8 Peakdale Avenue, Manchester, M8 5QB
7 Peakdale Avenue, Manchester, M8 5QB
30 Peakdale Avenue, Manchester, M8 5QB
22 Peakdale Avenue, Manchester, M8 5QB
41 Peakdale Avenue, Manchester, M8 5QB
18 Whiston Road, Manchester, M8 5AU
39 Peakdale Avenue, Manchester, M8 5QB
32 Ash Tree Road, Manchester, M8 5AT
24 Ash Tree Road, Manchester, M8 5AT
21 Longshaw Close, Manchester, M8 5XL
5 Longshaw Close, Manchester, M8 5XL
28 Saddlecote Close, Manchester, M8 5EG
32 Saddlecote Close, Manchester, M8 5EG
2 Springfield Avenue, Manchester, M8 5QD

Doctors New Residence 9, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 16, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

19 Saddlecote Close, Manchester, M8 5QE

11 Saddlecote Close, Manchester, M8 5QE

68 Saddlecote Close, Manchester, M8 5EG

78 Saddlecote Close, Manchester, M8 5EG

80 Saddlecote Close, Manchester, M8 5EG

56 Saddlecote Close, Manchester, M8 5EG

54 Saddlecote Close, Manchester, M8 5EG

87 Saddlecote Close, Manchester, M8 5QE

38 Parkhill Avenue, Manchester, M8 4RA

39 Saddlecote Close, Manchester, M8 5QE

5 Whiston Road, Manchester, M8 5AU

15 Whiston Road, Manchester, M8 5AU

13 Whiston Road, Manchester, M8 5AU

6 Birch Road, Manchester, M8 5RU

4 Birch Road, Manchester, M8 5RU

36 Birch Road, Manchester, M8 5RU

4 Dark Wood Close, Manchester, M8 5EH

12 Brightside Road, Manchester, M8 5XJ

47 Enver Road, Manchester, M8 5UN

45 Enver Road, Manchester, M8 5UN

23 Enver Road, Manchester, M8 5UN

28 Charminster Drive, Manchester, M8 5QA

20 Springfield Avenue, Manchester, M8 5QD

10 Springfield Avenue, Manchester, M8 5QD

259 Crescent Road, Manchester, M8 5UR

257 Crescent Road, Manchester, M8 5UR

14 Magna Drive, Manchester, M8 5EQ

5 Magna Drive, Manchester, M8 5EQ

91B Delaunays Road, Manchester, M8 4RE

16 Celia Street, Manchester, M8 5UB

26 Celia Street, Manchester, M8 5UB

46 Ash Tree Road, Manchester, M8 5AT

97 Delaunays Road, Manchester, M8 4RE

40 Duchess Road, Manchester, M8 5BE

28 Duchess Road, Manchester, M8 5BE

20 Duchess Road, Manchester, M8 5BE

18 Peakdale Avenue, Manchester, M8 5QB

1 Springfield Avenue, Manchester, M8 5QD

107 Delaunays Road, Manchester, M8 4RE

9 Whiston Road, Manchester, M8 5AU

19 Whiston Road, Manchester, M8 5AU

93 Delaunays Road, Manchester, M8 4RE

10 Peakdale Avenue, Manchester, M8 5QB

4 Peakdale Avenue, Manchester, M8 5QB

76 Duchess Road, Manchester, M8 5UQ

8 Longshaw Close, Manchester, M8 5XL

11 Longshaw Close, Manchester, M8 5XL

Doctors New Residence 20, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

239 Crescent Road, Manchester, M8 5UR

Doctors New Residence 24, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 23, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 18, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
59 Saddlecote Close, Manchester, M8 5QE
21 Saddlecote Close, Manchester, M8 5QE
50 Saddlecote Close, Manchester, M8 5EG
82 Saddlecote Close, Manchester, M8 5EG
84 Saddlecote Close, Manchester, M8 5EG
60 Saddlecote Close, Manchester, M8 5EG
6 Springfield Avenue, Manchester, M8 5QD
41 Saddlecote Close, Manchester, M8 5QE
27 Saddlecote Close, Manchester, M8 5QE
11 Whiston Road, Manchester, M8 5AU
6 Parkhill Avenue, Manchester, M8 4RA
30 Birch Road, Manchester, M8 5RU
28 Birch Road, Manchester, M8 5RU
18 Birch Road, Manchester, M8 5RU
26A Parkhill Avenue, Manchester, M8 4RA
24 Longshaw Close, Manchester, M8 5XL
4 Longshaw Close, Manchester, M8 5XL
3 Longshaw Close, Manchester, M8 5XL
16 Brightside Road, Manchester, M8 5XJ
41 Enver Road, Manchester, M8 5UN
30 Ash Tree Road, Manchester, M8 5AT
19B Birch Road, Manchester, M8 5RT
22 Brightside Road, Manchester, M8 5XJ
20 Brightside Road, Manchester, M8 5XJ
15 Magna Drive, Manchester, M8 5EQ
7 Eyam Road, Manchester, M8 5EP
2 Magna Drive, Manchester, M8 5EQ
19 Magna Drive, Manchester, M8 5EQ
32 Celia Street, Manchester, M8 5UB
22 Celia Street, Manchester, M8 5UB
8 Brightside Road, Manchester, M8 5XJ
219 Crescent Road, Manchester, M8 5UJ
43 Peakdale Avenue, Manchester, M8 5QB
6 Peakdale Avenue, Manchester, M8 5QB
3 Peakdale Avenue, Manchester, M8 5QB
26 Peakdale Avenue, Manchester, M8 5QB
38 Ash Tree Road, Manchester, M8 5AT
23 Springfield Avenue, Manchester, M8 5QD
Anglia Crown, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
2 - 4 Parkhill Avenue, Manchester, M8 4RA
19 Springfield Avenue, Manchester, M8 5QD
14 Springfield Avenue, Manchester, M8 5QD
221 Crescent Road, Manchester, M8 5UJ
3 Springfield Avenue, Manchester, M8 5QD
Outpatients A, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
20 Parkhill Avenue, Manchester, M8 4RA
39 Birch Road, Manchester, M8 5RT
17 Birch Road, Manchester, M8 5RT

17 Saddlecote Close, Manchester, M8 5QE
18 Charminster Drive, Manchester, M8 5QA
70 Duchess Road, Manchester, M8 5UQ
14 Parkhill Avenue, Manchester, M8 4RA
28 Whiston Road, Manchester, M8 5AU
36 Whiston Road, Manchester, M8 5AU
28 Parkhill Avenue, Manchester, M8 4RA
6 Whiston Road, Manchester, M8 5AU
30 Whiston Road, Manchester, M8 5AU
34 Ash Tree Road, Manchester, M8 5AT
26 Ash Tree Road, Manchester, M8 5AT
44 Ash Tree Road, Manchester, M8 5AT
245 Crescent Road, Manchester, M8 5UR
52 Peakdale Avenue, Manchester, M8 5QB
46 Peakdale Avenue, Manchester, M8 5QB
47 Peakdale Avenue, Manchester, M8 5QB
32 Whiston Road, Manchester, M8 5AU
3 Saddlecote Close, Manchester, M8 5QE
31A Enver Road, Manchester, M8 5UN
Manchester Great And New Synagogue, Crescent Road, Manchester, M8 5UJ
44 Birch Road, Manchester, M8 5RU
37 Westbury Road, Manchester, M8 5RX
46 Birch Road, Manchester, M8 5RU
40 Birch Road, Manchester, M8 5RU
20 Birch Road, Manchester, M8 5RU
39 Westbury Road, Manchester, M8 5RX
32 Birch Road, Manchester, M8 5RU
91A Delaunays Road, Manchester, M8 4RE
32 Charminster Drive, Manchester, M8 5QA
67 Saddlecote Close, Manchester, M8 5QE
Flat 1, 91 Delaunays Road, Manchester, M8 4RE
26 Brightside Road, Manchester, M8 5XJ
28 Brightside Road, Manchester, M8 5XJ
44 Peakdale Avenue, Manchester, M8 5QB
7 Birch Road, Manchester, M8 5RT
17 Whiston Road, Manchester, M8 5AU
35 Whiston Road, Manchester, M8 5AU
21 Enver Road, Manchester, M8 5UN
34 Duchess Road, Manchester, M8 5BE
50 Peakdale Avenue, Manchester, M8 5QB
32 Peakdale Avenue, Manchester, M8 5QB
1 Enver Road, Manchester, M8 5UN
12 Peakdale Avenue, Manchester, M8 5QB
38 Peakdale Avenue, Manchester, M8 5QB
78 Duchess Road, Manchester, M8 5UQ
25 Enver Road, Manchester, M8 5UN
233 Crescent Road, Manchester, M8 5UJ
9 Peakdale Avenue, Manchester, M8 5QB
Flat 2, 27 Enver Road, Manchester, M8 5UN
First Floor Flat, 4 Whiston Road, Manchester, M8 5AU
21B Birch Road, Manchester, M8 5RT
5 Birch Road, Manchester, M8 5RT
47 Birch Road, Manchester, M8 5RT
3 Birch Road, Manchester, M8 5RT

27 Birch Road, Manchester, M8 5RT
45 Whiston Road, Manchester, M8 5AU
42 Birch Road, Manchester, M8 5RU
85 Delaunays Road, Manchester, M8 4RE
95 Delaunays Road, Manchester, M8 4RE
31 Enver Road, Manchester, M8 5UN
231 Crescent Road, Manchester, M8 5UJ
223 Crescent Road, Manchester, M8 5UJ
18 Saddlecote Close, Manchester, M8 5EG
2 Peakdale Avenue, Manchester, M8 5QB
35 Peakdale Avenue, Manchester, M8 5QB
4 Saddlecote Close, Manchester, M8 5EG
30 Saddlecote Close, Manchester, M8 5EG
Doctors New Residence 19, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 6, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 17, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
61 Saddlecote Close, Manchester, M8 5QE
9 Saddlecote Close, Manchester, M8 5QE
62 Saddlecote Close, Manchester, M8 5EG
97 Saddlecote Close, Manchester, M8 5QE
83 Saddlecote Close, Manchester, M8 5QE
73 Saddlecote Close, Manchester, M8 5QE
11 Birch Road, Manchester, M8 5RT
3 Whiston Road, Manchester, M8 5AU
23 Longshaw Close, Manchester, M8 5XL
48 Ash Tree Road, Manchester, M8 5AT
17 Enver Road, Manchester, M8 5UN
20 Whiston Road, Manchester, M8 5AU
16 Whiston Road, Manchester, M8 5AU
20 Charminster Drive, Manchester, M8 5QA
10 Magna Drive, Manchester, M8 5EQ
3 Eyam Road, Manchester, M8 5EP
30 Celia Street, Manchester, M8 5UB
18 Longshaw Close, Manchester, M8 5XL
25 Birch Road, Manchester, M8 5RT
39 Whiston Road, Manchester, M8 5AU
33 Whiston Road, Manchester, M8 5AU
33 Enver Road, Manchester, M8 5UN
13 Enver Road, Manchester, M8 5UN
32 Duchess Road, Manchester, M8 5BE
24 Duchess Road, Manchester, M8 5BE
22 Duchess Road, Manchester, M8 5BE
16 Peakdale Avenue, Manchester, M8 5QB
11 Peakdale Avenue, Manchester, M8 5QB
1 Peakdale Avenue, Manchester, M8 5QB
28 Peakdale Avenue, Manchester, M8 5QB
24 Peakdale Avenue, Manchester, M8 5QB
31 Peakdale Avenue, Manchester, M8 5QB
29 Peakdale Avenue, Manchester, M8 5QB
21 Peakdale Avenue, Manchester, M8 5QB
10 Whiston Road, Manchester, M8 5AU

10 Longshaw Close, Manchester, M8 5XL
15 Longshaw Close, Manchester, M8 5XL
7 Longshaw Close, Manchester, M8 5XL
2 Saddlecote Close, Manchester, M8 5EG
12 Charminster Drive, Manchester, M8 5QA
47 Saddlecote Close, Manchester, M8 5QE
7 Saddlecote Close, Manchester, M8 5QE
72 Saddlecote Close, Manchester, M8 5EG
44 Saddlecote Close, Manchester, M8 5EG
69 Saddlecote Close, Manchester, M8 5QE
35 Saddlecote Close, Manchester, M8 5QE
33 Saddlecote Close, Manchester, M8 5QE
31 Saddlecote Close, Manchester, M8 5QE
45 Birch Road, Manchester, M8 5RT
3 Dark Wood Close, Manchester, M8 5EH
43 Birch Road, Manchester, M8 5RT
19 Birch Road, Manchester, M8 5RT
7 Dark Wood Close, Manchester, M8 5EH
2 Longshaw Close, Manchester, M8 5XL
2 Brightside Road, Manchester, M8 5XJ

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1