

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132523/FO/2021

Date registered valid: 16 December 2021

Proposal: Utility infrastructure works involving the diversion and installation of low-voltage and high-voltage cables, routed under Ellis Drive, Eyam Road and Crescent Drive, associated with the substation approved under planning permission referenced 131280/FO/2021

Address: North Manchester Health Care NHS Trust, Central Drive, Manchester, M8 5RL

Ward(s): Crumpsall Ward

Applicant: Manchester University NHS Foundation Trust North Manchester NHS Trust, Central Drive, Manchester, M8 5RL

Agent (if any): Miss Olivia Carr, Turley, 1 New York Street, Manchester, M1 4HD

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

Recommendation: Approve

Date of recommendation: 18 February 2022

Application details

Type of application: Full Application Consent

Development type: Minor 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

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building and surroundings

The application site relates to part of North Manchester General Hospital, Delaunays Road, situated within the Crumpsall area of Manchester.

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.

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

Background

In January 2021, Greater Manchester Mental Health NHS Foundation Trust gained planning permission for a new mental health facility at NMGH, known as New Park House (Ref: 128563/FO/2020).

Following this, planning permission was granted for enabling works in September 2021, comprising the construction of the northern section of the western access road off Central Drive, the realignment of Eyam Road and Ellis Drive and the construction of a temporary sub-station (LPA ref. 131280/FO/2021).

The current application forms the next phase of enabling works.

Description of development

Planning permission is sought for the next phase enabling works associated with the New Park House development (LPA ref. 128563/FO/2020) which granted permission for the demolition of existing hospital buildings to allow for the construction 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 proposed works involve:

- Installation of low voltage cabling associated with the substation approved under planning permission referenced 131280/FO/2021 – The cabling is to be routed beneath the Ellis Drive carriageway to the south east and connect to the Modular Office Block LV supply and Pumphouse LV Supply.
- Installation of high voltage cabling (6.6kV) associated with the substation approved under planning permission referenced. 131280/FO/2021 – The cabling is to be routed beneath the Ellis Drive carriageway to the south east, connecting to Eyam Road to the south and along Crescent Drive in a north-easterly direction.

The works will entail the creation of trenches to install each cable type. The routes of the cabling have been chosen to minimise disruption to the operation of the existing hospital and to ensure minimal loss of trees. The majority of works within Central Drive will be delivered through directional drilling and undertaken within 12 weeks.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highways Services - Whilst the proposals are acceptable in principle, sight of the Construction Management Plan (CMP) is requested.

It is recommended that the plan includes details of the likely impact the works on the adjacent road network.

Following receipt of a CMP, Highways have confirmed that the detail is satisfactory.

Environmental Health – A condition relating to ground conditions is recommended.

Flood Risk Management – The drainage of the site is approved. It is recommended that the applicant designs and constructs a suitable surface water drainage system.

Greater Manchester Ecology Unit (GMEU) – No objection.

Policy

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

- Saved policy DC26 of the Unitary Development Plan for the City of Manchester;
- Policies DM1, SP1, EC1, EC2, EN9, EN14 and EN16-19 of the Manchester Core Strategy;
- National Planning Policy Framework (NPPF).

Issues

Principle

Full planning permission has already been granted for the development of a new mental health facility, involving the erection of part single, part two storey building to form a 150-bed adult mental health inpatient unit (AMHU) with associated access, parking, soft and hard landscaping, following demolition of existing buildings.

Following this, a first phase of enabling works was approved for the construction of the northern section of the western access road off Central Drive, the realignment of Eyam Road and Ellis Drive and the construction of a temporary sub-station.

The current application relates to the temporary sub-station and serves to create a standalone planning permission for further enabling works, in order that they may come forward ahead of the main hospital development, which will save time in the long run and seek to be delivered to ensure minimal disruption on the functioning of the existing hospital whilst the wider redevelopment proposals are brought forward.

Ultimately the proposed development in totality will lead to the regeneration of a previously developed site to provide a modern, fit for purpose mental healthcare facility, which in turn will have social, economic and environmental benefits for the city region and add value to the existing healthcare offer in the area and create a development which will sympathetically assimilate into the fabric of the existing hospital complex. Any negative effects associated with the proposal are considered to be outweighed by the public benefits that will be delivered.

Specific planning issues relating to the current proposal have been reviewed again and relate solely to the installation of utility infrastructure works involving the diversion and installation of low-voltage and high-voltage cables, routed under Ellis Drive, Eyam Road and Crescent Drive.

All such works are underground, with the primary effects as a consequence of the construction phase.

Residential Amenity

Given the nature and context of the proposed development, the limited duration of works and the existing context of the hospital, the impact to the living conditions of the nearest residential occupiers is unlikely to be materially significant. The impact is therefore considered satisfactory.

Impact to the Highway

The proposed works will cause limited, temporary impact to the operation of the highway whilst works take place.

A Construction Phase Plan has been submitted and contains information relating to compound locations, waste removal, pollution control and environmental management.

It is considered that if the Construction Phase Plan is implemented during works, any impact to the operation of the highway is likely to be minimal and short term in duration. Highway Service consider the content of the Plan to be acceptable.

Trees

The submitted Arboricultural Survey indicates that a total of 41 individual trees and 15 groups of trees have the potential to be impacted by the proposed works. Of these trees 2 are considered high-quality A grade, 29 were awarded a moderate-quality B grade, 21 were awarded a low-quality C grade and 4 were awarded a very low-quality U grade.

In order facilitate the proposed development, it will be necessary to remove one low-quality C grade Rowan tree (T23) and one very low-quality U grade tree group (G11) which is composed of two Rowan and two Elder trees.

Based upon initial scheme proposals it is also possible that the works will require the removal of one high quality A grade tree (T5). However, it is anticipated that minor amendments to the final routing of the proposed new HV cable can be made to permit retention of this specimen.

None of the trees are afforded any statutory protection.

Whilst it is considered that any tree loss is regrettable, the removal of the trees is considered to be suitably mitigated by new tree planting and extensive shrub planting which will come forward as part of the landscaping strategy for the main hospital development.

The principal aim of this strategy will be to provide sufficient mitigation to replace the loss of the existing trees and to promote biodiversity in the soft landscape design. Mitigation is to include new native trees and ornamental planting.

The impact to trees of the overall site has previously been surveyed as part of the main submission for the hospital (Ref: 128563/FO/2020) and at which time, the Council's Arboriculturist was satisfied that ultimate mitigation would represent an acceptable solution. Although it is not desirable to lose trees in one location, if there is no other option than to go forward with the tree removals, the mitigation planting proposed for this site would be acceptable

On this basis and subject to the implementation of the agreed landscaping and tree planting strategy, the tree loss can be sustained in this instance and should not form a barrier to development.

Ground Conditions

A Phase 1 Desktop Study and Phase 2 Assessment were submitted as part of the previous application.

Environmental Health have assessed the remediation strategy to be acceptable, subject to the requirement for watching brief and verification report post completion. A suitable condition to ensure compliance has been included.

Climate Change

Whilst there would be some limited impact upon air quality during the construction phase, the impact during the operational phase of the development post implementation is not considered

significantly harmful. Through effective mitigation and construction management during the construction phase, the impact upon air quality can be limited.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

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 the expiration of three years beginning with the date of this permission.

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

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

Drawings numbered E51164.007/P1, E51164.001/P4 received by the City Council as Local Planning Authority on 16 December 2022.

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

3) The development hereby approved shall only be implemented in accordance with the Construction Phase Plan, Waste Management Plan and Operations Manual, received by the City Council as Local Planning Authority by e-mail dated 8 February 2022.

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

4) In this condition "retained tree" means an existing tree, shrub or hedge which is referenced as being retained within the submitted Arboricultural Method Statement, produced by Adas (Ref: 1051448) dated October 2021 and received by the City Council as Local Planning Authority on 16 December 2021. Paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of working being completed.

(a) No tree shown as being retained 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 City Council as 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 City Council as 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 City Council as 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 Core Strategy.

6) The development hereby approved shall be implemented in accordance with the recommendations contained within the submitted Geo-Environmental Site Investigation Technical Note produced by Curtins (Ref:075805-CUR-01-XX-GN-GE-00100_V01_SouthernEnablingSITechnicalNote) dated 2 July 2021, received by the City Council as Local Planning Authority on 16 December 2021.

In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is completed, then all development shall cease and a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), shall be 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 agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

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.

5) 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 Core Strategy.

In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is completed, then all development shall cease and a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), shall be 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 agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

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.

Informatives

1) The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system.

Appendix 1 – List of consultees & neighbours notified

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

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
70 Duchess Road, Manchester, M8 5UQ
17 Birch Road, Manchester, M8 5RT
17 Saddlecote Close, Manchester, M8 5QE
18 Charminster Drive, Manchester, M8 5QA
28 Whiston Road, Manchester, M8 5AU
36 Whiston Road, Manchester, M8 5AU
28 Parkhill Avenue, Manchester, M8 4RA
14 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
223 Crescent Road, Manchester, M8 5UJ
95 Delaunays Road, Manchester, M8 4RE
31 Enver Road, Manchester, M8 5UN
231 Crescent Road, Manchester, M8 5UJ
2 Peakdale Avenue, Manchester, M8 5QB
35 Peakdale Avenue, Manchester, M8 5QB
4 Saddlecote Close, Manchester, M8 5EG
18 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
45 Birch Road, Manchester, M8 5RT
35 Saddlecote Close, Manchester, M8 5QE
33 Saddlecote Close, Manchester, M8 5QE
31 Saddlecote Close, Manchester, M8 5QE
43 Birch Road, Manchester, M8 5RT
19 Birch Road, Manchester, M8 5RT
7 Dark Wood Close, Manchester, M8 5EH
3 Dark Wood Close, Manchester, M8 5EH
2 Longshaw Close, Manchester, M8 5XL
2 Brightside Road, Manchester, M8 5XJ
28 Ash Tree Road, Manchester, M8 5AT
35 Enver Road, Manchester, M8 5UN
19 Enver Road, Manchester, M8 5UN
42 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
26 Saddlecote Close, Manchester, M8 5EG
14 Saddlecote Close, Manchester, M8 5EG
16 Saddlecote Close, Manchester, M8 5EG
24 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
58 Saddlecote Close, Manchester, M8 5EG
70 Saddlecote Close, Manchester, M8 5EG
74 Saddlecote Close, Manchester, M8 5EG
64 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
20 Saddlecote Close, Manchester, M8 5EG
8 Saddlecote Close, Manchester, M8 5EG
Doctors New Residence 22, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
2 Charminster Drive, Manchester, M8 5QA
10 Charminster Drive, Manchester, M8 5QA
51 Saddlecote Close, Manchester, M8 5QE
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
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
49 Duchess Road, Manchester, M8 5UP
37 Enver Road, Manchester, M8 5UN
36 Ash Tree Road, Manchester, M8 5AT
72 Duchess Road, Manchester, M8 5UQ
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
237 Crescent Road, Manchester, M8 5UR
5 Springfield Avenue, Manchester, M8 5QD
4 Springfield Avenue, Manchester, M8 5QD
Renal Clinic, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Flat 1, 34 Birch Road, Manchester, M8 5RU
16 Springfield Avenue, Manchester, M8 5QD
Flat 1, 27 Enver Road, Manchester, M8 5UN
Ground Floor Flat, 4 Whiston Road, Manchester, M8 5AU
4 Whiston Road, Manchester, M8 5AU
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
56 Peakdale Avenue, Manchester, M8 5QB
29 Enver Road, Manchester, M8 5UN
15 Springfield Avenue, Manchester, M8 5QD
7 Springfield Avenue, Manchester, M8 5QD
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
Doctors New Residence 25, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
6 Saddlecote Close, Manchester, M8 5EG
10 Saddlecote Close, Manchester, M8 5EG
26 Charminster Drive, Manchester, M8 5QA
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 12, 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
Flat 2, 91 Delaunays Road, Manchester, M8 4RE
9 Springfield Avenue, Manchester, M8 5QD

65 Saddlecote Close, Manchester, M8 5QE
1 Eyam Road, Manchester, M8 5EP
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
41 Peakdale Avenue, Manchester, M8 5QB
7 Peakdale Avenue, Manchester, M8 5QB
30 Peakdale Avenue, Manchester, M8 5QB
22 Peakdale Avenue, Manchester, M8 5QB
39 Peakdale Avenue, Manchester, M8 5QB
32 Ash Tree Road, Manchester, M8 5AT
24 Ash Tree Road, Manchester, M8 5AT
18 Whiston Road, Manchester, M8 5AU
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
257 Crescent Road, Manchester, M8 5UR
20 Springfield Avenue, Manchester, M8 5QD
10 Springfield Avenue, Manchester, M8 5QD
259 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
11 Longshaw Close, Manchester, M8 5XL
4 Peakdale Avenue, Manchester, M8 5QB
76 Duchess Road, Manchester, M8 5UQ
8 Longshaw Close, Manchester, M8 5XL
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 20, 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

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1