

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127914/FO/2020

Date registered valid: 28 September 2020

Proposal: Erection four storey office building (3,016 sqm) (Use Class E) and associated infrastructure for a temporary period of 5 years

Address: North Manchester General Hospital, Land South Of Ellis Drive, Manchester, M8 5RL

Ward(s): Crumpsall Ward

Applicant: Michelle Humphreys Manchester University NHS Foundation Trust
North Manchester General Hospital, Trust Headquarters, Delaunays Road, Manchester, M8 5RB

Agent (if any): Miss Jenny Fryer Turley Manchester Office, 1 New York Street, Manchester, M1 4HD

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation:

Date of recommendation: 28 October 2020

Application details

Type of application: Full Application Consent

Development type: Smallscale Major Office

Date of site visit:

Standard consultations:

Printed: 28 September 2020

Expired: 19 October 2020

Neighbour notifications

Printed: 28 September 2020

Expired: 19 October 2020

Site notice

Posted:

Expired:

Press advert

Published: 6 October 2020

Expired: 27 October 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is an existing 28 space surface level car park which is secured by a metal fence to the east and a wooden fence along Magna Drive. The site is relatively flat and is currently demarcated with spaces.

The footpath route to the north crosses existing hard standing, areas of car park and a small grassy verge with sporadic tree planting.

There is a small patch of grass with planting of low quality (6 category C trees and one category U tree) at the corner of Ellis Drive and Eyam Road with sporadic planting extending south along the boundary with Eyam Road.

A cluster of category B trees and a category U tree are located on the north side of Ellis Drive and to the west of the internal access road along the route of the proposed footpath improvement works.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site is located at North Manchester General Hospital. This is a 27 hectare site and is home to a district hospital, an intermediate care facility (Crumpsall Vale) and a mental health hospital (Park House).

To the east of the Site is a hospital surface car park and residential properties are located to the south, accessed off Magna Drive.

Description of development

Erection four storey office building (3,016 sqm) (Use Class E) and associated infrastructure for a temporary period of 5 years

Consultations & Notification Responses

Local residents/public opinion – 4 objections have been received in respect of this planning application. The comments can be summarised as follows:

- The residents of Magna Drive suffer from the impact of on street parking from the hospital;
- What provision is there to relocate the parking which will be lost from this site;
- How will people be discouraged from parking on Magna Drive;
- Eyam Road will become more congested as a result of this development which would conflict with use by residents of Magna Drive;
- There would be noise from the development during construction;
- This building should be in a different location;
- 5 years is not temporary.

Highway Services - The proposals are unlikely to generate a significant increase in the level of vehicular trips therefore they do not raise any network capacity concerns.

In relation to on-site parking there will be a net loss of 28 staff parking spaces. It is noted that as part of the NMGH masterplan a new 1,600 multi-storey car park is proposed for the campus. Given that staff numbers are not increasing (merely relocated), in conjunction with parking surveys which identify that full parking capacity is currently not reached, then we accept that such a decrease in parking availability can be accommodated.

It is proposed that 12 secure cycle storage spaces are being provided and, based on a minimum of one space provided per 200 sqm of development (for the 2,500 sqm of office space) this is acceptable.

Waste management arrangements are acceptable to Highways with proposed storage to the rear and a suitable collection route as identified on drawing 74638-CUR-00-XX-DR-TP05001-P01 which verifies that the required vehicle manoeuvres can be undertaken.

Pedestrian (and cycle) access to the proposed office complex is via Eyam Road, whilst the pedestrian route from the temporary office building to the wider campus is being improved and this is supported from a highway perspective. We anticipate that with regard to any shared cycle footway, sufficient widths will be provided with appropriate tactile paving at crossing points. A construction management plan should be agreed.

Environmental Health – conditions should be imposed in respect of ground conditions and plant.

Works and skills team – A local labour condition should be imposed on the construction element of the scheme.

Neighbourhoods team (Trees) – No objection subject to a tree mitigation scheme and appropriate methods being put in place when doing works to trees.

Greater Manchester Ecology Unit (GMEU) – There should be no tree removal during bird nesting season unless birds are shown to be absent. The trees cannot support bat roosts and there should be a tree mitigation scheme agreed.

Design for Security at Greater Manchester Police – Security measures within the Crime Impact Statement should be put in place.

Policy

Manchester Core Strategy (2012) – Relevant policies SP1, EC1, EN1, T2, EN18, EN19 and DM1

Unitary Development Plan for the City of Manchester (1995) – Relevant saved policy DC26.

National Planning Policy Framework

Issues

Principle

The proposal would result in the removal of the surface level car park at the site and replace it with a four storey office building creating up to 3,016 sqm of the floor space (Use Class E) for 292 members of hospital staff. The offices are required for a period of up to 5 years as part of relocating existing office staff at the hospital site into the temporary buildings whilst other buildings across the hospital site are redeveloped. This is part of the implementation of the hospital masterplan to upgrade and renew the building and infrastructure across the site.

The planning permission would only be temporary and ultimately the site would be redeveloped. Plans are also progressing to consolidate a number of surface car parks across the hospital site into one multi-storey car park.

Visual amenity

The proposed building has been positioned to maximise the distance from the residential properties to the south. The buildings position of the site is considered to be acceptable and minimise the impact on the residential properties to Magna Drive. The development will be four floors of modular building stacked to a height of 14.4 metres. The building would be prominent in the street scene compared to the current condition of the site. However, the structure would not be overbearing on the nearby residential properties given the relevant distance from the site. Furthermore, the development is only temporary for 5 years after which the development would be removed from the site.

The primary access point for building users and is reached via the pedestrian entrance on Ellis Drive. The building's reception provides a secure line before entering the building; whether this is via a permanently staffed reception and/or access control system will be confirmed following further engagement with the building users. A canopy provides shelter and defines the building entrance.

Secondary entrances provide access to the service areas at the rear of the building including bin store, external plant and internal plant. These will only be accessible to building management staff.

The exterior of the modular building will be in a coloured cladding system. There would also be an external staircase to the Magna Drive south elevation which would be coloured stainless steel.

The south would be treated in a laminated panel (a colour and texture to be agreed), to improve the overall appearance of this elevation given this is the main elevation which would be seen from the residential properties to the south.

Pedestrian improvements

The proposal would also result in improved pedestrian links to and from the site to allow staff within the building to access the wider hospital site. This would require improvements to the hardstanding and pedestrian walkways, tree removal and relocation of 10 car parking spaces (and removal of one space). It is considered that this pedestrian improvements are vital to ensure that those staff who occupy the offices are not isolated from the rest of the estate and can access other buildings across the site safely.

Residential amenity

To prevent overlooking, windows have been minimised on the south elevation facing the residential properties along Magna Drive. Where windows have been included, to allow daylight penetration into the office floor plate, they will have frosted glazing. This would be secured by the condition of the planning approval.

Highway considerations

The proposal would result in the loss of a 28 space surface car park at the site. Highways consider that there would be no impact from the loss of the parking space at the hospital site there is capacity across the hospital estate. There would also be no impact on the network as a result of the proposal. There would be 12 secured cycle spaces created at the site and pedestrian improvements. A construction management plan shall be agreed by condition.

Environmental health considerations

Although the buildings are temporary, there are interventions into the ground which require a consideration from a contaminated land perspective. This requires consideration as part of the planning approval. There is also likely to be the use of plant. Such details shall be agreed.

Impact on Trees

The proposal would require the removal of three category C trees and one category U tree within one of the group of trees to be removed. There are no objections from an arboricultural perspective to the loss of the trees. These should, however, be appropriately mitigated in an appropriate location across the hospital estate.

Impact on ecology

An ecology report has been prepared in respect of this matter. This has determined that the site has low ecological value. However, there are a series of recommendations in respect of tree removal including ensuring that this does not take place in bird nesting season unless birds have been shown to be absent and that there is adequate tree replacement of native species. These should form part of the conditions of the approval.

Designing out crime

The proposal has been the subject of a crime impact statement. The proposal should be conditioned so the measures outlined are implemented.

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:

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout of the development along with noise, traffic, drainage and ecology. Further work and discussion have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

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

1) The permission hereby granted is for a limited period only, expiring on 2 November 2025.

Reason - The use hereby granted is for a temporary period only to help meet the short term demand for facilities at the site and to allow a long term strategy to be put in place pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The use hereby permitted shall be discontinued no later than the 2 November 2025 and the buildings and works comprising the development are required to be removed no later than one month from the use ceasing.

Reason - The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approved in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within two month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity of the site pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

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

6512-SRA-E1-XX-DR-A-00802 REV P02, 6512-SRA-E1-00-DR-A-20800 REV P02, 6512-SRA-E1-00-DR-A-20801 REV P02 , 6512-SRA-E1-XX-DR-A-20830 REV P02, 6512-SRA-E1-XX-DR-A-20831 REV P02, 6512-SRA-E1-XX-DR-A-20832 REV P02, 6512-SRA-E1-XX-DR-A-20833 REV P02, 6512-SRA-E1-XX-DR-A-90801 REV P02 and 6512-SRA-E1-XX-DR-A-00800 REV P02 stamped as received by the City Council, as Local Planning Authority, on the 22 September 2020

Design and access statement (6512-SRA-E1-XX-RP-A-00002) and planning statement stamped as received by the City Council, as Local Planning Authority, on the 22 September 2020

Crime impact statement stamped as received by the City Council, as Local Planning Authority, on the 19 October 2020

Tree impact report, Drainage strategy and waste management report stamped as received by the City Council, as Local Planning Authority, on the 4 September 2020

Transport statement (74638-CUR-00-XX-RP-TP-003-V02) stamped as received by the City Council, as Local Planning Authority, on the 25 September 2020

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.

5) The development hereby approved, as indicated on drawings 6512-SRA-E1-00-DR-A-20800 REV P02 and 6512-SRA-E1-00-DR-A-20801 REV P02 stamped as received by the City Council, as Local Planning Authority, on 22 September 2020, can be occupied as offices (Use Class E) only and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

6) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained with the tree impact report stamped as received by the City Council, as Local Planning Authority, on the 22 September 2020; 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 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 Core Strategy.

7) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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.

8) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the removal works including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

9) Prior to the commencement of development, a detailed construction management plan outlining working practices for the proposed development construction shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the construction management plans shall include:

- o Display of an emergency contact number;
- o Communication strategy with residents;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

10) a) Prior to the commencement of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Labour Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Labour Proposal
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

11) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first use of the development.

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.

12) Prior to the any above ground works, samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved materials used shall then be implemented as part of the development.

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 of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

13) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

14) 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 SP1 and DM1 of the Core Strategy.

15) (a) Prior to the first occupation of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to

be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

16) Prior to the first use of the development, the provision of 12 cycle spaces, as indicated on drawing 6512-SRA-E1-00-DR-A-20800 REV P02 stamped as received by the City Council, as Local Planning Authority, on 22 September 2020 shall be implemented prior to the first occupation of the residential element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Reason – To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

17) Before first use of the development hereby approved, the windows in the south elevation, as indicated on drawing 6512-SRA-E1-XX-DR-A-20831 REV P02 stamped as received by the City Council, as Local Planning Authority, on the 22 September 2020 shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

18) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 19 October 2020. The development shall only be carried out in accordance with these approved details.

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.

19) The pedestrian route improvement works, as shown on drawing 6512-SRA-E1-XX-DR-A-90801 REV P02 stamped as received by the City Council, as Local Planning Authority, on the 22 September 2020, shall be implemented in accordance with these details prior to first use of the development hereby approved and retained and maintained for the duration of the temporary period outlined in condition 1.

Reason – To ensure that pedestrian enhancements are put in place pursuant to policy DM1 of the Manchester Core Strategy (2012).

20) Prior to the first use of the development hereby details of a tree replacement strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of the number, size, species and location of the trees to be replaced and a timescale for the trees being planted.

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 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 Core Strategy

21) Prior to the installation of the boundary treatment, as indicated on drawing 6512-SRA-E1-00-DR-A-20800 REV P02 stamped as received by the City Council, as Local Planning Authority, on 22 September 2020, details of the scale and appearance of the boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the development hereby approved and retained for the duration of the temporary period outlined in condition 1.

Reason – In the interest of security and visual amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Work & Skills Team
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Ecology Unit

Doctors New Residence 22, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 21, 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 19, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 18, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 17, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 16, 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 12, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
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 9, 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
Doctors New Residence 6, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 5, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
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

Doctors New Residence 1, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
44 Peakdale Avenue, Manchester, M8 5QB
11 Springfield Avenue, Manchester, M8 5QD
7 Springfield Avenue, Manchester, M8 5QD
3 Springfield Avenue, Manchester, M8 5QD
1 Springfield Avenue, Manchester, M8 5QD
46 Peakdale Avenue, Manchester, M8 5QB
42 Peakdale Avenue, Manchester, M8 5QB
40 Peakdale Avenue, Manchester, M8 5QB
Outpatients A, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
North Manchester Health Care NHS Trust, Central Drive, Manchester, M8 5RL
Manchester Great And New Synagogue, Crescent Road, Manchester, M8 5UJ
Park House, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
5 Springfield Avenue, Manchester, M8 5QD
9 Springfield Avenue, Manchester, M8 5QD
15 Magna Drive, Manchester, M8 5EQ
16 Magna Drive, Manchester, M8 5EQ
13 Magna Drive, Manchester, M8 5EQ
14 Magna Drive, Manchester, M8 5EQ
11 Magna Drive, Manchester, M8 5EQ
12 Magna Drive, Manchester, M8 5EQ
9 Magna Drive, Manchester, M8 5EQ
10 Magna Drive, Manchester, M8 5EQ
7 Eyam Road, Manchester, M8 5EP
1 Magna Drive, Manchester, M8 5EQ
2 Magna Drive, Manchester, M8 5EQ
3 Magna Drive, Manchester, M8 5EQ
4 Magna Drive, Manchester, M8 5EQ
5 Magna Drive, Manchester, M8 5EQ
6 Magna Drive, Manchester, M8 5EQ
7 Magna Drive, Manchester, M8 5EQ
5 Eyam Road, Manchester, M8 5EP
8 Magna Drive, Manchester, M8 5EQ
3 Eyam Road, Manchester, M8 5EP
1 Eyam Road, Manchester, M8 5EP
19 Magna Drive, Manchester, M8 5EQ
18 Magna Drive, Manchester, M8 5EQ
17 Magna Drive, Manchester, M8 5EQ
12 Longshaw Close, Manchester, M8 5XL
10 Longshaw Close, Manchester, M8 5XL
8 Longshaw Close, Manchester, M8 5XL
11 Longshaw Close, Manchester, M8 5XL
9 Longshaw Close, Manchester, M8 5XL
Anglia Crown, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 25, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
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

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH1