Application Number	Date of Appln	Committee Date	Ward
089146/FO/2009/N1	25th Feb 2009	28th May 2009	Miles Platting And Newton Heath Ward

Proposal Erection of a 4 storey building to accommodate a 34 bedroom nursing home with ancillary car parking and landscaping

Location 2 Varley Street, Miles Platting, Manchester, M40 8EE,

Applicant , OPH Properties Ltd, C/o Agent

Agent Mr Richard Ward, Warburton Associates, The Old Police Station, 62 Chapel Street, Salford, Manchester, M3 7AA

Description

The Site - This application relates to a site on Varley Street in the Miles Platting area of North Manchester that is currently occupied by the vacant Apollo public house which is a 2 storey building. The site is also bounded by Farnborough Road and Thornden Road and is near to Varley Street's junction with Oldham Road. The area surrounding the application site is residential in nature, although Corpus Christi Basilica is located approximately 80m to the east of the application site. Directly adjacent to the application site (to the northwest) is a 13 storey local authority residential tower block known as Nelson Court.

The Proposal - Planning permission is sought for a new 4 storey building that would accommodate a 34 bedroom nursing home, following demolition of the Apollo pub. The new building would be built at the front of the site onto Varley Street but would also be built up near to the back of pavement on Farnborough Road. At the rear of the site (Thornden Road), there would be some private amenity space, a parking area for 12 no. cars (2 of which are fully accessible spaces), and a dedicated cycle parking area. In terms of boundary treatment, it would consist of a low level brick wall with round bar steel railings above. The overall boundary treatment around the site would vary in height from approximately 1500mm to 2100mm high. Vehicle access into the car park would be from Thornden Road and this would be via electronically operated gates. Regarding pedestrian access into the building, 2 entrances are proposed - one at the rear of the building next to the car park, and one on the side elevation of the building on Farnborough Road. The materials for the elevations would consist of reconstituted stone, buff brick and red brick, with a very small amount of render that would be confined to the Varley Street elevation. The roof of the building, that would be hipped and would be of a very shallow pitch, would consist of profiled metal cladding sheets. The applicant has stated that the nursing home would specialise in providing care for patients with dementia.

Consultations

Publicity - The site was advertised in the local press as a major development. No representations have been received as a result of this publicity.

Neighbours - Occupiers of properties surrounding the application site were notified of the proposal. No representations have been received.

New East Manchester - NEM are happy to support the application for a 34 bedroomed care home for older people with dementia, at 2 Varley Street, subject to the following conditions:

1. That the proposed materials are submitted to the Local Planning Authority for approval
2. That NEM are consulted about any further amendments to the scheme
3. That a restricted use condition that the building is for a nursing home only is imposed.

Engineering Services - Any comments will be reported to Committee

Environmental Health - Stated that conditions relating to an external building lighting scheme, an external lighting scheme, delivery and servicing hours, hours of operation and fume extraction should be applied to any approval granted. In addition, the recommendations in the submitted acoustic report should be adhered to.

Contaminated Land Section - Stated that a condition should be attached to any approval granted requiring that any possible contaminated land at the site should be investigated and, if applicable, the necessary remediation measures to deal with any land contamination should be carried out

Special Needs & Supported Housing - The application is going back to the Supported Housing Monitoring group on 19 May 2009 for a final decision, but an informal view of the proposal has been made prior to this:
- The proposed development falls in a Category C area for the purposes of supported housing planning. Under the planning constraints agreed, this allows support for such a proposal if a need for this type of provision exists. There is a known need for greater numbers of units for older people with mental health and dementia problems so this proposal would be supported for this reason.
- We also take account of the views of stakeholders and relevant commissioners. We have already received comments from both New East Manchester and the Older People's Joint Health and Social Care Commissioner. Both parties are supportive of the scheme.

The final decision of the Supported Housing Monitoring Group will be reported to Committee

Greater Manchester Police - A Crime Impact Statement was prepared for this proposal. The application is supported subject to the recommendations contained within the statement being applied to the development.

Greater Manchester Ecology Unit - As you are aware the application includes a bat survey. This survey has been undertaken by a licensed and experienced bat consultant whose work is known to the Ecology Unit. The survey found no evidence of bats at the time of the survey and considered the roosting potential of the building to be generally low. It is, however, recommended as a precaution that immediately prior to any demolition works commencing a further inspection is undertaken at the gable elevation (paragraph7.1). We would therefore

suggest that this recommendation be required by a condition, should permission be granted. PPS9 states that "Development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals, local planning authorities should maximise such opportunities in and around developments, using planning obligations where appropriate." We would therefore recommend that a condition be attached to any permission requiring biodiversity enhancement measures. In this case such measures could include the incorporation of bat boxes/tubes into the new building and the provision of bird boxes in the garden.

Natural England - - We are not aware of any nationally designated landscapes or any statutorily designated areas of nature conservation importance that would be significantly affected by the proposed planning application.

- We are also satisfied that the proposal does not have any significant impacts upon Natural England's other interests, including National Trails, Access Land, or the areas of search for new national landscape designations.
- Whilst we note that the information provided concludes that there are no protected species affected by this proposal, Natural England does not hold protected species records and is therefore not able to verify this independently.
- The developer should be made aware that should a protected species be subsequently found on the site, all work should stop until further surveys for the species are carried out and a suitable mitigation package for the species is developed.

Issues

National Policy

Planning Policy Statement 1: Delivering Sustainable Developments (2005)

PPS1 encourages the promotion of urban regeneration to improve the well being of communities, improve facilities, promote high quality and safe development, and create new opportunities for the people living in those communities. Planning should facilitate and promote sustainable and inclusive patterns of urban development by ensuring high quality development through good and inclusive design, ensure that development supports existing communities, and contributes to the creation of safe, sustainable, liveable and mixed communities. It also states that local authorities should strive to achieve high quality and inclusive design from all developments. PPS1 also states that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. For the reasons outlined below, it is considered that the development is consistent with PPS1.

Regional Policy

The Regional Spatial Strategy (RSS) for the North West of England policy DP2 promotes sustainable communities by focusing on achieving a high quality of life and fostering sustainable relationships between homes, workplaces and other concentrations of regularly used facilities and services. Policy DP7 is related to promoting environmental quality and states that local planning authorities should promote good quality design in new development and ensure

that development respects its setting. For the reasons outlined below, it is considered that the development is consistent with policies DP2 and DP7 of the RSS.

Local Policy

The Unitary Development Plan for Manchester

UDP policy H1.5 'Housing' states that the City Council wishes to ensure that the City's various communities remain, or become, more sustainable in economic and social terms. In this respect, whilst generally welcoming housing developments which will provide accommodation for people with special needs in appropriate locations, the Council will seek to avoid an over-concentration of such provision in any one area.

UDP policy DC2 relates to 'Resthomes and Nursing Homes'. Policy DC2.1 states that in determining planning applications for rest homes, nursing homes and other uses within Class C2 of the Use Classes Order, the Council will have regard to, amongst other things, the effect of the proposals on visual amenity, the availability of adequate, safe and convenient arrangements for car parking and servicing, and the desirability of avoiding an over-concentration of special needs housing in any one area of the City. Policy DC2a.1 states that planning permission will be refused when it cannot be demonstrated that development proposals will contribute to the achievement of certain objectives, such as ensuring an even spread of special needs accommodation within local areas and across the City as a whole, encouraging a wide diversity of social groups to live within all parts of the City, avoiding creating disproportionate stress on local services such as health and education, and avoiding additional pressure on primary and secondary health care provision in parts of the City where there are already identified concerns about adequacy of services. Policy DC2b.1 states that the Council, in consultation with other competent agencies, will from time to time assess whether or not localised parts of the City have already reached their effective capacity to accommodate further special housing needs. The Council will only grant planning permission for special needs housing proposals where it can be demonstrated that they would not have an adverse impact on the character of the street or the locality in respect of, amongst other things, additional car parking space involving the loss of mature trees and landscaping and the design of vehicular cross-overs to parking spaces. Policy DC2.2 states that there will be a general presumption in favour of Class C2 uses within residential areas, subject to other relevant policies of the Plan.

Policies H1.5 and DC2 are essentially concerned with protecting residential amenity and avoiding an over-concentration of special needs housing in order to promote the delivery of mixed, balanced and sustainable communities. The proposal is considered to be acceptable as it would be consistent with these policies. It is believed that there is a demand for a care home in the area that would cater for patients with dementia problems, so as long the proposed care home would be used for this purpose, it would be acceptable.

UDP policy H2.2 'Housing' states that the Council will not allow development which will have an unacceptable impact on residential areas. The matters which the Council will consider in coming to such decisions will include the scale and appearance of the development and its impact in terms of noise, vibration,

traffic generation, road safety and air pollution. For the reasons outlined below, the development is considered to be consistent with this policy.

UDP policies T2.4 and T2.6 relating to 'Transport' are concerned with developments meeting their own car parking needs, including having fully accessible spaces. The development has 12 no. car parking spaces, 2 of which would be fully accessible, and parking space for 4 no. cycles. This is considered to be acceptable.

UDP policy E3.5 'Environmental Improvements and Protection' states that new developments should be designed with safety in mind so that it leads to a safer environment for all people living in and using the City. Greater Manchester Police have been involved in the formulation of the proposals and the development is considered to be acceptable from a security point of view.

UDP policy DC9.1 'New Commercial and Industrial Development' states that new development should meet high standards of accessibility for disabled people. The building would be fully accessible throughout and the car park would have 2 fully accessible parking spaces.

Special Needs and Supported Housing Supplementary Planning Guidance (SPG) - Adopted 8 April 1998

The general aim of the SPG is to set out the City Council's adopted policy in relation to special needs accommodation and identity where such accommodation should be located. In order for the City to be sustainable in economic and social terms, the Council will seek to avoid an over-concentration of such provision in any one area. The Council welcomes the development of appropriately designed accommodation which enables people with special needs to maintain an independent lifestyle. However, as stated above the Council wishes to maintain an appropriate balance between different kinds of residential uses within local areas and will seek to assist in achieving the corporate objective of ensuring that the various communities which make up the City remain, or become, more sustainable in economic and social terms. The Council recognises that the social and economic balance of a community is achieved by avoiding an over concentration of special needs housing provision in any one area.

The SPG identifies 'Areas of constraint' in order to pinpoint where special needs accommodation should and should not be located. This is based on looking at the current level of provision of special needs and supported housing in different areas of the city and the social and economic circumstances of the resident population. The SPG states that the site is within a category C area. Schemes in Category C areas will be given careful consideration in the light of local circumstances and could be supported where there is clear evidence of unmet need. In this instance, as the proposed care home would be specialised to cater for people who need dementia care rather than have general residential beds (which it is believed is desired in this area), the proposal is considered to be acceptable and in line with the SPG so is therefore supported.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (adopted April 2007)

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance states that a high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Each new development should be designed having full regard to its context and the character of the area. The Guide also states that buildings should front onto streets but have an adequate level of enclosure if streets and open spaces are to provide a sense of place. The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings and enhance the streetscene. Buildings should recognise the common building lines created by the front face of adjacent buildings. In terms of site boundaries, the Guide states that the impact of site boundaries can be significant and must be taken into account and incorporated into the design of new developments.

The proposed building is considered to be acceptable as it would be consistent with this document in that it would be a contemporary building that would complement the range of existing buildings in the immediate area, it would have 2 principal frontage elevations, one of which would have a main entrance (Farnborough Road), its height (at 4 storeys) would not be overbearing in relation to surrounding buildings, it would have an appropriate boundary treatment, and would be of a good quality design.

The proposed use - For the reasons stated above, i.e. it is believed that there is a need for dementia care within this area, as well as the fact that it is considered that the use would not adversely affect residential amenity within the area for the occupiers of nearby residential accommodation, the proposed use of the site for a care home is considered to be acceptable.

The height of the new building - The height of the new building, at 4 storeys, is considered to be acceptable. The closest building to the application site is the 13 storey Nelson Court tower block adjacent. Other residential properties within the area are further away and are 2 storeys. Given the 13 storey tower block next door and the distance between the application site and nearby houses, it is felt that the building would be of an appropriate height given its context and would not be overbearing.

External appearance - The proposed building in terms of its external appearance is considered to be acceptable as it is felt that due to its design and proposed material palette, it would not adversely affect visual amenity within the area and would represent a good quality development on a site that would be visible from the major gateway route of Oldham Road. The proposed building would have a contemporary appearance and would use an acceptable palette of materials, mostly consisting of brickwork (buff and red). The building would have a main entrance onto one of the 2 principle streets surrounding the site (Farnborough Road) which is welcomed and a good use of glazing throughout the elevations. For these reasons, the proposed building is considered to be acceptable in terms of its design and external appearance and it would not adversely affect visual amenity.

Building location/footprint - The proposed position/footprint of the building on the site is considered to be acceptable as it would respond well to the site's geometry in that the building would be set just back from the back of pavement along Varley Street and Farnborough Road, and the car parking and amenity areas would be located to the rear of the site.

Boundary treatment - The boundary treatment proposed is acceptable as it is considered that it would be of an appropriate design, would not adversely affect visual amenity within the area and would enable the development to be secure. The boundary treatment would vary in height from 1500mm to 2100mm which is considered to be acceptable.

Disabled Access - The building would be fully accessible throughout and the car park would have 2 fully accessible spaces.

Traffic impact and car parking - 12 no. car parking spaces are proposed at the rear of the site, 2 of which would be fully accessible spaces. This is considered to be acceptable.

Residential amenity - It is considered that the development would be acceptable in terms of its impact on residential amenity for both occupiers of the new development and occupiers of adjacent properties. The development would have a satisfactory amount of outdoor amenity space and there would be some new tree planting around the proposed building. The amount of comings and goings that would be associated with the new building are considered to be relatively low. On balance the scheme is considered to be acceptable in terms of its impact on residential amenity.

Crime and Security - Greater Manchester Police are happy with the proposal, subject to the recommendations within the Crime Impact Statement prepared for the site. Also, it should be noted that a condition requiring the development to achieve full Secured by Design accreditation will be attached to the approval.

Sustainability - A condition requiring the development to achieve a BREEAM rating of at least 'very good' will be applied to the development.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning 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. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of

approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

Approve in the light of policies DP2 and DP7 of the Regional Spatial Strategy and policies H1.5, DC2, H2.2, T2.4, T2.6, E3.5 and DC9.1 of the Unitary Development Plan on the basis that a care home on the site would be an acceptable use, the development would not adversely affect visual or residential amenity within the area, and it would be fully accessible.

Conditions and/or Reasons

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

The site location plan, stamped as received by the Local Planning Authority on 24 February 2009

Drawings
2705/03 Rev B
2705/04 Rev E
2705/05 Rev D
2705/06 Rev D
all stamped as received by the Local Planning Authority on 15 May 2009

The recommendations contained within the submitted acoustic report by Azymuth Acoustics (Ref. A1351) dated 20 February 2009

The submitted waste management strategy dated 24 February 2009

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan.

3) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies T2.4 and T2.6 of the Unitary Development Plan for the City of Manchester.

4) The development hereby approved shall include a building lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme shall be submitted to and approved in writing by the local planning authority before the development commences. The approved scheme shall be implemented in full before the development is first occupied unless otherwise agreed in writing by the local planning authority 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 government guidance in Planning Policy Statement 1 and Policies H2.2, E3.3 and E3.5 of the Unitary Development Plan for the City of Manchester.

5) No development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. 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, unless otherwise agree in writing by the City Council as local planning authority.

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 policy H2.2 of the Unitary Development Plan for the City of Manchester.

6) No 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 be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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 policy H2.2 of the Unitary Development Plan for the City of Manchester.

7) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

8) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

9) Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

10) Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday
no deliveries/waste collections on Sundays/Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to UDP policy H2.2

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.

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 H2.2 of the Unitary Development Plan for the City of Manchester.

12) Details of a Travel Plan with the objective of encouraging sustainable modes of transport for future occupiers of the development, and including particulars of its implementation and monitoring of effectiveness and how measures to improve effectiveness shall be implemented shall be submitted to and approved in writing by the City Council as local planning authority before development commences. For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority.

Reason - In order to promote sustainable modes of transportation, in accordance with the provisions contained within PPS13

13) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good' or 'excellent' and at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

14) Any external lighting shall be designed and installed so as to control glare and overspill into nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to UDP policy H2.2

15) Immediately prior to any demolition works on the site commencing, a further inspection must be undertaken at the gable elevation with the aid of an endescope and conducted by a bat licensed person, in accordance with paragraph 7.1 of the bat survey by The Tyrer Partnership dated 23 February 2009 that accompanied the planning application. Prior to this being undertaken, the exterior brickwork should be investigated for the presence of bat droppings. In the event of a roost being found, before any further work could commence that would affect the roost, a European Protected Species Licence would be required which would include appropriate mitigation for the species concerned. Full results of the further inspections must be submitted to and approved in writing by the City Council as Local Planning Authority before any demolition can take place.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policies E2.2, E2.3 and E2.4 of the adopted Manchester Unitary Development Plan.

16) The development hereby approved shall include biodiversity enhancement measures such as the incorporation of bat boxes/tubes into the new building and the provision of bird boxes in the garden. Before development commences, full details of the proposed biodiversity enhancement measures shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Reason - To encourage biodiversity within the area pursuant to policy E2.4 of the adopted Manchester Unitary Development Plan.

17) The building hereby approved shall be used for a nursing home only and for no other purpose (including any other purpose within Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To ensure that the community within which the application site is located remains sustainable, pursuant to UDP policies H1.5 and DC2.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 089146/FO/2009/N1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

New East Manchester
Engineering Services
Environmental Health
Contaminated Land Section
Special Needs & Supported Housing
Greater Manchester Police
Greater Manchester Ecology Unit
Natural England
45 Droitwich Road, Manchester, M40 8ED
47 Droitwich Road, Manchester, M40 8ED
2 Backton Place, Manchester, M40 8DF
4 Backton Place, Manchester, M40 8DF
6 Backton Place, Manchester, M40 8DF
Residents of Nelson Court, Droitwich Road, Manchester, M40 8DR
13 Droitwich Road, Manchester, M40 8ED
15 Droitwich Road, Manchester, M40 8ED
17 Droitwich Road, Manchester, M40 8ED
19 Droitwich Road, Manchester, M40 8ED
21 Droitwich Road, Manchester, M40 8ED
23 Droitwich Road, Manchester, M40 8ED
25 Droitwich Road, Manchester, M40 8ED
27 Droitwich Road, Manchester, M40 8ED
6 Shardlow Close, Manchester, M40 7NW
29 Droitwich Road, Manchester, M40 8ED
4 Shardlow Close, Manchester, M40 7NW
2 Shardlow Close, Manchester, M40 7NW
31 Droitwich Road, Manchester, M40 8ED
33 Droitwich Road, Manchester, M40 8ED
35 Droitwich Road, Manchester, M40 8ED
37 Droitwich Road, Manchester, M40 8ED
39 Droitwich Road, Manchester, M40 8ED
41 Droitwich Road, Manchester, M40 8ED
43 Droitwich Road, Manchester, M40 8ED
16 Shardlow Close, Manchester, M40 7NW
14 Shardlow Close, Manchester, M40 7NW
12 Shardlow Close, Manchester, M40 7NW
10 Shardlow Close, Manchester, M40 7NW
8 Shardlow Close, Manchester, M40 7NW
15 Shardlow Close, Manchester, M40 7NW
13 Shardlow Close, Manchester, M40 7NW
11 Shardlow Close, Manchester, M40 7NW
7 Shardlow Close, Manchester, M40 7NW
9 Shardlow Close, Manchester, M40 7NW
5 Shardlow Close, Manchester, M40 7NW
3 Shardlow Close, Manchester, M40 7NW
1 Shardlow Close, Manchester, M40 7NW
The Apollo, Varley Street, Manchester, M40 8EE
Manchester City Council, Varley Street, Manchester, M40 8EE
Greater Manchester Probation & After Care Service, Varley Street, Manchester, M40 8EE

Equipment & Adaption Service, Sensory Resource Centre, Varley Street, Manchester, M40 8EE
The Leaf Centre, Varley Street, Manchester, M40 8EE
Miles Platting Housing Office, Varley Street, Manchester, M40 8EE
Corpus Christi Parochial Centre, Corpus Christi Priory, 39 Varley Street, Manchester, M40 8EE
Age Concern, Miles Platting Day Centre, Varley Street, Manchester, M40 8EE

Representations were received from the following third parties:

New East Manchester
Environmental Health
Contaminated Land Section
Special Needs & Supported Housing
Greater Manchester Police
Greater Manchester Ecology Unit
Natural England

Relevant Contact Officer : Carolyn Parry
Telephone number : 0161 234 4022
Email : c.parry@manchester.gov.uk