List No. 5

Gorton North Ward	Application Number	Date of Appln	Committee Date
	085653/FO/2008/N2	1st Apr 2008	29th May 2008

Proposal Residential development comprising the erection of 62 dwellinghouses (mix of semi-detached and detached 2 storey houses) with two new vehicular access points onto Vine Street, a new loop road and associated car parking, landscaping and boundary treatments

Location Land To The West Of Vine Street, Gorton

Applicant Glendale Manchester Ltd, South Court , Sharston Road, Manchester, M22 4BB

Agent

Description

The application site is a vacant piece of land previously owned and used by the railway authorities. Since planning application 048674/FO/CENTL2/95 was approved on the 11th August 1997 for the infilling of the railway cutting with excavated inert material to upper embankment level to provide public open space and the creation of a Landscaped Public Footpath and Bridleway/Cycle Route, the land has become overgrown with self seeded trees and shrubs. The application land is owned by a number of different parties, including private owners and the former British Rail Residuary Body.

The application site is located approximately 4km east of Manchester City Centre and measures 1.693 hectares in size. It is situated in a predominantly residential area of Gorton, with Vine Street being residential in nature with a large area of public open space and has a number of mature street trees located within the footpath. However, there are also industrial/commercial and leisure uses present.

The northern part of the site consists of a tree lined railway embankment that bounds the deep cutting occupied by the main line between Manchester Piccadilly and Glossop. The track runs at a much lower level than the application site with Vine Street forming a bridge over the line and therefore, it cannot be seem from the street level. The eastern part of the site is bounded by Vine Street, which is a residential street characterised by traditional terraced housing. There are further terraced streets leading from Vine Street into the adjacent residential estate. The properties have very small front gardens, with larger yard areas to the rear. To the south of the site is a large area of public open space that is maintained by the City Council. The open space has a small playground and a five-a-side football pitch and is used regularly by local families. The area is becoming untidy and is suffering from vandalism and anti-social behaviour, however it remains a valuable community space. The west of the site is occupied mainly by further residential properties and a small industrial estate, named the Enterprise Trading Estate. The residential properties consist of a mix of semi-detached and terraced buildings that are in differing states of condition and repair. Some of the adjacent properties were previously demolished due to their poor condition and this may also be the case for further houses in this area. The trading estate has 7 units, most of which are occupied by Sapphire Garages and their associated operations.

List No. 5

Planning permission is sought for the erection of 62 dwellinghouses. These would be a mix of semi-detached and detached 2 storey family houses (total 62 units, 2 bed semi - 8 units, 3 bed semi - 42 units, 3 bed detached - 7 units, 2/3 bed detached - 5 units). The application also includes the provision of two new vehicular access points onto Vine Street, and a new loop road around the site. Each house has car parking provided through a driveway or a garage and a comprehensive landscaping scheme and boundary treatment design also forms part of the submission.

PLANNING HISTORY

Planning permission was previously sought under application 082983/FO/2007/N2 for the erection of 25 no. two storey dwellinghouses of a mix of detached and semi detached with two or three bedrooms. The proposal also included a new vehicular access into the site from Vine Street, with 13 of the houses being accessed directly from Vine Street, and the remaining twelve being from the new access road.

The application for planning permission reference 082983/FO/2007/N2 was received on 21st August 2007 and was subsequently refused on 20th November 2007 for the following reasons:

1) The proposal constitutes piece-meal development on an allocated residential site and on a prominent part of a regeneration site, which needs to be developed comprehensively. Piece-meal development will not be conducive to the proper planning and regeneration of the area and, in particular, will result in a disamenity in the area and is therefore not in accordance with policies GO5, H2.2 and H2.7 of the City of Manchester Unitary Development Plan.

2) The proposed development by reason of it's siting, scale and location of the new access road into the site, would result in the loss and/or damage to the existing street trees located within the public footpath along Vine Street, which currently add significant value to the character and visual amenity of the streetscene and their loss or removal will cause undue harm to visual and residential amenity and the overall appearance of the streetscene contrary to Policies DC16, E2.6 and H2.2 of the UDP for the City of Manchester.

This application is now the subject of an appeal, which is being considered through the Public Inquiry process on the 3rd and 4th July 2008.

Consultations

Local Residents / Businesses - 3 letters of representation have been made for this application. The comments made can be summarised as follows:

1) From the plans on the Internet, it appears that the plans haven't changed from the previous application. In relation to parking, the existing parking for the majority of the block of houses from Burstead Street to Wycombe Avenue would be made illegal. It would be an improvement if access was by the railway bridge instead, or at least directly opposite the Wycombe Avenue instead of being a staggered junction.

2) There would be no need for the destruction of the trees if the access was moved, that should be pointed out belong to the general public not the developers of this site. If the access road was put directly opposite the

Wycombe Avenue then there would be 2 extra trees saved. A point made in the planning application is that landscaping would than compensate the loss of trees. All the landscaping takes place with in domestic boundaries, so are at the mercy of the purchasers. A number of local resident have endeavoured to attract wild birds to the area and the loss of the trees on the road would have an alarming impact on the birds. It is bad enough to lose the field, but unnecessary felling of prime trees is excessive.

3) There is not a great need for these houses given the amount of vacant property in the area that could be redeveloped.

4) Having read the police report in the plans, it also appears that no consideration has been to that given either.

5) Somewhere there is mention of Gorton station. If the developers are using that as an asset, then they should arrange for easy access to Gorton station. It would be simple to provide a path straight through to the station.

6) Hygiene is a concern if the development intends to use the existing sewage and rain water systems. It should be noted that the existing systems are inadequate, as at the time of flash downpours we have raw sewage overflow in Vine Street. Unless there are assurances that the system will be upgraded, then permission should be refused on those grounds alone.

7) In the application, there is mention about noise levels from the railway line being low level. It should be known that the noise is not insignificant during the night when the heavy freight trains run very noisy, even to the extent that my houses rumble from them.

8) The application mentions two vehicular access points and a new loop road. Where are these to be please? Why don't you spend some money on the derelict dumps in Godwin and Corrigan Street?

9) While the development is welcomed which can only improve the area, there are concerns that the new proposed entrance road at gordon/vine street may result in parking restrictions on Vine Street. As properties do not have garages or land for parking this could prove to be an issue. Are there any plans or proposals to restrict parking on vine street in any way? If parking was restricted, this could have an impact because of vehicle crime if vehicles had to be parked away from the property. If parking is to be restricted on vine street, perhaps affordable garages could be built within the development for existing residents to rent?

Contaminated Land Section - Historical information relating to this site indicates the possible presence of significant levels of contamination. It is therefore recommended that a condition be attached to any approval in relation to the submission of relevant information.

Chief Executive's Landscape Practice Group - There are initial concerns that the tree survey submitted does not cover the whole application site and should include the current condition and grading of the trees, together with a Tree Constraints Plan and an Arboricultural Method statement. There also appears to be contradictions between the tree report and other submitted drawings. Other required information includes a landscape management report.

List No. 5

An amended Tree Survey and landscape drawings have been submitted, and therefore further comments from the Landscape Architect will be reported to Committee.

Engineering Services - The Head of Engineering Services has been consulted a number of times for this application, due to amendments being made in response to comments made. Comments have been made on the 1st May and the 7th May 2008. The final comments made for this application are as follows. The radii's at this and all junctions to be adopted must be 4.5m, and a road marking scheme will be required which will be a part of the section 38 agreement. All other issues identified within previous comments appear to have been resolved. The developer is reminded that he must contact Engineering Services with regard to the Section 38 agreement, relating to the adoption of the roads with the proposed development.

Environmental Health - Considered the application and request that the following conditions be attached to any approval; including the submission of further noise details in addition to the acoustic report previously submitted by Spectrum Acoustic Consultants.

Environment & Operations (Trees) - The new proposals appear to retain the existing street trees and as such, I would have no objection to the new development. This is subject to certain root protection areas and the submission of a method statement in relation to works near the root protection areas and the protection measures of the existing trees.

An amended Tree Survey and landscape drawings have now been submitted therefore, any further comments will be reported to Committee.

New East Manchester - Confirm that New East Manchester has no principle objection to this application. However, the issue surrounding the removal of trees is something which requires further clarification. There appears to be inconsistencies between the Tree Survey and the plans provided with the application. Despite the clarification needed over the removal of trees, NEM believe that the scheme will result in the comprehensive development of the vacant and unused land between Vine Street and the area of housing off Long Street. We believe this scheme could bring sustainable benefits to the regeneration of Abbey Hey and the Gorton area of East Manchester.

Following the submission of an amended Tree Survey and landscape drawings, NEM has made further comments on the 12th May. It is confirmed that NEM are now happy with the updated tree survey report as it shows that eight out of ten of the street trees are to be retained and there is extensive replanting of trees to be carried out within the proposed development. It is also confirmed that the provision of lower density family housing as proposed in this scheme will support the aims of NEM's Strategic Regeneration Framework. One of its key aims is to increase the amount of family housing in areas such as Gorton, which are dominated by social housing and pre-war terraced housing, much of which consists of small pavement terraces. The scheme proposes a range of medium sized mostly semi-detached properties that will be available for private sale and will help to provide more variety in the local housing stock. It is for these reasons that we will not require any affordable housing to be provided on this site.

Network Rail - There are no objections in principle to the development, however due to its close proximity to the operational railway; we would request that a number of points are taken into account if granting the application. These include drainage issues, the use of cranes and machinery, excavation and earthworks, the security of the railway boundary and the completion of a necessary method statement. It is realised that much of the above does not apply directly to the application but should be taken into consideration as appropriate.

Greater Manchester Police - It is noted that a Crime Impact Statement, CIS, has been submitted with the application and that the plans correspond with those on which the CIS was based. Having looked at the drawings and the site I wish to support the application. However, the side/rear gardens of plots 61 and 62 should include fences to a height of 2100mm high. This is a particularly vulnerable aspect of the development. This fence must be particularly robust. I would hope that a Secured By Design condition be attached should the application be approved.

Greater Manchester Ecology Unit - The following comments have been made:

Badgers - There are records that there may be badgers within the local area. Would therefore recommend that prior to any work commencing on the site, including vegetation clearance or ground clearance works, that a survey for badgers be conducted. If badgers are found to be using the site or areas close to the site, and are likely to be disturbed by the proposed development, a method statement must be prepared giving details of how any possible disturbance to badgers is to be mitigated. Once approved, this method statement must be implemented in full. Works likely to affect badgers will need to be licensed by Natural England.

Nesting birds - Habitats present on the site have the potential to support nesting birds. It is an offence under the terms of the Wildlife and Countryside Act 1981 to disturb nesting birds. I would therefore recommend that no vegetation clearance required by the scheme be undertaken during the optimum period for bird nesting (March to July inclusive) unless nesting birds have been shown to be absent.

Japanese knotweed - It is an offence under the terms of the Wildlife and Countryside Act 1981 to cause the spread of Japanese Knotweed. This invasive plant has been found on the application site and the development has the potential to spread it. I would therefore recommend that a method statement be prepared giving details of measures to be taken to control Japanese Knotweed during the course of the development. Once agreed this method statement must be implemented in full.

Environment Agency - Any comments will be reported to Committee.

Issues

Local Policies

Unitary Development Plan for the City of Manchester

The site lies within a residential area of Gorton North. North and South Gorton comprise distinctive, well established communities bordering on the City's

boundaries with Tameside and Stockport. Within the predominantly residential areas are pockets of longstanding industry which, although they provide much needed facilities, can sometimes cause considerable disamenity for local people. Gorton has a relatively high level of open space and some facilities, such as the playing fields and parks, attract users from outside the area. Within the densely built housing areas, an attractive environment and useful leisure space is sometimes lacking. The application site is covered by area policies GO1 and land use allocation policy GO5.

Policy GO1 states that in deciding its attitudes to proposals within North and South Gorton, the Council will have regard to the general policies within Part 1 of the Plan in order to:- a) improve the quality and range of the local housing stock to meet the needs of the community; b) improve the quality of the local environment; d) improve the quality and promote the use of open spaces and recreational facilities for leisure use; and f) provide an efficient transport system, improving access to job opportunities, shopping and leisure facilities and open space.

The application site is an area of land that has a land use allocation in the adopted Unitary Development Plan (UDP) for the City of Manchester. The land is allocated for residential purposes and is covered by Policy GO5. The policy states that certain sites are allocated for new residential development, including b) Vine Street; as these sites will contribute to the regeneration of Gorton North and South and the Plan's overall housing land availability.

When dealing with applications of this nature, regard is given to Development Control Policies No. 7 " New Housing Development" and No. 16 "Street Landscapes". Policy DC7 states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. Policy DC16 can be applied here as this requires the retention of existing trees and the provision of tree planting along the public frontages of sites.

Further housing policies include H1.2, H2.1, H2.2 and H2.7. Policy H1.2 states that the City Council will ensure that the housing stock contains a wide range of housing types to meet the needs of people who want to live in Manchester. The above should include accommodation designed for disabled people. The City Council also encourages environmental improvements to make residential areas safer and more attractive though Policy H2.1. Policy H2.2 is also relevant and states that the Council will not allow development, which will have an unacceptable impact on residential areas. The matters that the Council will consider will include the scale and appearance of the development and it's impact in terms of noise, vibration, traffic generation, road safety and air pollution. Finally, H2.7 outlines how new housing schemes will be expected to be of a high standard of design and to make a positive contribution towards improving the City's environment. Areas of incidental space should not be formed unless arrangements are made for their proper and enduring maintenance.

There are also further Environmental and Transport Policies that are relevant in this case. The Environmental Policies include E1.5, E1.6, E2.4, E2.6 and E3.5. With regards to the City Council's aim to ensure sustainability within developments, Policy E1.5 outlines that the Council will contribute towards energy conservation by ensuring that new development is located where it can be easily served by public transport and by encouraging high standards of

energy efficiency. Policy E1.6 relates to the materials used for developments and outlines how the Council will require that building materials used are environmentally friendly wherever it is possible. Policy E2.4 states that the Council will ensure that the effects upon wildlife are taken fully into account when considering development proposals. Most importantly for this application, Policy E2.6 outlines that the Council will prevent wherever possible the loss of existing trees and will encourage the extensive use of broadleaved trees in planting schemes to improve the appearance of built up areas.

Finally, Policy E3.5 explains that the Council will promote measures, which will lead to a safer environment for all people living in and using the City. These measures will include:-
a) ensuring that the layout of new development is designed with safety in mind and does not lead to the creation of isolated areas;
b) designing landscaping schemes so as to minimise the risk of attack;
c) that community facilities are located where they are easy and safe to get to;
d) providing safe places for children to play;
e) improving road safety.

Transport policies T2.4 and T3.1 can also be applied to this proposal. Policy T2.4 states that the City Council will expect developments to make adequate provision for their car parking requirements. In deciding whether the level of car parking associated with any development is acceptable, the Council will have regard to the environmental capacity of the site both in terms of the physical appearance of the car parking and its effect on neighbouring activities and also the ability of the local road network to accommodate the traffic generated by the proposed development. Policy T3.1 states that the Council will ensure that the particular needs of both pedestrians and cyclists are catered for in new development schemes.

Supplementary Guidance

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was formally adopted in April 2007, and is therefore relevant in this case. Planning Policy Statement 3 'Housing' states that to facilitate efficient delivery of high quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines, detailed masterplans, village design statements, site briefs and community participation techniques.

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines and appropriate elevational detailing and strong design particularly to corner plots.

List No. 5

National Policies and Guidance

Relevant national guidance can be found in Planning Policy Statement 1 'Delivering Sustainable Development' (February 2005) and PPS3 'Housing' (November 2006).

PPS1 sets out the overarching planning policies on the delivery of sustainable development and the general principles of the planning system. PPS1 encourages the promotion of urban and rural 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. In addition to this, Planning Policy Statement 1 clearly outlines the importance of creating sustainable communities. In relation to design, it states that good design ensures attractive usable, durable and adaptable places and is a key element to achieving sustainable development. 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.

PPS3 'Housing' provides guidance on the creation of new housing in order to create attractive, safe and high quality development. The guidance also emphasises that the majority of new housing should be located on brownfield land and should be located in sustainable locations. This guidance is a material consideration when assessing proposal for residential schemes and states that new housing development should not be viewed in isolation. Consideration of design and layout must be informed by context, having regard to immediate neighbours and the wider locality. Good design is fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities. Reflecting policy in PPS1, good design should contribute positively to making places better for people. 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. Matters to consider when assessing design quality include the extent to which the proposed development:

* Provides, or enables good access to, community and green and open amenity and recreational space (including play space) as well as private outdoor space such as residential gardens, patios and balconies.

* Is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.

* Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.

Regional Planning Guidance

In terms of regional policy, the Draft North West Plan (The Regional Spatial Strategy was submitted to Government on 30th January 2006, published for public consultation on 20th March 2006 and closed on 12 June 2006. The Examination in Public commenced in October and the final plan is expected to be published towards the end of 2008. This plan (RSS) will replace Regional Planning Guidance for the North West (RPG 13). The RSS contains many of the themes contained in RPG13 in terms of urban regeneration and the use of previously developed land. The key theme underpinning RSS however is

sustainable development. The strategy to achieve this sustainable environment involves an integrated and long-term approach to ensure that progress is made in pursuit of all the economic, social and environmental objectives. The overriding aim of the RPG is to promote sustainable patterns of development and the approach towards housing emphasises better quality in housing stock and residential environments.

Policy DP1 encourages both the economic use of land and the development of brownfield land. Policy DP3 states that new development must demonstrate good design quality and respect for its setting. Policy UR1 identifies the sustainable regeneration of the region's urban areas as a clear priority. Emphasis is place on the reuse of derelict land and buildings, the balanced distribution of good quality dwellings and access to employment and community facilities.

Principle - It is considered that the redevelopment of this vacant area of land for residential use is acceptable in principle and in line with the land use allocation. However, the loss of open ground and trees/shrubs from within the site, and the impact of the development on the character of the area and the surrounding residential properties should be assessed.

Major Development - The proposal has been advertised as a Major Development by virtue of the number of units and the size of the proposed application site.

Environmental Impact Assessment - This planning application has been subject to a Screening Opinion for an Environmental Assessment. The Screening Opinion considers that given the previously developed nature of the site, and the replacement with residential uses, together with the fact that the applicant has submitted a desk top study of the contaminated land and landfill gas in the area, an ecological study, a bat survey, an arboricultural survey and traffic impact assessment, together with comprehensive plans and elevations of the proposal and a design statement, the application can be properly considered during the planning application process and the proposals would not have an undue impact on the residential amenities of adjoining occupiers. In the light of guidance contained within Circular 2/99, it is therefore considered that an Environmental Assessment is not required in this instance.

Land Use Allocation and Previous Refusal - As outlined above, this application is located on a piece of land to the south of the railway that is covered by a land use allocation in the Unitary Development Plan. Policy GO5 states that this site is allocated for new residential development in order to contribute to the regeneration of Gorton North and South and the Plan's overall housing land availability. The previous application (082983/FO/2007/N2) on part of this site was refused on the basis that the proposal constituted piece-meal development on an allocated residential site and on a prominent part of a regeneration site which needs to be developed comprehensively, and that the proposal by reason of it's siting, scale and location of the new access road into the site, would have resulted in the loss and/or damage to the existing street trees located within the public footpath along Vine Street. Therefore, the scheme was considered to be unacceptable and contrary to UDP Policy. In comparison, this application covers the whole area of allocated land and due to the larger site and position of the houses, the street trees along Vine Street can be retained. These issues will now be covered in more detail below.

Siting and Layout - The applicant has incorporated the principles of the Development Guide by ensuring that all units have their principle frontage to the street and car parking within the dwelling curtilage. The proposal reflects a traditional form of development influenced by the character of the surrounding urban area. The layout adopts a traditional permeable street pattern, symbolic of many suburban areas, and also incorporates more contemporary influences in the form of medium density development set around the existing road pattern and connecting existing residential estates. In addition and in accordance with The Guide to Development in Manchester, the proposal is orientated to face the key frontages of Vine Street in order to help integrate it into the existing urban fabric. The high quality street trees within the footpath have determined the siting of the properties facing onto Vine Street, and these have been positioned slightly back from the road to ensure there is no damage to these trees. The properties proposed are to be built with a front garden to provide defensible space from the highway. This is considered to be in line with modern day visibility splays, good urban design principles and the streetscape. All the new properties have off-street parking/ driveways which other houses in the area do not have, and the rear gardens are larger in size than the rear yards / amenity space that the existing houses have in the area. Therefore, it is not considered to be overdevelopment of the site and the siting is considered to be acceptable in this instance.

Density and Scale - The surrounding area is characterised predominantly by two storey residential properties in terraces or semi-detached properties, with some commercial uses close to the site. The level of built form to landscaped areas provides a medium density that is in keeping with the layout and density of the vicinity and all the new dwellings will be only two storeys in height. It is felt that the application has secured an appropriate scale and massing to development in relation to the surrounding area. Therefore, the Head of Planning considers this development acceptable in relation to density and massing.

Design and Appearance - This proposal includes the creation of good quality residential accommodation that will improve the appearance of the site and the area. The proposed buildings have a traditional design that utilises the positive features of the site and surrounding properties. The buildings have been designed as two storey dwellings to be sympathetic to the existing buildings and address the main corners with building frontages and elevational interest. The materials again will be traditional and in keeping with those existing in the area, mainly red brick and grey tiles. All of the houses have habitable room windows overlooking the street to increase visual surveillance and to be in line with the City Council's Guide to Development. The houses will be surrounded with quality boundary treatments including brick walls and timber fencing to create a suburban appearance. The design will create a general improvement to the overall appearance within this area and it is now considered that this development will create a positive feature within the Vine Street area. Therefore, the Head of Planning considers the design and external appearance of this development to be acceptable.

Trees and Landscaping - It is acknowledged that the proposal for redeveloping this site does include the removal of a high proportion of the existing trees and vegetation on this vacant piece of land within the application site. However, the trees located within the site are of low amenity value and unlike the previously refused application, this proposal includes the retention of all of the existing

mature street trees located within the footpath to the front of the site along Vine Street, which are considered of high amenity value by both local residents and the City Council. Concerns have been raised that the proposal involves the removal of some of the street trees, however it can be confirmed that all of the street trees that currently exist on Vine Street will be protected and retained. These street trees have been in place for a long period of time and have grown to maturity. Therefore, it is very important that these trees are retained and protected accordingly.

In relation to the loss of trees and shrubs within the site, it is the intention of the developer to provide a comprehensive landscaping scheme for the site including the planting of 69 new heavy standard trees and 23 conifers around the site. This is significantly more than the 110% net gain of tree planting as recommended within the City Council's Greening Strategy. The existing trees that are to be retained, would be robustly protected by a condition stating BS5837 'Trees in relation to Construction'. A Method Statement has also been requested that details how works will be carried out within the Root Protection Zones of these trees, mainly the provision of driveways. Further conditions would also be included in any approval, relating to landscaping, works to trees and the protection of nesting birds. Therefore, the Head of Planning considers that the retention of existing trees and the comprehensive landscaping for this development is acceptable.

Car Parking & Highways - Policy T2.4 states that the City Council will expect developments to make adequate provision for their parking requirements and particular consideration should be given to the ability of the local road network to accommodate the traffic generated by the proposed development. With 100% parking being provided for all of the new residential units, through either garages or driveways, it is considered that this development has adequate and satisfactory car parking provision. It is acknowledged that the provision of 62 new dwellinghouses will create additional vehicular traffic within the area, however a Transport Assessment has been submitted with the application and the Head of Engineering Services is happy with the highways layout within the scheme. Concerns have been raised by local residents that the new development will result in traffic restrictions being put in place along Vine Street, where existing residents park their cars. However, there is no indication from the Head of Engineering that this will be necessary as this is a residential area with no major routes involved. Traffic calming measures have also recently been introduced along Vine Street to reduce the speed of vehicles travelling in the immediate area, thus making the new access points, the new driveways and the road generally safer. Therefore, it is not considered that the proposed development would be detrimental to the levels of pedestrian and highway safety currently enjoyed in the vicinity of the site.

Disabled Access - This development achieves a good level of accessibility to the residential family houses. As shown in the design and access statement provided by the applicant, one of the house types to be used across the development is fully accessible within the accommodation via a level access. For the remaining houses, there is level access into all entrances, adequate car parking, and have adequately sized toilets, bedrooms, bathrooms, kitchens and passageways to be built to Part M of the Building Regulations. Therefore, the Head of Planning is satisfied that this development will be available and accessible to all.

List No. 5

Affordability - 'Providing for Housing Choice' is the relevant City Council document in relation to the delivery of affordable housing. Within this document, Paragraph 5.56 of "Providing for Housing Choice" provides a list of exceptions for the provision of affordable housing under the Policy where material considerations indicate that this would be appropriate. This proposal meets a number of exceptions listed at paragraph 5.56, in that there is already a very high level of affordable housing in the immediate area, there is a high proportion of socially rented housing and low house prices in the immediate area, and the inclusion of affordable housing would prejudice the achievement of other important regeneration objectives included in the local Strategic Regeneration Framework.

The development of the site for housing contributes to the regeneration objectives in the East Manchester Regeneration Framework by increasing the amount of family housing in this area of Gorton, which is dominated by social housing and pre-war terraced housing, much of which consists of small pavement terraces. The scheme proposes a range of medium sized detached and semi-detached properties that will be available for private sale and will help to provide more variety in the local housing stock. The value of properties in this particular area is already low in comparison to other areas of the City and therefore, this development would assist to improve this situation and provide a different type of property for the local people to move into.

The affordability statement submitted by the developer states that Gladedale utilises a range of house types, which have been specifically designed with affordability in mind. Each house type has been scrutinised to ensure the best range of accommodation for the lowest cost resulting in a high quality product at an affordable price. Therefore, it is for these reasons that it has been agreed by Planning, Housing and New East Manchester that the scheme proposed is appropriate in its current form.

Sustainability - It should be acknowledged that the applicants are mindful of the provision of sustainable accommodation and that a Code for Sustainable Homes pre-assessment report has been submitted along with the application. However, the submitted sustainability report states that on initial assessment the development will only achieve a Level 1 rating of the Code. It is considered that as this is a new development, it will be possible to achieve a Level 3 as required by the Guide to Development in Manchester and therefore, a condition has been included to ensure that a Level 3 rating is achieved and the work is carried out. The provision of sustainable developments is very important and it is recognised that the applicants are mindful to achieve this rating.

Secured by Design - The applicants have provided a Crime Impact Statement completed by Greater Manchester Police, which confirms that crime prevention measures will be incorporated into the design, and the design will have full regard to the principles of Secure by Design. The police have now confirmed that the scheme will achieve the Secured by Design accreditation and a condition has been included to ensure this is achieved.

Flood Risk Assessment - PPS25 sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of high risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible,

reducing flood risk overall. This site is not located within a flood zone area, however, it is now required for all developments on sites over 1 hectare in size to include a Flood Risk Assessment as part of the planning application. Annex F of PPS25 relates to Managing Surface Water and it highlights that the effective disposal of surface water from development is a material planning consideration in determining proposals for the development and use of land and as such a flood risk assessment must be submitted to show how surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account. Based on the above, the applicant's instructed Bett Associates to complete a flood risk assessment for this site and the Environment Agency are currently assessing this. This consultation may result in the inclusion of further conditions to request final details in relation to levels of run off and potential drainage methods, which would be included in any approval granted.

Noise - An acoustic and vibration report completed by Spectrum Acoustic Consultants has been submitted along with the planning application, due to the application site being located adjacent to a railway line. The Head of Regulatory and Enforcement Services has assessed this report and there is no objection to the provision of residential accommodation in this location next to the railway. However, advice has been given that further information is required as to how the proposed glazing specification will meet the noise criteria for trains passing in the night. Therefore, a condition has been included for this additional information to be submitted prior to the commencement of the development on site.

Residential Amenity - It is acknowledged that there are residential properties directly surrounding the application site and there would be a significant increase in the amount of development on the site compared to the existing vacant land. Concerns had been raised about the loss of the street trees along Vine Street and the impact of additional cars in the area, have already been covered above. As the development includes the provision of two storey houses, it is not considered that there would not be any reduction in the light currently received by existing properties. As this is a residential proposal, there should not be a significant increase in the noise generated from the site and the general activity should be limited to residents leaving and returning the accommodation. Therefore, the Head of Planning does not consider that this proposal will have a detrimental impact on the residential amenity currently enjoyed by the surrounding occupants. A significant number of conditions would be included in any approval that would protect the amenity of the surrounding residents.

Legal Agreement - The applicants have agreed to enter into a legal agreement relating to a financial contribution towards the general upgrading of the public open space located to the south of the application site. This is in addition to the large gardens provided within the development for the new occupants and a comprehensive landscaping scheme including significant number of new trees within 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 MINDED TO APPROVE

(Subject to the applicant entering into a Legal Agreement relating to a financial contribution towards the upgrading of the public open space area adjacent to the application site and for improving and maintaining the general environment, public realm and highways, and the final approval of a detailed Flood Risk Assessment under the requirements of PPG25 by the Environment Agency)

On the basis that the proposal is in accord with the City Council's Unitary Development Plan (in particular Policies GO1, GO5, DC7, DC16, H1.2, H2.1, H2.2, H2.7, E1.5, E1.6, E2.4, E2.6, E3.5, T2.4 and T3.1) and with other material considerations of material weight (in particular the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Planning Policy Statement 1 (PPS1), Planning Policy Statement 3 (PPS3), and the Regional Spatial Strategy for the North West, in particular policies DP1, DP3 and UR1) and there are no material considerations of sufficient weight to indicate otherwise, in that the development would provide high quality affordable accommodation at this site, the scheme is a good quality design that does not harm the character of the area, there would not be any significant impacts on the residential amenities of adjoining occupiers; and generally the proposal would provide a good quality affordable development within the area to the benefit of continuing regeneration of the locality.

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:

List No. 5

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies GO1, GO5, DC7, DC16, H1.2, H2.1, H2.2, H2.7, E1.5, E1.6, E2.4, E2.6, E3.5, T2.4 and T3.1 of the Manchester Unitary Development Plan, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Planning Policy Statement 1 (PPS1), Planning Policy Statement 3 (PPS3), and the Regional Spatial Strategy for the North West, in particular policies DP1, DP3 and UR1.

3) 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. Pursuant to policies GO1, GO5, H1.2, H2.1, H2.2, H2.7, E1.6, and E3.5 of the Manchester Unitary Development Plan and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance and Planning Policy Statement 1 (PPS1).

4) Notwithstanding the submitted landscape drawings, due to amendments in the approved site layout 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 policies GO1, GO5, DC16, H1.2, H2.1, H2.2, H2.7 and E2.6 of the Manchester Unitary Development Plan, and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

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

(a) No retained tree 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 E2.4 and E2.6 of the Unitary Development Plan for the City of Manchester.

6) All tree work carried out during the construction of the development hereby approved should be carried out 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, pursuant to Policies E2.6 of the adopted UDP for the City of Manchester.

7) Prior to the commencement of the development hereby approved, a Tree Protection Plan and Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. This should include correctly calculated construction exclusion zones, proposals for protection barriers and ground protection measures, engineering construction details where foundations, driveways and paving fall within the root protection areas of the retained trees, and details of any necessary tree surgery to facilitate construction operations. The development shall then be constructed in full accordance with the approved details, unless otherwise agreed in writing with 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, pursuant to Policies E2.6 of the adopted UDP for the City of Manchester.

8) Notwithstanding the submitted Code for Sustainable Homes pre-assessment, the development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 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 SPD and Planning Policy Statement 1.

9) Notwithstanding the approved elevational drawings, before the development hereby permitted is commenced a scheme showing the provision to be made for disabled people to gain access to the new dwellinghouses and including route widths, levels and gradients, shall have been submitted to and approved by the City Council as local planning authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester Policies H1.2, H2.2 and H2.7 and shall be retained and operational for so long as the building is in use.

10) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment the Desk Study) 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).

The Desk Study shall be prepared by a suitably qualified person whose competence to carry out the Desk Study has been approved in writing by the City Council as local planning authority (an "Expert").

In the event of the Preliminary Risk Assessment Desk Study 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 Scheme) 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 Scheme shall be carried out, by an Expert before development commences and the Expert shall prepare 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 Site Investigation Report 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, an Expert has prepared a report outlining what measures, if any, are required to remediate the land (the Revised Remediation StrategySite Investigation Report) which shall be 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 StrategySite Investigation Report, which shall take precedence over any

List No. 5

Remediation Strategy Site Investigation Report or earlier Revised Remediation Strategy Investigation Report.

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 and E3.5 of the Unitary Development Plan for the City of Manchester.

11) The development shall not be occupied unless accreditation, confirming achievement of the Secured by Design standards in respect of the development has been issued by Greater Manchester Police, unless otherwise agreed in writing by City Council as local planning authority.

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".

12) Notwithstanding the submitted acoustic report by Spectrum Acoustic Consultants, before the development commences a scheme for acoustically insulating the residential accommodation against noise from rail traffic and local commercial properties, shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Reason - To secure a reduction in noise from the adjacent railway and nearby commercial properties in order to protect future residents from noise nuisance, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

13) 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 H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.

14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no garage shall be used for any purpose which would preclude its use for the parking or a motor vehicle and no development shall be undertaken that would preclude vehicular access to the garage.

Reason - The loss of garage parking space could result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety in order to comply with policies H2.2 and T2.4 of the Unitary Development Plan for the City of Manchester.

15) Notwithstanding the provisions of Article 3 of, and Class A of Part 1 of Schedule 2 to, the Town and Country (General Permitted Development) Order 1995, the garage accommodation hereby approved, as part of this development shall not be converted into living accommodation without the express written permission of the City Council as local planning authority.

Reason

The loss of garage parking space would result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety, pursuant to Policies H2.1, H2.2 and H2.7 of the adopted UDP for the City of Manchester.

16) A minimum 2.0m x 2.0m pedestrian visibility splay must be maintained at all the vehicular access points around the site and to the new dwellings hereby approved.

Reason - In the interests of vehicle and pedestrian safety in and around the development, pursuant to Policies H2.2, E3.5 and T3.1 of the Unitary Development Plan for the City of Manchester.

17) No development shall commence on site, including site clearance, until survey for badgers has been submitted to and approved by the City Council in writing. Such a survey should be undertaken at an appropriate time of year and by a suitably experienced person, the identify of whom has been previously agreed in writing by the City Council. If badgers are found to be using the site or areas close to the site, and are likely to be disturbed by the proposed development, a method statement must be prepared giving details of how any possible disturbance to badgers is to be mitigated. Once approved, this method statement must be implemented in full. Works likely to affect badgers will need to be licensed by Natural England.

Reason

To protect any species that the site may support, which are protected by the Wildlife and Countryside Act 1981, and pursuant to Policy E2.4 in the Unitary Development Plan for the City of Manchester.

18) Prior to the commencement of any development, full details of a scheme for the management, destruction and/or disposal of Japanese Knotweed, to be carried out by the developer, shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority for approval in order to ensure that the agreed scheme is still applicable.

Reason

To prevent the spread of Japanese knotweed and to protect the existing and proposed planting for the site, pursuant to Policies E1.6, E2.4, E2.6, E3.1 and E3.5 of the adopted UDP for the City of Manchester.

19) No clearance of vegetation or trees from the site should be carried out in the bird nesting season (March to July inclusive). If clearance during the nesting season is unavoidable then a survey for nesting birds must be undertaken prior to work commencing and submitted to and approved in writing by the City Council as local planning authority. If nesting birds are found by the survey and

are likely to be disturbed by clearance works then clearance should be delayed until after the young have fledged.

Reason

The site supports habitats suitable for use by nesting birds, which are protected by the Wildlife and Countryside Act 1981, and pursuant to Policy E2.4 in the Unitary Development Plan for the City of Manchester.

20) The details of an emergency telephone contact number for the site contractor and developer shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

21) 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.

22) No development hereby approved shall take place until details of the connection of the new access road to Gathurst Street and the proposed timescales for connection have been submitted to and approved in writing by the City Council as local planning authority. The development shall not be occupied until the works have been constructed in accordance with the approved details.

Reason - In the interests of vehicle and pedestrian safety in and around the development, pursuant to Policies H2.2, E3.5 and T3.1 of the Unitary Development Plan for the City of Manchester.

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: 085653/FO/2008/N2 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:

Contaminated Land Section
Chief Executive's Landscape Practice Group
Engineering Services
Head Of Valuation & Property Services
Environmental Health

List No. 5

Manchester Leisure
Environment & Operations (Trees)
Environment & Operations (Refuse & Sustainability)
New East Manchester
Network Rail
Greater Manchester Police
Greater Manchester Ecology Unit
Environment & Operations (Refuse & Sustainability)
Environment Agency
Mohammed News, 127 Vine Street, Manchester, M18 8SR
219 Lees Street, Manchester, M18 8GA
1 Gidlow Street, Manchester, M18 8GE
10 Gidlow Street, Manchester, M18 8GE
11 Gidlow Street, Manchester, M18 8GE
12 Gidlow Street, Manchester, M18 8GE
14 Gidlow Street, Manchester, M18 8GE
16 Gidlow Street, Manchester, M18 8GE
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6 Gidlow Street, Manchester, M18 8GE
7 Gidlow Street, Manchester, M18 8GE
8 Gidlow Street, Manchester, M18 8GE
9 Gidlow Street, Manchester, M18 8GE
1 Rumbold Street, Manchester, M18 8GF
10 Rumbold Street, Manchester, M18 8GF
11 Rumbold Street, Manchester, M18 8GF
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9 Rumbold Street, Manchester, M18 8GF
2 Freshwater Street, Manchester, M18 8GH
4 Freshwater Street, Manchester, M18 8GH
6 Freshwater Street, Manchester, M18 8GH
8 Freshwater Street, Manchester, M18 8GH
1 Compstall Grove, Manchester, M18 8GL
2 Compstall Grove, Manchester, M18 8GL
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15 Gathurst Street, Manchester, M18 8GR
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List No. 5

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List No. 5

10 Field Street, Manchester, M18 8GT
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List No. 5

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143 Lees Street, Manchester, M18 8QL
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147 Lees Street, Manchester, M18 8QL
149 Lees Street, Manchester, M18 8QL
151 Lees Street, Manchester, M18 8QL
The Garibaldi, 161 Lees Street, Manchester, M18 8QL
188 Lees Street, Manchester, M18 8QN
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192 Lees Street, Manchester, M18 8QN
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222 Lees Street, Manchester, M18 8QN
1 Annable Road, Manchester, M18 8QR
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List No. 5

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15 Corrigan Street, Manchester, M18 8QS
16 Corrigan Street, Manchester, M18 8QS
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46 Corrigan Street, Manchester, M18 8QS
30 Long Street, Manchester, M18 8QT
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42 Long Street, Manchester, M18 8QT
44 Long Street, Manchester, M18 8QT
46 Long Street, Manchester, M18 8QT
48 Long Street, Manchester, M18 8QT
10 Sandown Street, Manchester, M18 8SA
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List No. 5

20 Sandown Street, Manchester, M18 8SA
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47 Sandown Street, Manchester, M18 8SB
5 Sandown Street, Manchester, M18 8SB
7 Sandown Street, Manchester, M18 8SB
9 Sandown Street, Manchester, M18 8SB
10 Madison Street, Manchester, M18 8SD
12 Madison Street, Manchester, M18 8SD
14 Madison Street, Manchester, M18 8SD
16 Madison Street, Manchester, M18 8SD
18 Madison Street, Manchester, M18 8SD
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36 Madison Street, Manchester, M18 8SD

List No. 5

4 Madison Street, Manchester, M18 8SD
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43 Madison Street, Manchester, M18 8SE
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49 Madison Street, Manchester, M18 8SE
5 Madison Street, Manchester, M18 8SE
51 Madison Street, Manchester, M18 8SE
7 Madison Street, Manchester, M18 8SE
9 Madison Street, Manchester, M18 8SE
10 Kenyon Street, Manchester, M18 8SF
12 Kenyon Street, Manchester, M18 8SF
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42 Kenyon Street, Manchester, M18 8SF
6 Kenyon Street, Manchester, M18 8SF

List No. 5

8 Kenyon Street, Manchester, M18 8SF
141 Vine Street, Manchester, M18 8SG
143 Vine Street, Manchester, M18 8SG
145 Vine Street, Manchester, M18 8SG
147 Vine Street, Manchester, M18 8SG
149 Vine Street, Manchester, M18 8SG
151 Vine Street, Manchester, M18 8SG
153 Vine Street, Manchester, M18 8SG
155 Vine Street, Manchester, M18 8SG
157 Vine Street, Manchester, M18 8SG
159 Vine Street, Manchester, M18 8SG
161 Vine Street, Manchester, M18 8SG
163 Vine Street, Manchester, M18 8SG
165 Vine Street, Manchester, M18 8SG
167 Vine Street, Manchester, M18 8SG
169 Vine Street, Manchester, M18 8SG
171 Vine Street, Manchester, M18 8SG
1 Kenyon Street, Manchester, M18 8SH
11 Kenyon Street, Manchester, M18 8SH
13 Kenyon Street, Manchester, M18 8SH
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5 Kenyon Street, Manchester, M18 8SH
7 Kenyon Street, Manchester, M18 8SH
9 Kenyon Street, Manchester, M18 8SH
17 Gordon Street, Manchester, M18 8SL
18 Gordon Street, Manchester, M18 8SL
19 Gordon Street, Manchester, M18 8SL
20 Gordon Street, Manchester, M18 8SL
21 Gordon Street, Manchester, M18 8SL
22 Gordon Street, Manchester, M18 8SL
23 Gordon Street, Manchester, M18 8SL
24 Gordon Street, Manchester, M18 8SL
26 Gordon Street, Manchester, M18 8SL
14 Walter Street, Manchester, M18 8SN
16 Walter Street, Manchester, M18 8SN
18 Walter Street, Manchester, M18 8SN
20 Walter Street, Manchester, M18 8SN
22 Walter Street, Manchester, M18 8SN
10 Claymore Street, Manchester, M18 8SP
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2 Claymore Street, Manchester, M18 8SP
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22 Claymore Street, Manchester, M18 8SP
4 Claymore Street, Manchester, M18 8SP
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8 Claymore Street, Manchester, M18 8SP

List No. 5

1 Claymore Street, Manchester, M18 8SQ
11 Claymore Street, Manchester, M18 8SQ
3 Claymore Street, Manchester, M18 8SQ
5 Claymore Street, Manchester, M18 8SQ
7 Claymore Street, Manchester, M18 8SQ
9 Claymore Street, Manchester, M18 8SQ
101 Vine Street, Manchester, M18 8SR
103 Vine Street, Manchester, M18 8SR
105 Vine Street, Manchester, M18 8SR
107 Vine Street, Manchester, M18 8SR
109 Vine Street, Manchester, M18 8SR
111 Vine Street, Manchester, M18 8SR
113 Vine Street, Manchester, M18 8SR
115 Vine Street, Manchester, M18 8SR
117 Vine Street, Manchester, M18 8SR
119 Vine Street, Manchester, M18 8SR
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123 Vine Street, Manchester, M18 8SR
125 Vine Street, Manchester, M18 8SR
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131 Vine Street, Manchester, M18 8SR
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135 Vine Street, Manchester, M18 8SR
137 Vine Street, Manchester, M18 8SR
139 Vine Street, Manchester, M18 8SR
83 Vine Street, Manchester, M18 8SR
85 Vine Street, Manchester, M18 8SR
87 Vine Street, Manchester, M18 8SR
89 Vine Street, Manchester, M18 8SR
91 Vine Street, Manchester, M18 8SR
93 Vine Street, Manchester, M18 8SR
95 Vine Street, Manchester, M18 8SR
Flat 1, 97 Vine Street, Manchester, M18 8SR
99 Vine Street, Manchester, M18 8SR
1 Wycombe Avenue, Manchester, M18 8SS
10 Wycombe Avenue, Manchester, M18 8SS
11 Wycombe Avenue, Manchester, M18 8SS
12 Wycombe Avenue, Manchester, M18 8SS
13 Wycombe Avenue, Manchester, M18 8SS
14 Wycombe Avenue, Manchester, M18 8SS
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6 Wycombe Avenue, Manchester, M18 8SS
7 Wycombe Avenue, Manchester, M18 8SS
8 Wycombe Avenue, Manchester, M18 8SS
9 Wycombe Avenue, Manchester, M18 8SS
1 Burstead Street, Manchester, M18 8ST
10 Burstead Street, Manchester, M18 8ST
11 Burstead Street, Manchester, M18 8ST
12 Burstead Street, Manchester, M18 8ST
13 Burstead Street, Manchester, M18 8ST

List No. 5

14 Burstead Street, Manchester, M18 8ST
15 Burstead Street, Manchester, M18 8ST
2 Burstead Street, Manchester, M18 8ST
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6 Burstead Street, Manchester, M18 8ST
7 Burstead Street, Manchester, M18 8ST
8 Burstead Street, Manchester, M18 8ST
9 Burstead Street, Manchester, M18 8ST
361 Abbey Hey Lane, Manchester, M18 8RB
363 Abbey Hey Lane, Manchester, M18 8RB
365 Abbey Hey Lane, Manchester, M18 8RB
367 Abbey Hey Lane, Manchester, M18 8RB
369 Abbey Hey Lane, Manchester, M18 8RB
371 Abbey Hey Lane, Manchester, M18 8RB
373 Abbey Hey Lane, Manchester, M18 8RB
399 Abbey Hey Lane, Manchester, M18 8RB
407 Abbey Hey Lane, Manchester, M18 8RB
423 Abbey Hey Lane, Manchester, M18 8RB
425 Abbey Hey Lane, Manchester, M18 8RB
427 Abbey Hey Lane, Manchester, M18 8RB
429 Abbey Hey Lane, Manchester, M18 8RB
306 Abbey Hey Lane, Manchester, M18 8RP
308 Abbey Hey Lane, Manchester, M18 8RP
310 Abbey Hey Lane, Manchester, M18 8RP
312 Abbey Hey Lane, Manchester, M18 8RP
314 Abbey Hey Lane, Manchester, M18 8RP
316 Abbey Hey Lane, Manchester, M18 8RP
318 Abbey Hey Lane, Manchester, M18 8RP
320 Abbey Hey Lane, Manchester, M18 8RP
322 Abbey Hey Lane, Manchester, M18 8RP
324 Abbey Hey Lane, Manchester, M18 8RP
326 Abbey Hey Lane, Manchester, M18 8RP
328 Abbey Hey Lane, Manchester, M18 8RP
330 Abbey Hey Lane, Manchester, M18 8RP
332 Abbey Hey Lane, Manchester, M18 8RP
334 Abbey Hey Lane, Manchester, M18 8RP
336 Abbey Hey Lane, Manchester, M18 8RP
338 Abbey Hey Lane, Manchester, M18 8RP
340 Abbey Hey Lane, Manchester, M18 8RP
342 Abbey Hey Lane, Manchester, M18 8RP
344 Abbey Hey Lane, Manchester, M18 8RP
346 Abbey Hey Lane, Manchester, M18 8RP
348 Abbey Hey Lane, Manchester, M18 8RP
197 Lees Street, Manchester, M18 8GA
199 Lees Street, Manchester, M18 8GA
201 Lees Street, Manchester, M18 8GA
203 Lees Street, Manchester, M18 8GA
205 Lees Street, Manchester, M18 8GA
1 Ernocroft Grove, Manchester, M18 8GB
2 Ernocroft Grove, Manchester, M18 8GB
3 Ernocroft Grove, Manchester, M18 8GB
4 Ernocroft Grove, Manchester, M18 8GB
5 Ernocroft Grove, Manchester, M18 8GB

List No. 5

6 Ernocroft Grove, Manchester, M18 8GB
2 Long Street, Manchester, M18 8QW
4 Long Street, Manchester, M18 8QW
6 Long Street, Manchester, M18 8QW
8 Long Street, Manchester, M18 8QW
10 Long Street, Manchester, M18 8QW
12 Long Street, Manchester, M18 8QW
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22 Long Street, Manchester, M18 8QW
24 Long Street, Manchester, M18 8QW
26 Long Street, Manchester, M18 8QW
28 Long Street, Manchester, M18 8QW
Flat 1, Alexander Lodge, Long Street, Manchester, M18 8QW
Flat 2, Alexander Lodge, Long Street, Manchester, M18 8QW
Flat 3, Alexander Lodge, Long Street, Manchester, M18 8QW
Flat 4, Alexander Lodge, Long Street, Manchester, M18 8QW
1 Franklyn Road, Manchester, M18 8QX
2 Franklyn Road, Manchester, M18 8QX
3 Franklyn Road, Manchester, M18 8QX
4 Franklyn Road, Manchester, M18 8QX
5 Franklyn Road, Manchester, M18 8QX
6 Franklyn Road, Manchester, M18 8QX
7 Franklyn Road, Manchester, M18 8QX
8 Franklyn Road, Manchester, M18 8QX
9 Franklyn Road, Manchester, M18 8QX
10 Franklyn Road, Manchester, M18 8QX
11 Franklyn Road, Manchester, M18 8QX
12 Franklyn Road, Manchester, M18 8QX
13 Franklyn Road, Manchester, M18 8QX
14 Franklyn Road, Manchester, M18 8QX
15 Franklyn Road, Manchester, M18 8QX
16 Franklyn Road, Manchester, M18 8QX
Tantalize Tanning Salon, 431a, Abbey Hey Lane, Manchester, M18 8RR
2 Union Street, Manchester, M18 8RT
4 Union Street, Manchester, M18 8RT
6 Union Street, Manchester, M18 8RT
8 Union Street, Manchester, M18 8RT
2 Walter Street, Manchester, M18 8SN
4 Walter Street, Manchester, M18 8SN
6 Walter Street, Manchester, M18 8SN
8 Walter Street, Manchester, M18 8SN
10 Walter Street, Manchester, M18 8SN
12 Walter Street, Manchester, M18 8SN
1 Walter Street, Manchester, M18 8SW
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11 Walter Street, Manchester, M18 8SW
13 Walter Street, Manchester, M18 8SW
15 Walter Street, Manchester, M18 8SW
17 Walter Street, Manchester, M18 8SW

List No. 5

19 Walter Street, Manchester, M18 8SW
21 Walter Street, Manchester, M18 8SW
New Biscuits Ltd, Unit 8, Enterprise Trading Estate Lees Street, Manchester, M18 8QU
1 Gordon Street, Manchester, M18 8SL
2 Gordon Street, Manchester, M18 8SL
4 Gordon Street, Manchester, M18 8SL
5 Gordon Street, Manchester, M18 8SL
6 Gordon Street, Manchester, M18 8SL
7 Gordon Street, Manchester, M18 8SL
8 Gordon Street, Manchester, M18 8SL
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12 Gordon Street, Manchester, M18 8SL
13 Gordon Street, Manchester, M18 8SL
14 Gordon Street, Manchester, M18 8SL
15 Gordon Street, Manchester, M18 8SL
16 Gordon Street, Manchester, M18 8SL
350 Abbey Hey Lane, Manchester, M18 8RP
Sapphire Garage, Unit 14, Enterprise Trading Estate Lees Street, Manchester, M18 8QU
Unit 10, Enterprise Trading Estate Lees Street, Manchester, M18 8QU
Prince Of Wales, 410 Abbey Hey Lane, Manchester, M18 8RQ
Unit 9, Enterprise Trading Estate Lees Street, Manchester, M18 8QU
431b, Abbey Hey Lane, Manchester, M18 8RR
431c, Abbey Hey Lane, Manchester, M18 8RR
431d, Abbey Hey Lane, Manchester, M18 8RR
431e, Abbey Hey Lane, Manchester, M18 8RR
431f, Abbey Hey Lane, Manchester, M18 8RR
431 Abbey Hey Lane, Manchester, M18 8RR
3 Gordon Street, Manchester, M18 8SL
Flat 2, 97 Vine Street, Manchester, M18 8SR
31 Melville Close, Manchester, M11 1LG
33 Melville Close, Manchester, M11 1LG
35 Melville Close, Manchester, M11 1LG
37 Melville Close, Manchester, M11 1LG
67 Vine Street, Manchester, M11 1LH
69 Vine Street, Manchester, M11 1LH
71 Vine Street, Manchester, M11 1LH
73 Vine Street, Manchester, M11 1LH
75 Vine Street, Manchester, M11 1LH
77 Vine Street, Manchester, M11 1LH
79 Vine Street, Manchester, M11 1LH
81 Vine Street, Manchester, M11 1LH
2 Wetherby Street, Manchester, M11 1NU
4 Wetherby Street, Manchester, M11 1NU
6 Wetherby Street, Manchester, M11 1NU
8 Wetherby Street, Manchester, M11 1NU
10 Wetherby Street, Manchester, M11 1NU
12 Wetherby Street, Manchester, M11 1NU
14 Wetherby Street, Manchester, M11 1NU
16 Wetherby Street, Manchester, M11 1NU
1 Alvan Square, Manchester, M11 1WU
17 Alvan Square, Manchester, M11 1WU

List No. 5

19 Alvan Square, Manchester, M11 1WU
21 Alvan Square, Manchester, M11 1WU
23 Alvan Square, Manchester, M11 1WU
25 Alvan Square, Manchester, M11 1WU
27 Alvan Square, Manchester, M11 1WU
29 Alvan Square, Manchester, M11 1WU
3 Alvan Square, Manchester, M11 1WU
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33 Alvan Square, Manchester, M11 1WU
35 Alvan Square, Manchester, M11 1WU
37 Alvan Square, Manchester, M11 1WU
11a, Alvan Square, Manchester, M11 1WU
11b, Alvan Square, Manchester, M11 1WU
13a, Alvan Square, Manchester, M11 1WU
13b, Alvan Square, Manchester, M11 1WU
15a, Alvan Square, Manchester, M11 1WU
15b, Alvan Square, Manchester, M11 1WU
5a, Alvan Square, Manchester, M11 1WU
5b, Alvan Square, Manchester, M11 1WU
7a, Alvan Square, Manchester, M11 1WU
7b, Alvan Square, Manchester, M11 1WU
9a, Alvan Square, Manchester, M11 1WU
9b, Alvan Square, Manchester, M11 1WU
20 Wetherby Street, Manchester, M11 1NU
1 Alton Square, Manchester, M11 1LL
3 Alton Square, Manchester, M11 1LL
5 Alton Square, Manchester, M11 1LL
7 Alton Square, Manchester, M11 1LL
9 Alton Square, Manchester, M11 1LL
11 Alton Square, Manchester, M11 1LL
25 Alton Square, Manchester, M11 1LL
27 Alton Square, Manchester, M11 1LL
29 Alton Square, Manchester, M11 1LL
31 Alton Square, Manchester, M11 1LL
13a, Alton Square, Manchester, M11 1LL
13b, Alton Square, Manchester, M11 1LL
15a, Alton Square, Manchester, M11 1LL
15b, Alton Square, Manchester, M11 1LL
17a, Alton Square, Manchester, M11 1LL
17b, Alton Square, Manchester, M11 1LL
19a, Alton Square, Manchester, M11 1LL
19b, Alton Square, Manchester, M11 1LL
21a, Alton Square, Manchester, M11 1LL
21b, Alton Square, Manchester, M11 1LL
23a, Alton Square, Manchester, M11 1LL
23b, Alton Square, Manchester, M11 1LL
1 Limebrook Close, Manchester, M11 1LN
3 Limebrook Close, Manchester, M11 1LN
5 Limebrook Close, Manchester, M11 1LN
7 Limebrook Close, Manchester, M11 1LN
9 Limebrook Close, Manchester, M11 1LN
11 Limebrook Close, Manchester, M11 1LN
13 Limebrook Close, Manchester, M11 1LN
15 Limebrook Close, Manchester, M11 1LN
17 Limebrook Close, Manchester, M11 1LN

List No. 5

1 Harrogate Close, Manchester, M11 1WX
3 Harrogate Close, Manchester, M11 1WX
5 Harrogate Close, Manchester, M11 1WX
2a, Harrogate Close, Manchester, M11 1WX
2b, Harrogate Close, Manchester, M11 1WX
4b, Harrogate Close, Manchester, M11 1WX
7 Harrogate Close, Manchester, M11 1WX
18 Wetherby Street, Manchester, M11 1NU
4a, Harrogate Close, Manchester, M11 1WX
16 Burstead Street, Manchester, M18 8ST
Wetherby Street Childrens Centre, 50 Wetherby Street, Manchester, M11 1NU

Representations were received from the following third parties:

Contaminated Land Section
Chief Executive's Landscape Practice Group
Engineering Services
Environmental Health
Environment & Operations (Trees)
New East Manchester
Network Rail
Greater Manchester Police
Greater Manchester Ecology Unit
Alan Cameron, Tigh Dubh, 91, Vine St, Abbey Hey , Manchester
A Pye, 28 Godwin St
Glynn Miller, 137 Vine Street

Relevant Contact Officer : Jeni Wilson
Telephone number : 0161 234 4164
Email : j.wilson3@manchester.gov.uk