

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142692/FO/2025

Date registered valid: 14 April 2025

Proposal: Erection of a substation compound (including a transformer, two generators, two LV switchboards and a flue stack with a maximum height of 20 metres) and associated landscaping and works

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

Ward(s): Crumpsall Ward

Applicant: Manchester University NHS Foundation Trust

Agent (if any): Melissa Lee, Turley

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

Recommendation: Approve

Date of recommendation: 24 June 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 30 May 2025

Standard consultations:

Printed: 30 April 2025 Expired: 22 May 2025

Neighbour notifications

Printed: 30 April 2025 Expired: 22 May 2025

Site notice

No site notice has been produced

Press advert

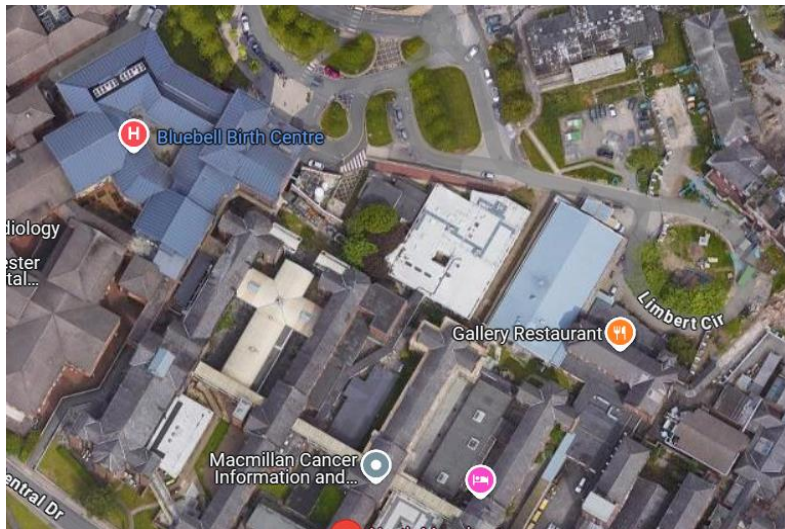
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building and surroundings

The application site relates to the existing ante natal building which has recently received prior approval for its demolition and is now cleared, together with a small area of land to the central, northern area of North Manchester General Hospital.



Aerial view of site and context (Extract: Google Maps)

The site is bounded by a 'cook chill kitchen' to the east, a vehicular access to the north, a hospital block and various external equipment and compound to the west and further hospital blocks to the south.

The immediate area is dominated by the hospital estate.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Background

This application forms one element of the comprehensive redevelopment of NMGH.

In March 2021, the City Council approved the Strategic Regeneration Framework (SRF) to guide the comprehensive redevelopment of NMGH. The SRF sets out the vision for the new campus to comprise of a healthcare hub, including a new acute hospital and a modern mental health hospital, a wellbeing hub, education hub, healthy neighbourhood hub and village green.

This planning application forms another phase of the wider masterplan.

Description of development

Planning permission is sought for the erection of a substation compound (including a transformer, two generators, two LV switchboards and a flue stack with a maximum height of 20 metres) and associated landscaping and works

The proposal includes the following principal elements:

-A single-storey plant compound that contains an 800kVA transformer (substation) in a masonry enclosure with wall-mounted louvres; 2no. 2.5MVA generators; 2no. 3200A bus coupled LV switchboards, above-ground bulk fuel tanks; pump sets; fuel fill systems.

- A combined generator flue stack with 2no. flues (at 20m tall) within the plant enclosure.

- An area for a potential future generator.

- Green wall irrigation

- Releveling and landscaping works.

- A tarmac vehicle access linking the existing route to the compound.

The proposed development would replace an existing substation in the hospital estate and has been chosen due to its proximity to the existing hospital buildings which provides the best opportunity for cabling routes and connections to the hospital.

The proposed development is to be temporary until the new Acute Hospital, as part of the wider redevelopment proposals, can be delivered, and would ensure that during the redevelopment of the wider site, the operation of the existing hospital is not affected.

The proposed transformer (substation) would be in use 24 hours a day (based on a worst-case scenario) to provide electricity for the hospital's operation, replacing the existing substation. The generators will only be used when the transformer malfunctions and if the hospital experience a power failure.



CGI of proposed development (Extract: Design and Access Statement)

Consultations & Notification Responses

Local Residents/Occupiers – 2 representations have been received from nearby residential occupiers with concerns surrounding an increase in noise, overlooking and loss of sunlight.

Highway Services

The proposal does not affect the adopted highway or vehicle/pedestrian circulation within the site.

The fire tender access route directly east of the site would be retained along with the 'VE' turning zone to the west. Access to the site will be provided for maintenance vehicles, with internal space to allow for turning vehicles. The entrance would be access controlled.

A footway would be retained across the frontage with an uncontrolled crossing point to the east, across the circulation road. Dropped kerbs and tactile paving would need to be provided to the crossing points to the east and west.

It is requested that a condition be included which requires the submission and approval of a construction management plan.

Environmental Health

Conditions are requested in relation to demolition management, external equipment insulation, air quality and the remediation of ground conditions.

Flood Risk Management

A condition is requested in relation to a surface water management scheme.

Greater Manchester Ecology Unit (GMEU)

The building was originally assessed as having negligible potential for roosting bats and therefore no further bat surveys were required. It is also noted and accepted that the site has now been cleared under a previous prior approval for demolition application. (LPA ref. 141365/DEM/2024). No further survey work is required.

For Biodiversity Net Gain (BNG), the current BNG report and metric for this proposal based on 10% net gain being achieved over the wider campus when the BNG strategy is finalised is accepted, given that 10% onsite is not feasible. To note, the Biodiversity Gain Plan condition will apply should this planning application receive permission. At that stage sufficient information is required to be submitted to demonstrate how a 10% net gain will be provided (either on or offsite).

Relevant Planning History

141365/DEM/2024

Prior Approval for demolition of waste storage, staff gym, doctors' residence and antenatal building. *Approved 3 January 2025.*

140631/FO/2024

Relocation of existing waste compound to a purpose-built facility off Crescent Drive within the southeast corner of site comprising the erection of a single storey modular building for staff amenity facilities (including a canopy extension to cover waste storage area), free-standing canopy to cover waste and cardboard compactors, dedicated bin storage areas, tug charging point, box van parking spaces, a bin wash and spill kit station and vehicular and pedestrian access from Crescent Drive. *Approved 18 September 2024.*

139865/FO/2024

Provision of a vehicular and pedestrian access road between Central Drive and Ellis Road with associated footpaths, patient drop off area outside the adult mental health inpatient unit, six no. accessible car parking bays and the creation of an egress point from the existing car parking area to the north-west, including landscaping and associated works. *Approved 14 June 2024.*

128905/FO/2020

Erection of a multi-storey car park and cycle hub (1,025 car parking spaces) in association with North Manchester General Hospital and associated enabling works comprising the demolition of five existing buildings; the provision of two areas of temporary car parking; service diversion works; landscaping and other associated works. *Approved 19 March 2021.*

128563/FO/2020

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

Policy

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

- Policies DM1, SP1, EC1, EN1, EN9, EN14, EN16-19 of the Manchester Core Strategy
- Saved policy DC26 of the Unitary Development Plan;
- Places for Everyone Joint Development Plan – policies Policy JP-S4, J JP-G8, JP-P1, JP-C1, JP-C6 and JP-C8;
- Guide to Development in Manchester (SPD);
- Strategic Regeneration Framework, North Manchester General Hospital Site Redevelopment Programme (2021)

-National Planning Policy Framework (NPPF).

Issues

Principle

The principle of the proposed development aligns with the objectives contained within The Strategic Regeneration Framework (SRF) for North Manchester General Hospital, which sets out a blueprint for the redevelopment of the hospital site over the next 10-15 years. It establishes that the campus forms a healthcare hub, including a new acute hospital and a modern mental health hospital, a wellbeing hub, education hub, healthy neighbourhood hub and village green.

In this case, the proposal is considered essential to allow the hospital to operate in the case of a power outage and to replace existing infrastructure which has become outdated.

Specific issues as a result of the proposal development in instance are outlined further below.

Site Layout

The proposed site layout in comparison to the existing is set out via the drawing extracts below.



Existing site layout (Extract: Design and Access Statement)



Proposed site layout (Extract: Design and Access Statement)

The proposed development optimises the size of site and would replace the existing ANC building about to be demolished. Given the requirements of the proposed use and the constraints of the site, coupled with relationship of the area with neighbouring buildings, it is considered that the site layout maximises the site potential and would have limited impact on the surroundings.

Design, Scale and Appearance

The proposed compound is single storey to be enclosed with a metal screen and clad with anodised aluminium mesh coloured bronze. The principal elevation facing the vehicular access would be partially clad with a 'green wall', with the internal sub-station to be constructed from facing brickwork.

The external materials would reflect those used on the recent, neighbouring multi-storey car park development and given the utilitarian appearance of neighbouring building and structures, the proposal would assimilate effectively into the prevailing context.

The proposal also includes a 20-metre-high flue stack to expel exhaust fumes for the associated generators.

Whilst at 20 metres tall, the flue would be prominent, given the immediate surroundings which are dominated by the hospital estate, including hospital buildings of a comparable height, any visual impact would be limited, particularly when viewed against the established hospital backdrop. To further limit the impact, the flues would be coloured pale grey to blend into the skyline.

On this basis, given the context of the site within the hospital estate, the design, scale and appearance of the proposed development is acceptable and would have a negligible impact to visual amenity.

Air Quality

The application has been accompanied by an Air Quality Assessment (AQA) which has been assessed by Environmental Health as being acceptable.

The report details that to reduce human exposure to pollutant emissions, it is necessary for the flue to extend 1 metre above the level of the nearby building and ensure the flue discharges vertically and unimpeded. These requirements have been factored into the flue design.

Provided the details contained within the AQA are adhered to, the impact to air quality is considered acceptable. An appropriate condition requiring compliance with the AQA is included.

Residential Amenity

Given the relationship of the site within the nearest residential occupiers along Delaunays Road to the west, together with the existing context of an established hospital site, the impact to the living conditions of the nearest residential occupiers is unlikely to be materially significant in terms of activity levels, air quality, any associated noise and disturbance, views or affecting daylight/sunlight. The impact is therefore considered satisfactory.

Noise Impact

The submitted Noise Impact Assessment concludes that the predicated operational noise impact would be acceptable and would have no harmful impact to the nearest noise sensitive occupiers the closed facade of the Acute hospital blocks.

Whilst Environmental Health considered the details acceptable in principle and unlikely to create an adverse impact, as the actual equipment has yet to be sourced, corrections to the calculations may be needed, depending on the equipment. An appropriate condition requiring further assessment has therefore been included.

Impact to the Highway

The proposal does not affect the adopted highway or vehicle/pedestrian circulation within the site and would not introduce any additional traffic beyond that already experienced. Given the nature and use of the proposed development, the amount and frequency of vehicle movements would be limited and restricted to maintenance vehicles, with no public access.

There is a fire tender access route directly east of the site and a new turning zone to allow vehicles to manoeuvre and access and egress the site. Service vehicles and fire engineers would be able to access the site directly from the new access road.

Cycle parking space for staff is available within the wider hospital estate.

On this basis, the impact to the operation of the highway is considered acceptable.

Landscaping

Proposed landscaping works include the releveling and landscaping of the site; the removal of the existing ramp and its replacement with a pavement to link with existing pedestrian routes; the addition of a retaining wall structure due to site topography; the soft landscaping of the associated embankment; the addition of 'green wall' to the site compound; the creation of a tarmac access road to the front of the compound to allow for vehicular access; the erection of perimeter fencing/gates and the creation of a grassed area to the left of the compound.

Whilst a group of existing trees adjacent to Block F and the existing ante natal clinic building would require removal, these are to be replaced as part of a wider tree replacement strategy for the wider hospital estate in line with the hospital masterplan. A condition to ensure tree protection during works is included.

Biodiversity

The site measures approximately 0.26ha and contains: 0.20ha of Developed land; sealed surface worth 0 area habitat units; 0.04ha of Modified grassland in Poor condition worth 0.07 area habitat units; 0.01ha of Modified grassland in Moderate condition worth 0.05 area habitat units; 0.02ha of Other neutral grassland in Poor condition worth 0.06 area habitat units; and Four medium-sized urban trees and one small-sized urban tree, all in Good condition worth 0.83 area habitat units. The habitats on site have been assessed as having low strategic significance.

All habitats within the site boundary would be lost, except for 0.02ha of other neutral grassland (G2), to be retained. The only habitat to be provided within the post development proposals comprises of 0.25ha of developed land - a sealed surface.

The submitted metric states that based on the current assessment of the site and the latest proposals, a net loss of -94.08% (-0.95 area habitat units) would be delivered by the post-development proposals and the trading rules would not be satisfied. Post-development proposals must demonstrate an additional 1.05 area habitat units to achieve a 10% net gain.

Due to the site constraints, biodiversity net gain cannot be achieved on site. Therefore, an off-site mitigation strategy is required. This is envisaged to consist of either creating and enhancing habitats on off-site land owned by the client or purchasing off-site habitat units from a suitable habitat bank, or a combination of the two. The standard, default condition requiring a Biodiversity Gain Plan to be submitted for and agreed prior to commencement of development applies.

In this case, given the relatively low level of habitat lost and as the wider masterplan proposal evolves which would be capable of delivering on-site biodiversity net gain, the off-site provision is considered acceptable. Greater Manchester Ecology Unit (GMEU) were consulted on the proposal and are satisfied with the proposed strategy.

Drainage and Flood Risk

The application site is located in flood zone 1 '*low probability of flooding*'.

A condition is included which requires the submission and approval of a surface water drainage scheme. Subject to the implementation of satisfactory details, drainage and flood risk would not form a barrier to development.

Climate Change

Whilst there would be some limited impact upon air quality during the construction phase, the impact during the operational phase of the development post implementation is not considered significantly harmful. Through effective mitigation and construction management during the construction phase, the impact upon air quality can be ameliorated.

Other Legislative Requirements **Equality Act 2010**

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality

Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

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

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

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

Drawings and documents referenced 23135-SRA-NM172-00-DR-A-02000 (location plan), 23135-SRA-NM172-00-DR-A-02002 (proposed site plan), 23135-SRA-NM172-00-DR-A-02003 (demolition plan), 23135-SRA-NM172-00-DR-A-02004 (proposed external works), 23135-SRA-NM172-00-DR-A-02010 (ground floor general arrangement), 23135-SRA-NM172-XX-DR-A-02302 (proposed site sections 1 of 2), 23135-SRA-NM172-XX-DR-A-02303 (proposed site sections 2 of 2), 23135-ARP-ZZ-XX-DR-E-05001 (Electrical Services Substation 14 Compound Lighting and Small Power Drawing), 23135-ARP-ZZ-XX-DR-E-05002 (Electrical Services K Block External Lighting and Small Power Drawing), 23135-ARP-ZZ-XX-DR-E-15001 (Electrical Services Substation 14 Internal Containment Layout), 23135-ARP-ZZ-XX-DR-E-15002 (Electrical Services K Block Substation 14 External Distribution), 23135-ARP-ZZ-XX-DR-E-61001 (Electrical Services Substation 14 Lighting Protection), 23135-ARP-ZZ-XX-SH-E-00004 (Substation 14 Luminaire Schedule) and 23135-ARP-ZZ-XX-DR-E-45001 (Electrical Services

14 Fire Alarm and Electronic Security)), received by the City Council as Local Planning Authority on 14 April 2025.

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

3) Notwithstanding details submitted, no above ground development works shall take place, unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details.

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 DM1 and SP1 of the Manchester Core Strategy.

4) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt should include;

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

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

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

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

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

Reason - The actual equipment has not yet been sourced and corrections may need to be added to the submitted assessment depending on the equipment. The condition is necessary to safeguard the amenity of existing and future occupiers, pursuant to saved policy DC26 of the

Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

6) The development hereby approved shall only be carried out in accordance with details and mitigation measures contained within the submitted Air Quality Assessment prepared by RSK (Ref: 445878-03 (02)) dated 24 March 2025 and received by the City Council, as Local Planning Authority on 14 April 2025.

Reason - To minimise the impact upon air quality and to minimise the environmental impact of the development, pursuant to policy EN16 of the Manchester Core Strategy, National Planning Guidance and National Planning Policy Framework (NPPF).

7) Notwithstanding details submitted, no above ground development shall commence until a hard and soft landscaping treatment scheme, including boundary treatment, 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.

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

8) a) Before commencement of the development hereby approved, 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 the 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 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. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity

has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of the development.

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

9) 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 after development commences, 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 is submitted to and approved in writing by the City Council as Local Planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

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

11) Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- Evidence of drainage hierarchy adherence.
- Finalised surface water drainage layout including all components, levels and connectivity.
- Evidence of connection approval in principle.
- Maintenance and management plan including responsible party and a schedule of tasks/frequencies for the components.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

12) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the submitted Site Tree Constraints Appraisal (Ref: RTS/14052024-006 Rev 006), received by the City Council as Local Planning Authority on 15 May 2025 and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

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

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

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

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Ecology Unit

Vascular Studies Room Park House, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Park House, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Outpatients A, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

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

Pharmacy Adjacent Main Entrance, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Pharmacy Adjacent Park House, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Limbert Home, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

91B Delaunays Road, Manchester, M8 4RE

91A Delaunays Road, Manchester, M8 4RE

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

Flat 2, 91 Delaunays Road, Manchester, M8 4RE

Flat 1, 91 Delaunays Road, Manchester, M8 4RE

Doctors New Residence 25, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 24, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 23, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

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

Doctors New Residence 21, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

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

Doctors New Residence 19, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 18, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 17, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

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

Doctors New Residence 15, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 14, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 13, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 12, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 11, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 10, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 9, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 8, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 7, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 6, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 5, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 4, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 3, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 2, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 1, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Anglia Crown, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Medical Centre, 66 Delaunays Road, Manchester, M8 4RF
131 Delaunays Road, Manchester, M8 4RE
7 Birch Road, Manchester, M8 5RT
97 Delaunays Road, Manchester, M8 4RE
21A Birch Road, Manchester, M8 5RT
19B Birch Road, Manchester, M8 5RT
125 Delaunays Road, Manchester, M8 4RE
17 Birch Road, Manchester, M8 5RT
127 Delaunays Road, Manchester, M8 4RE
19 Birch Road, Manchester, M8 5RT
15 Birch Road, Manchester, M8 5RT
11 Birch Road, Manchester, M8 5RT
Renal Clinic, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
133 Delaunays Road, Manchester, M8 4RE
129 Delaunays Road, Manchester, M8 4RE
123 Delaunays Road, Manchester, M8 4RE
121 Delaunays Road, Manchester, M8 4RE
119 Delaunays Road, Manchester, M8 4RE
117 Delaunays Road, Manchester, M8 4RE
115 Delaunays Road, Manchester, M8 4RE
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107 Delaunays Road, Manchester, M8 4RE
101 Delaunays Road, Manchester, M8 4RE
85 Delaunays Road, Manchester, M8 4RE
87 Delaunays Road, Manchester, M8 4RE
99 Delaunays Road, Manchester, M8 4RE
95 Delaunays Road, Manchester, M8 4RE
93 Delaunays Road, Manchester, M8 4RE
89 Delaunays Road, Manchester, M8 4RE
9 Birch Road, Manchester, M8 5RT
5 Birch Road, Manchester, M8 5RT

3 Birch Road, Manchester, M8 5RT
13 Birch Road, Manchester, M8 5RT
1 Birch Road, Manchester, M8 5RT
21B Birch Road, Manchester, M8 5RT
19A Birch Road, Manchester, M8 5RT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA