

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141951/FO/2025
Date registered valid: 31 March 2025
Proposal: Erection of new pumphouse building and gas meter.
Address: City Football Academy, 400 Ashton New Road, Manchester, M11 4TQ
Ward(s): Clayton & Openshaw Ward

Applicant: Mr Michael Gizauskas City Football Group
Agent (if any): Mr Daniel Labella Bowker Sadler Architecture
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 21/05/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 15 April 2025 Expired: 9 May 2025

Neighbour notifications

Printed: 11 April 2025 Expired: 4 May 2025

Site notice

Posted: 11 April 2025 Expired: 4 May 2025

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a triangular plot of land at the southern most extent of the Manchester City Football Academy complex. The site is accessed off of both Alan Turing Way and Wilson Street. The application site is an open-air service yard for the academy that is comprised of hard standing and is lined by green fencing and semi-mature trees. The only permanent building on site is a single storey flat roof building located at the south-west corner of the site that is used as a filter house. To the east of this building lies 4no storage silos.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area to the north of the application site is characterised by the Manchester City Academy complex, a facility comprised of 14no sports pitches, the Manchester City Joie Stadium and central training facility. To the south of the application site lie properties in residential use along Wilson Street and Clayton Lane, with some properties in light industrial uses also located along Wilson Street to the east.

Description of development

The application seeks consent for the erection of a single storey building to function as a pumphouse for a new under-pitch heating pipeline network, and an associated gas meter housing unit.

The proposed building would be sited to the east of the existing 4no storage silos. The building would feature a gable roof sloping north-west to south-east, with a ridge height of 5200mm. The building would feature 3no flues on its western roof slope, giving the building a maximum height of 8700mm. The property would then have a width of 11000mm and a depth of 10720mm.

The property would feature a main roller shutter entrance door to its front elevation, with a door then situated on both its side elevations. The property would then be completed in a plinth of blue engineering brick plinth, with elevations of horizontal cladding panels coloured green (RAL 6007). The roof would then be finished in profile insulated roof panels, also coloured green (RAL 6007). The building would house boilers and heating pipes.

The proposed gas meter housing unit would then be situated 2200mm to the west of the proposed pumphouse building, and would have a height of 2260mm, a width of 3050mm and a depth of 1550mm. The building would feature a single front door and would be completed in GRP walls coloured green.

The proposed measures are required to bring forward an under-pitch heating system that would prevent football pitches from freezing over in the winter months that would then allow for longer and more efficient training sessions.

Planning History

100388/JO/2012/N2 - Application for variation of condition 7 of planning approval reference 097342/OO/2011/N2 to allow for various external elevational alterations to the Arena, Central Training Facility and Facilities Management Building; the increasing of height of the energy centre chimney in association with the re-positioning of the pitches within the Central Training Facility; profile and positioning change to the Arena roof; the positioning of a permanent gas meter room/outside broadcaster generator structure; and amendments to the outdoor training facilities, landscaping, grounds maintenance yard, vehicular site entrances and car parking layout – Approved May 2013.

097342/OO/2011/N2 - Outline application for development comprising football training facilities, a 7,000-capacity Arena and ancillary Offices and Media Centre, 12 full-size and 2 half-size football training pitches, detached building forming accommodation for Youth Development and First Teams and incorporating two full size football pitches, a grounds maintenance building, Energy centre, pedestrian bridge across Ashton New Road linking to the Etihad Stadium, associated parking, landscaping, boundary treatments and other infrastructure works with all matters to be considered: and, Outline application for an Institute for Sports Medicine (a medical assessment, diagnosis and treatment centre, and research and product development facility in the fields of physiotherapy and sports science) and new Sixth Form College in the South West corner of the site with all matters reserved; following the demolition of all existing on site structures – Approved December 2011.

095911/FO/2011/N2 - Constraints removal works and preparatory ground works in order to prepare land for future development – Approved June 2011.

Consultations & Notification Responses

Publicity – None received.

Environment Agency – No objection.

Environmental Health – No objection subject to conditions relating to the submission of a construction management plan, delivery hours, a scheme for external lighting, plant acoustics, air quality and contaminated land.

Flood Risk – No objection subject to a condition requiring the submission of a drainage scheme.

Highways – No objection subject to a condition requiring the submission of a construction management plan and an informative relating to highway hoarding.

The Coal Authority – No objection subject to a condition requiring the submission of a scheme confirming the site and development does not pose a risk to forming coal mining activity, and informatives relating to ground investigations.

United Utilities – The proposal must not infringe upon United Utilities infrastructure.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC7 – Eastlands Strategic Employment Location
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN8 – Adaptation to Climate Change
- Policy EN14 – Flood Risk
- Policy EN16 – Air Quality
- Policy EN18 – Contaminated Land and Ground Stability
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC26 – Development and Noise

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-S4 – Flood Risk and the Water Environment
- Policy JP-S5 – Clean Air

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Chapter 15 – Conserving and Enhancing the Natural Environment

Issues

Principle of the Development

The proposal would see the erection of a building and gas meter that would provide an underground heating system to 3no football pitches within the Manchester City Football Academy (MCFA). The MCFA is a world class sports facility that has been a key driving force in the regeneration of east Manchester. The provision of the proposal would assist in continuing to drive this regeneration by ensuring the infrastructure within the MCFA remains high quality and is

therefore in accordance with Core Strategy Policies SP1, EC7 and DM1 in principle, subject to the matters discussed below.

Visual Amenity

The application site is a service yard comprised of hard standing, that is then lined by semi-mature trees. The site's use gives it a utilitarian appearance, with equipment and waste material awaiting collection/disposal being dispersed throughout the site. Notwithstanding this, due to the site's boundary planting, views from the public highway are heavily obscured.

The proposed building, is utilitarian/industrial in appearance, featuring a cladded finish coloured green and 3no extract flues. This finish is considered would visually unify the proposed building, proposed gas meter and existing filter house, with them all being completed in green cladding. Despite the notable height of the building and extract flues, it is considered that the colouring of the property green would assist in it being screened by the semi-mature trees that line the site. Furthermore, as the landscaping measures round the MCFA continue to mature, views of the proposed building will be further obscured.

During negotiation the height of the proposed flues was queried, and it was confirmed that the proposed height is the minimum height they can be whilst still discharging fumes safely. In light of the above, and subject to a condition that would require the submission of material samples to ensure their appropriateness, it is considered that the development is acceptable in this regard and accords with Core Strategy Policies SP1, EN1 and DM1, and the National Planning Policy Framework.

Residential Amenity

Residential development is present to the south of the site along Wilson Street, Colliery Street and Goole Street. The proposed pumphouse would not see a fundamental change in the use of the application site, with it already being utilised as a service yard. It is considered there is a sufficient separation distance between the proposed building and the closest residential property, this being no48 Colliery Street, so as to not cause any unacceptable degree of overshadowing or loss of privacy.

Environmental Health have requested that conditions requiring the submission of a construction management plan; that delivery hours be restricted; that a scheme for external lighting be submitted; and that a scheme for plant acoustics be submitted. Due to residential properties neighbouring the site, in the event of an approval, a construction management plan will be conditioned. It is considered that as proposed external lighting measures only consists of 3no down lights, the development can be built in accordance with these details, though if these lights cause any form of glare on neighbouring properties, they will have to be adjusted accordingly.

The MCFA already is subject to servicing hours limitations in accordance with permission 100388/JO/2012/N2, and the proposal will be conditioned in line with these hours as well. Subject to the attachment of such conditions, the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

Ground Contamination

The MCFA is constructed on a series of former coal mining shafts and thus this renders any proposed development within the vicinity of being at risk of disturbing such shafts and rendering the site unsafe for use if not properly implemented. The Coal Authority do not object to the proposal subject to a condition that would require the applicant to submit a scheme that would

demonstrate that the development has been made safe, as well as detail any required remediation works. Environmental Health have requested a condition that would see a remediation scheme be submitted to the Council for approval in the scenario unexpected contamination is found or suspected. Subject to such conditions, as well as informatives relating to ground investigations, the development is acceptable in this regard and therefore accords with Core Strategy Policies EN18 and DM1, and the National Planning Policy Framework.

Drainage

The application site lies in Flood Zone 1 where the risk of flooding is lowest. The site occupies a slightly elevated position within the street scene with the MCFA boundary sloping downwards to Wilson Street. Flood Risk do not object to the proposal subject to a condition that would require the submission of a surface drainage scheme. United Utilities have objected to the proposal citing concern over that the development may infringe upon the easement of a United Utilities owned sewer pipeline that runs through the site to the west of the proposed location of the pumphouse. During negotiation it has been made clear that the proposed development would not infringe upon this easement. It is considered that the nature of United Utilities objection is covered by legislation outside of the planning system and as such should not be a reason for the withholding of planning permission.

In light of the above, subject to the aforementioned surface water drainage condition, it is considered the development is acceptable in this regard and therefore accords with Core Strategy Policy EN8, EN14 and DM1, Saved Unitary Development Plan Policy JP-S4, and the National Planning Policy Framework.

Air Quality

The proposed building would feature 3no extract flues that would disperse harmful fumes from the site. In light of this Environmental Health have requested the development be conditioned so that a scheme for boiler emissions and any necessary mitigation measures be submitted to and approved in writing by the City Council as Local Planning Authority. Subject to such a condition, the development is acceptable in this regard and therefore accords with Core Strategy Policy EN16, Places for Everyone Policy JP-S5, and the National Planning Policy Framework.

Highway Safety

The application site, as previously stated, can be accessed off of Alan Turing Way and Wilson Street, though the site does not front out onto the public highway. The proposed building, as a pumphouse, is unlikely to see a notable increase in the number of vehicular borne trips to the application site. Highways do not object to the proposal subject to the submission of a construction management plan and an informative relating to highway hoarding. Subject to such a condition and informative, it is considered that the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Core Strategy Policies SP1, EC7, EN1, EN8, EN14, EN16, EN18 and DM1, Saved Unitary Development Plan Policy DC26, Places for Everyone Plan Policies JP-S4 and JP-S5, and the National Planning Policy Framework. The application is therefore recommended for approval.

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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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:

- o 24-017-BSA-XX-XX-D-A-1000 Revision A: Location Plan
- o 24-017-BSA-XX-XX-D-A-1002 Revision A: Proposed Site Plan
- o 24-017-BSA-XX-XX-D-A-1010 Revision B: Pump House Proposed Ground Floor Plan and Roof Plan (Received 16/04/2025)

- o 24-017-BSA-XX-XX-D-A-1020 Revision B: Pump House Proposed Elevations (Received 16/04/2025)
- o 24-017-BSA-XX-XX-D-A-1030 Revision B: Pump House Proposed Building Sections (Received 16/04/2025)
- o 24-017-BSA-XX-XX-D-A-1040 Revision B: Proposed Isometric Views Sheet 1 of 2 (Received 16/04/2025)
- o 24-017-BSA-XX-XX-D-A-1041 Revision B: Proposed Isometric Views Sheet 2 of 2 (Received 16/04/2025)
- o 24-017-BSA-XX-XX-D-A-1050 Revision A: Gas Meter Housing Plans and Elevations
- o Design & Access Statement (Issue No: 900-01; Dated March 2025)
- o Geotechnical Design Report (Reference number: REP/226518/G001; Dated 02/05/2013)

Stamped as received by the City Council as Local Planning Authority on 31/03/2025 unless specified otherwise.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework

3) Prior to the commencement of the development hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- o Communication strategy with residents and businesses
- o Display of an emergency contact number;
- o Details of wheel washing where relevant;
- o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- o Compound locations where relevant;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;
- o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- o Measures to mitigate risks such as objects falling from height and impacting highway users;
- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;
- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;
- o The design, erection, maintenance and dismantling of scaffolding.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The demolition and construction of the development shall then be carried out in accordance with the approved plan.

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

4) a) Any 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. Prior to commencement of the use hereby approved 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. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority 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 have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy, and Saved Unitary Development Plan Policy DC26.

5) a) Prior to commencement of the development, a scheme for boiler emissions, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

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

- o Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.

- o For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.

- o Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.

- o Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.

- o Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
- o Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.
- o A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).
- o Construction details of flow control and SuDS components.
- o Details of how the scheme shall be maintained and managed after completion.

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

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Core Strategy Policies EN8 and EN14.

7) Prior to the commencement of above ground works, material samples of the development hereby approved shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved 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, as specified in policies SP1 and DM1 of the Core Strategy.

8) Prior to the occupation of the development, a signed statement or declaration prepared by a suitably qualified person or body confirming that the application site is, or has been made, safe and stable from former coal mining activity, for the approved development shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Any statement or declaration shall confirm the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Any and all intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

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

9) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to 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 EN18 and DM1 of the Manchester Core Strategy.

10) The development hereby approved, shall not be serviced, nor deliveries/collections made to, outside of the following hours:

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

Reason - To safeguard the amenities of the occupiers of nearby properties in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

11) The external lighting of the development shall be carried out in accordance with the details shown on the following drawings:

- o 24-017-BSA-XX-XX-D-A-1020 Revision B: Pump House Proposed Elevations (Received 16/04/2025)
- o 24-017-BSA-XX-XX-D-A-1040 Revision B: Proposed Isometric Views Sheet 1 of 2 (Received 16/04/2025)
- o 24-017-BSA-XX-XX-D-A-1041 Revision B: Proposed Isometric Views Sheet 2 of 2 (Received 16/04/2025)

Reason - To safeguard the amenities of the occupiers of nearby properties in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

12) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding, scaffolding, skips and any associated temporary pedestrian/traffic management arrangements, including Section 50, will need discussion and agreement with the council's Highway Network Management teams via Email -highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk.

2) Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission to enter or disturb our property may result in the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works.

Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

3) A United Utilities sewer pipeline intersects the applicaiton site and United Utilities will not allow building over them. It is recommended that the applicant contacts United Utilities' Developer Services team by email at SewerAdoptions@uuplc.co.uk.

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout. United Utilities require an access strip for maintenance or replacement of each sewer and this access must not be compromised in any way.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Mining Remediation Authority
Environment Agency

70 Wilson Street, Beswick, Manchester, M11 2AZ
44 Wilson Street, Beswick, Manchester, M11 2AZ
Medical Centre, MCFC Facilities Management Building, 161 Clayton Lane, Manchester, M11 4TS
60 Wilson Street, Beswick, Manchester, M11 2AZ
56 Wilson Street, Beswick, Manchester, M11 2AZ
54 Wilson Street, Beswick, Manchester, M11 2AZ
52 Wilson Street, Beswick, Manchester, M11 2AZ
46 Wilson Street, Beswick, Manchester, M11 2AZ
48 Wilson Street, Beswick, Manchester, M11 2AZ
64 Wilson Street, Beswick, Manchester, M11 2AZ
62 Wilson Street, Beswick, Manchester, M11 2AZ
Manchester Institute Of Health And Performance, 299 Alan Turing Way, Manchester, M11 3BS
MCFC Facilities Management Building, 161 Clayton Lane, Manchester, M11 4TS
155A Clayton Lane, Manchester, M11 2AS
Top Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP
Flat B, 36 Colliery Street, Bradford, Manchester, M11 2AP
Flat A, 36 Colliery Street, Bradford, Manchester, M11 2AP
72 Wilson Street, Beswick, Manchester, M11 2AZ
66 Wilson Street, Beswick, Manchester, M11 2AZ
139 Clayton Lane, Manchester, M11 2AS
131 Clayton Lane, Manchester, M11 2AS
Unit 3, Wilson Street, Beswick, Manchester, M11 2AZ
Unit 2, Wilson Street, Beswick, Manchester, M11 2AZ
Unit 1, Wilson Street, Beswick, Manchester, M11 2AZ
VAN PARTS LIMITED, Unit 4, Wilson Street, Beswick, Manchester, M11 2AZ
48 Colliery Street, Bradford, Manchester, M11 2AP
68 Wilson Street, Beswick, Manchester, M11 2AZ
50 Wilson Street, Beswick, Manchester, M11 2AZ
Ground Floor Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP
Co-op Academy Belle Vue Connell Sixth Form College, 301 Alan Turing Way, Manchester, M11 3BS
155 Clayton Lane, Manchester, M11 2AS
147 Clayton Lane, Manchester, M11 2AS
137 Clayton Lane, Manchester, M11 2AS
135 Clayton Lane, Manchester, M11 2AS
133 Clayton Lane, Manchester, M11 2AS
129 Clayton Lane, Manchester, M11 2AS
50 Colliery Street, Bradford, Manchester, M11 2AP
40 Colliery Street, Bradford, Manchester, M11 2AP
145 Clayton Lane, Manchester, M11 2AS
127 Clayton Lane, Manchester, M11 2AS
44 Colliery Street, Bradford, Manchester, M11 2AP
38 Colliery Street, Bradford, Manchester, M11 2AP

58 Wilson Street, Beswick, Manchester, M11 2AZ
149 Clayton Lane, Manchester, M11 2AS
151 Clayton Lane, Manchester, M11 2AS
143 Clayton Lane, Manchester, M11 2AS
141 Clayton Lane, Manchester, M11 2AS
46 Colliery Street, Bradford, Manchester, M11 2AP
42 Colliery Street, Bradford, Manchester, M11 2AP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL