MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141742/VO/2024
Date registered valid:	20 December 2024
Proposal:	City Council Development for installation of floor mounted air sourced heat pumps and enclosure to the rear and the installation of solar PV panels to rear pitched roof slope.
Address:	Woodville Resource Centre, Shirley Road, Manchester, M8 0NE
Ward(s):	Cheetham Ward
Applicant:	Martyn Joyce Manchester City Council
Agent (if any):	Drees Sommer Drees & Sommer UK Ltd
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**9 April 2025**

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit: 7 January 2025

Standard consultations:
Printed: 20 January 2025 Expired: 10 February 2025

Neighbour notifications
Printed: 3 January 2025 Expired: 24 January 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to Woodville Resource Centre located within the north Manchester ward of Cheetham. The application site is home to the Sure Start Centre, as well as the Acorn Grove Nursery. The property consist of a L shaped two storey, red brick building with red roof tiles with single storey extensions to the east, south and west. The building is accessible from Shirley Road and the site benefits from a car park to the north of the site, which includes Sheffield cycle loop provision, and areas of soft landscaping surround the building.

The works to be implemented specifically as part of this application would involve the area to the east of the site in between the existing building and the eastern boundary of the site, and the rear /southern pitched roof slope of the main building.

Description of area

The surrounding area is residential in nature. Residential properties off Hardwood Close are sited to the north of the site, properties along Greenford Road are sited to the east of the site, properties on Rainham Drive to the south of the site and Shirley Road to the west.

Description of development

The submitted application seeks planning permission for City Council Development for the installation of floor mounted air sourced heat pumps and enclosure to the rear and the installation of solar PV panels to rear pitched roof slope.

This would involve the insertion of 8no. ASHPs. The floor mounted air source heat pumps (ASHPs) would be installed in the area to the east of the site in between the existing building and the eastern boundary of the site.

The ASHPs would sit within a reinforced concrete plinth acoustic enclosure and would have doors that would open outwards for access. The product would be a four sized closed top Caice SS300 acoustic louvre enclosure, with a height of 2.6 metres. It would be made of galvanised steel, in a grey colouration.

A technical data book was provided for the proposed Samsung EH Mono for Europe ASHP product.

The existing metal shed in this location would be moved further south, still close to the eastern boundary of the site. Three car parking spaces would be lost although re-allocated in front of the ASHP compound.

The solar panels to be inserted to the rear pitched roof slope would be fixed to tiles roofing using proprietary frame and fixings. The solar panels would have a profile of 15-30 degrees. The solar panel product would be a Renusol product with 44 modules and a VarioSole+ mounting system.

Negotiations during the Course of the Application

During the course of the application, amendments to the acoustic report took place following comments from Environmental Health, and subsequent reviews from colleagues in Environmental Health. Discrepancies regarding the number of ASHPs were clarified during the course of the application.

Clarification was sought as to the product to be used for the solar panel works.

The ASHP unit models changed from a AE140BXYDGG/EU to AE160CXYDGK/EU product.

Discussion took place with the agent as to the conditions to be attached to any approval granted following consultee comments and concerns.

Planning History

095010/FO/2010/N1- Installation of 1 no. wall mounted canopy to south elevation and 1 no. freestanding canopy to centre of play area.
Approved 09.02.2011

083960/FO/2007/N1- Erection of 2.4m high weld mesh perimeter fencing and elevational alterations including entrance canopy.
Approved 22.08.2007

069245/FO/2003/N1- Erection of single storey extensions to existing community centre (Class D2) and change of use to nursery (Class D1). Relocation of existing boundary fence.

Approved 14.01.2004.

Further planning history exists for the previous use of the site as an elderly people's home.

Consultations & Notification Responses

Local Residents

Local Residents were consulted and no responses were received.

Environmental Health

The following comments were received:
Please see recommended condition and comments for the above application:

External plant/equipment/servicing condition is recommended. Following review of the revised Red Acoustics assessment dated 19th March 2025 reference R2329-REP0IF-JW and can accept the content. The predicted rating suggests that the 8 units will meet the criteria when installed within the acoustic enclosure detailed in the report and part a) of the condition is agreed. The applicant will need to ensure full compliance with the acoustic enclosure recommendations.

Neighbourhood Team Leader (Arboriculture)

The Tree Officer reviewed the submitted Arboricultural Impact Assessment and requested the necessity of a condition to embed an independent arboricultural consultant into this project to oversee the works, by conditioning the development to the following sections within the report:

Greater Manchester Ecology Unit

The following comments were received from GMEU:
The application is accompanied by an Inspection & Assessment in relation to Bats and Breeding Birds (Tyrer Ecological Consultants, 2024). GMEU agree with the assessment and further surveys are not required, providing a method statement outlining the timeframe and ecological supervision are secured via a condition. If works are not completed within the hibernation season and extend into April-October, the two nocturnal surveys will need to be undertaken before works proceed.

Wherever possible, the site should also be enhanced for biodiversity, for example by installing bat and bird boxes into the building as per Appendix II of the ecology report.

Manchester Airport Safeguarding Officer

No objection received from the Manchester Airport Safeguarding Officer.

Highway Services

The loss of 3no. car parking space to the rear of the building is acceptable from a Highways perspective.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective;
b) a social objective; and,
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management
Policy SP1 (Spatial Principles
Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
Policy EN5 (Strategic Areas for low and zero carbon decentralised energy infrastructure
Policy EN7 (Energy Infrastructure opportunities low and zero carbon decentralised energy schemes);
Policy EN8 (Adaptation to Climate Change);
Policy T1 (Sustainable Transport);

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC26.1 The council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the city. In giving effect to this intention, the council will consider both
(a) the effect of the new development proposals which are likely to be generators of noise and
(b) the implications of new development being exposed to exiting noise sources which are effectively outside planning control.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The policies of relevance are:
i.JP- S1- Sustainable development
ii.JP- S2 – Carbon and energy.

ISSUES

Principle of Development

The submitted application seeks planning permission for City Council Development for installation of floor mounted air sourced heat pumps and enclosure to the rear and the installation of solar PV panels to rear pitched roof slope.

The current heating system would be changed to Air Source Heat and solar panels to the roof would also be installed to the building to further generate electricity for the Community Centre. Both are considered energy efficient methods to heat buildings that would reduce dependence on fossil fuels to heat the building. The proposal would support the Authority in its ambitions to become a Zero Carbon city by 2038, reducing the carbon emissions associated with the operation of the building through the provision of on-site renewable electricity generation subject to the panels and ASHPs not compromising the levels of amenity within the surrounding area. As such, the proposal is considered pursuant to policies EN4, EN5, EN7 and EN8 of the Core Strategy (2012), and would help the Community Centre achieve its energy targets.

As such, the principle of development is considered acceptable. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area, impact on the neighbouring properties' residential amenity and issues raised by way of consultation from relevant interested parties.

Visual/ Residential Amenity

Floor mounted air sourced heat pumps and enclosure to the rear:
This would involve the insertion of 8no. ASHPs. The floor mounted air source heat pumps (ASHPs) would be installed in the area to the east of the site in between the existing building and the eastern boundary of the site.

The ASHPs would sit within a reinforced concrete plinth acoustic enclosure and would have doors that would open outwards for access. The product would be a four sized closed top Caice SS300 acoustic louvre enclosure, with a height of 2.6 metres. It would be made of galvanised steel, in a grey colouration.

It is considered that the ASHPs have been sited in a location to minimise the impact to users of the Centre. As they are located at the rear of the Centre, an area primarily used for bin storage and a few parking spaces, for much of the visitors they would be unaware of the development to

the rear. Whilst there are some windows within the eastern elevation of the building, any view onto the ASHP enclosure is not considered to be detrimental given the existing outlook and the existing shed. Further, as the total height of the ASHP enclosure is to be 2.6 metres, the enclosure would not adversely impact loss of light to the rear windows given it would be single storey and any existing light provision would be limited given the soft landscaping.

Given the dense soft landscaping separating the applicant site to the residential properties located off Greenford Road, the structure would not be easily visible from the neighbouring gardens.

The main amenity concern from the proposed ASHP is the potential noise output, given the number of ASHPs (8) proposed in one location. To overcome this concern, the proposal includes the installation of a reinforced concrete plinth acoustic enclosure, of a four sized closed top Caice SS300 acoustic louvre enclosure. It is considered that this would successfully reduce any adverse noise output whilst creating a homogeneous design.

In the interests of residential amenity to the Community Centre and surrounding residential units, Environmental Health have requested a condition to ensure the development performs in accordance with the agreed noise assessment.

Installation of solar PV panels to rear pitched roof slope:
The solar panels to be inserted to the rear pitched roof slope would be fixed to tiles roofing using proprietary frame and fixings. The solar panels would have a profile of 15-30 degrees. The solar panel product would be a Renusol product with 44 modules and a VarioSole+ mounting system.

The solar panels to be erected would face in the direction of properties off Rainham Drive and would be visible at an oblique angle from Shirley Road. Given the soft landscaping separating the applicant site with neighbouring properties and the 36 metre distance between residential properties off Rainham Drive and the proposal, it is not considered to create an overbearing feature for surrounding residents. The insertion of solar panels are common place in residential settings, as can be seen for properties along Rainham Drive. As such, the installation of such solar panels and views of such structure from Rainham Drive and Shirley Road are not considered to give rise to adverse visual harm, and is therefore pursuant to Policy SP1 and DM1 of the Core Strategy.

Overall, the benefits of carbon reduction for the Woodville Resource Centre is considered to outweigh any harm to visual amenity. It is considered the proposed development is acceptable in terms of the National Planning Policy Framework (NPPF), Manchester's Core Strategy, including policies DM1, EN4, EN5, EN6, EN7 and EN8, and saved Unitary Development Plan policy DC26.

Design and Appearance

Floor mounted air sourced heat pumps and enclosure to the rear:
Heat pump product specifications have been provided during the course of the application, the ASHPs are utilitarian in appearance, and a design which benefits its function, similar to that of large air-conditioning units.

Given the proposed acoustic enclosures, individual ASHPs would not be visible and rather the enclosure would be. Drawing no.24619.116 REV A has been supplied for review which shows the proposed elevations of such enclosure and provides detail on the materiality of the compound. The compound would be manufactured from galvanised sheet steel in a grey

colouration. Whilst it is noted that this would look utilitarian in appearance it would be sited in a location rarely seen by most visitors to the site and it is noted the structures would minimise visual and acoustic harm as a result of the proposal. The compound is therefore considered acceptable to facilitate the proposal and offer screening to the proposed 8 ASHPs. Further, examples of the acoustic louvre compound were provided for review to understand how the compounds have been read in the context of similar projects. Therefore, the design and appearance of this element of works is considered pursuant to Policy DM1 of the Core Strategy.

Installation of solar PV panels to rear pitched roof slope:
A detailed roof drawing was provided for the solar panels to be inserted on the existing roof. The solar panels would be fixed to the tiled roofing using proprietary frame and fixings, fixing to be as per Renusol VarioSole+ framework system. Detailed drawings were provided for review, as was a detailed product specification.

The solar panels installed would be of a typical design and although visible, from primarily the rear elevation of the existing property, the number of solar panels proposed are considered acceptable given the large footprint of the building. The benefits associated with the proposed solar panels cannot be achieved without the structure and it is sited in a suitable location within the site. Therefore, the design and appearance of this element is considered pursuant to Policy DM1 of the Core Strategy.

Noise

Given the resultant 8 ASHPs to be installed at the site, the application was accompanied by a Noise Impact Assessment which has been amended following review by Environmental Health and comments made.

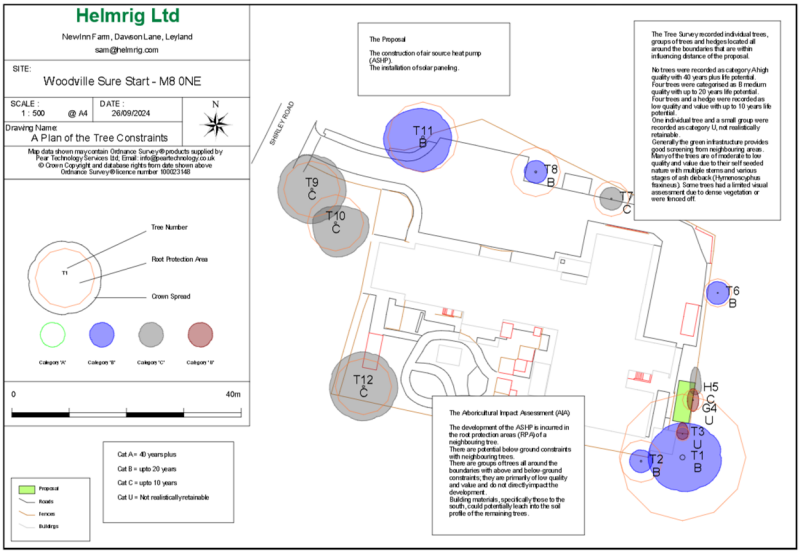
The noise assessment confirms that the proposal can be installed and is not anticipated to give rise to unacceptable noise impacts on nearby noise sensitive receptors. A condition is required to ensure the scheme as set out in the noise assessment is installed and that this is subject to testing and verification prior to it becoming fully operational.

Given the inclusion of the acoustic condition, the proposed installations are not considered to give rise to any harmful impacts with regards to noise and disturbance in accordance with policies SP1 and DM1 of the Core Strategy.

Trees

An Arboricultural Impact Assessment was provided to support the application. The Tree Survey conclude four trees were categorised as B trees, four trees and a hedge were recorded as low quality, and one individual tree and small group recorded as category U.

The assessment concluded that the ASHP would incur onto the Root Protection Areas of neighbouring trees. T3 and G4 would need to be lost as a result of the proposal.



The Neighbourhood Team Leader (Arboriculture) reviewed the proposal who recommend an independent arboricultural consultant be embedded into this project to oversee the works. On this basis, there were no objections to the proposals for this site from an arboricultural perspective.

A condition ensuring the tree works are done in accordance with the submitted AIA would be included within any approval granted, as well as conditions related to tree works. Given the inclusion of such conditions, the proposal is considered to be in accordance with policies EN9 and EN15 of the Core Strategy.

Ecological Constraints on Site

The application is accompanied by an Inspection & Assessment in relation to Bats and Breeding Birds (Tyrer Ecological Consultants, 2024). This found the building to have moderate bat roosting potential, due to the presence of degraded soffit boxes which may form features themselves and/or provide access to the roof.

The conclusions of the assessment indicate that no further bat surveys are required based upon the scope of works. GMEU have confirmed agreement with this conclusion and recommend that a method statement outlining the timeframe and ecological supervision of works are secured via a condition. If works are not completed within the hibernation season and extend into April-October, the two nocturnal surveys will need to be undertaken before works proceed.

A condition to this effect would be attached to any approval granted.

GMEU also requested that wherever possible, the site should also be enhanced for biodiversity, for example by installing bat and bird boxes into the building as per Appendix II of the ecology report. An informative to this effect would be attached to any approval granted.

Given the inclusion of such condition relating to bats, the proposal is considered to adequately protect bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

Manchester Airport Safeguarding Officer

No objection received was received from the Manchester Airport Safeguarding Officer, in relation to glint and glare as a result of the proposal to any overhead aircrafts.

Highway Services

Highway Services reviewed the proposal and raise no obejctions to the proposals on highway capacity or safety grounds. It is noted that the proposals would remove three parking spaces these are to be re-located further north of the applicant site and so the proposals would not result in the loss of any car parking spaces.

Pedestrian access around the rear of the building will still be maintained.

Highway Services requested a Construction Management Plan is conditioned prior to any construction works beginning. Given the scale of works proposed, this condition is considered onerous and would be omitted from any approval granted. A standard construction/ demolition hours would be attached to any approval granted as an informative to remind the contractor of considerate working practices.

No issues appear to arise in relation to highways and pedestrian safety, pursuant to Policy T1, SP1 and DM1 of the Core Strategy.

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 polices 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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner, further information has been requested in relation to the scheme and appropriate conditions have been placed on the approval granted.

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

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:
-Application Form, stamped as received by the City Council as Local Planning Authority on 20 December 2024.
-Drawing- Proposed- External Material Layout, numbered 24619.108, stamped as received by the City Council as Local Planning Authority on 20 December 2024.
-Drawing- Proposed- External Mechanical Services Layout, numbered 3386-CWC-XX-EX-DR-M-5001 T02, stamped as received by the City Council as Local Planning Authority on 20 December 2024.
-Drawing- Proposed- Woodville Sure Start Proposed ASHP Unit Detail, numbered 24619.116, stamped as received by the City Council as Local Planning Authority on 20 December 2024.
-Arboricultural Impact Assessment (BEK, dated 12 September 2024), stamped as received by the City Council as Local Planning Authority on 20 December 2024.
-Ecology Report- Inspection & Assessment in relation to Bats & Breeding Birds (Tyrer Ecological Consultants Ltd, project ref: PR-0370-24 dated November 2024), stamped as received by the City Council as Local Planning Authority on 20 December 2024.
-Drawing- Proposed- T4 Photovoltaic Layout, numbered 3384-CWC-XX-EX-DR-E-6100 T4, stamped as received by the City Council as Local Planning Authority on 5 February 2025.
-Supporting Information- Designer Report (Solar Edge, 10 October 2024), stamped as received by the City Council as Local Planning Authority on 5 February 2025.
-Supporting Information- Technical Project Overview- Renusol, stamped as received by the City Council as Local Planning Authority on 5 February 2025.
-Supporting Information- ASHP Information (Samsung EHS Technical Data Book) Ver 1.0, stamped as received by the City Council as Local Planning Authority on 14 March 2025.
-Supporting Information- Noise Impact Assessment- R2329-REP01F-JW (dated 19 March 2025), stamped as received by the City Council as Local Planning Authority on 20 March 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policies DC26 of the Manchester City Councils Unitary Development Plan and policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

3) The development shall be constructed only using the approved materials, as detailed within the approved drawings and documents listed within condition 2 of this decision notice.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4 a) The development hereby approved shall be carried out in accordance with 'Supporting Information- Noise Impact Assessment- R2329-REP01F-JW (dated 19 March 2025)', stamped as received by the City Council as Local Planning Authority on 20 March 2025, in relation to details of externally mounted ancillary plant, equipment and servicing.

The approved scheme shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

b) Prior to the operation of the agreed details set out within part a) above, 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 report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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

5 a) If works are to be undertaken within bat hibernation season (November- March), a method statement outlining the timeframe and ecological supervision of the approved development prepared by an appropriately qualified specialist shall be submitted to and approved by the local planning authority.

The development shall be subsequently carried out in accordance with the approved statement.

b) If works are to be undertaken outside of bat hibernation period and extend into the months of April-October, two nocturnal surveys shall be submitted to and approved by the local planning authority prior to the commencement of works.

The development shall be subsequently carried out in accordance with the approved statement. If bats are recorded roosting in the building and will be impacted by the works a protected species licence will be required from Natural England. Once approved by the local planning authority, the measures in the report must be carried out in full.

Reason - For the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

6) The development hereby approved shall be carried out in accordance with the recommendations outlined within the ‘Arboricultural Impact Assessment (BEK, dated 12 September 2024)’, stamped as received by the City Council as Local Planning Authority on 20 December 2024, in particular following the recommendations within section 5.6.6, section 6.2.1, section 6.2.2, section 7.1, section 7.2 and section 9.0.

All recommendations should be in place prior to the commencement of works and remain intact and in position throughout the duration of the construction activities.

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

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

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

8) 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 EN9 and EN15 of the Core Strategy.

Informatives

1) The site should also be enhanced for biodiversity, for example by installing bat and bird boxes into the building as per Appendix II of the approved ecology report.

2) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit
Manchester Airport Safeguarding Officer
Highway Services

86 Woodlands Road, Cheetham, Manchester, M8 0NF
84 Woodlands Road, Cheetham, Manchester, M8 0NF
84A Woodlands Road, Cheetham, Manchester, M8 0NF
94 Woodlands Road, Cheetham, Manchester, M8 0NQ
96 Woodlands Road, Cheetham, Manchester, M8 0NQ
16 Rainham Drive, Manchester, M8 0NN
12 Rainham Drive, Manchester, M8 0NN
87 Shirley Road, Manchester, M8 0WD
79 Shirley Road, Manchester, M8 0WD
112 Shirley Road, Manchester, M8 0NE
110 Shirley Road, Manchester, M8 0NE
11 Hardwood Close, Manchester, M8 0DY
9 Hardwood Close, Manchester, M8 0DY
7 Hardwood Close, Manchester, M8 0DY
5 Hardwood Close, Manchester, M8 0DY
3 Hardwood Close, Manchester, M8 0DY
1 Hardwood Close, Manchester, M8 0DY
90A Woodlands Road, Cheetham, Manchester, M8 0NF
88 Woodlands Road, Cheetham, Manchester, M8 0NF
92 Woodlands Road, Cheetham, Manchester, M8 0NF
86A Woodlands Road, Cheetham, Manchester, M8 0NF
88A Woodlands Road, Cheetham, Manchester, M8 0NF
90 Woodlands Road, Cheetham, Manchester, M8 0NF
82A Woodlands Road, Cheetham, Manchester, M8 0NF
82 Woodlands Road, Cheetham, Manchester, M8 0NF
80 Woodlands Road, Cheetham, Manchester, M8 0NF
78 Woodlands Road, Cheetham, Manchester, M8 0NF
100 Woodlands Road, Cheetham, Manchester, M8 0NQ
107 Shirley Road, Manchester, M8 0WD
103 Shirley Road, Manchester, M8 0WD
101 Shirley Road, Manchester, M8 0WD
100 Shirley Road, Manchester, M8 0NE
93 Shirley Road, Manchester, M8 0WD
81 Shirley Road, Manchester, M8 0WD
105 Shirley Road, Manchester, M8 0WD
98 Woodlands Road, Cheetham, Manchester, M8 0NQ
76 Woodlands Road, Cheetham, Manchester, M8 0NF
102 Shirley Road, Manchester, M8 0NE
32 Greenford Road, Manchester, M8 0NW
2 Rainham Drive, Manchester, M8 0NN
38 Greenford Road, Manchester, M8 0NW
36 Greenford Road, Manchester, M8 0NW
34 Greenford Road, Manchester, M8 0NW
30 Greenford Road, Manchester, M8 0NW
8 Rainham Drive, Manchester, M8 0NN
6 Rainham Drive, Manchester, M8 0NN

4 Rainham Drive, Manchester, M8 0NN
14 Rainham Drive, Manchester, M8 0NN
10 Rainham Drive, Manchester, M8 0NN
99 Shirley Road, Manchester, M8 0WD
97 Shirley Road, Manchester, M8 0WD
95 Shirley Road, Manchester, M8 0WD
98 Shirley Road, Manchester, M8 0NE
96 Shirley Road, Manchester, M8 0NE
91 Shirley Road, Manchester, M8 0WD
89 Shirley Road, Manchester, M8 0WD
85 Shirley Road, Manchester, M8 0WD
83 Shirley Road, Manchester, M8 0WD
109 Shirley Road, Manchester, M8 0WD

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA