MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141189/FO/2024
Date registered valid:	8 October 2024
Proposal:	Erection of a single storey extension to provide an additional 7 bedrooms to the existing Independent Hospital (Use Class C2), along with associated landscaping and amendments to the car parking layout.
Address:	Millbrook Independent Hospital, 57 Wastdale Road, Manchester, M23 2RX
Ward(s):	Baguley Ward
Applicant:	Mr Hughes, Alternative Futures Group
Agent (if any):	Miss Amy Murphy, JLL
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	21 January 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 5 December 2024

Standard consultations:
Printed: 18 October 2024 Expired: 8 November 2024

Neighbour notifications
Printed: 18 October 2024 Expired: 8 November 2024

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/area

Millbrook Independent Hospital is located on the southern side of Wastdale Road and is bounded by Johannesburg Gardens to the west and the rear gardens of the dwellings on Ottawa Close and Caithness Close to the south and east respectively. There are dwellings on the opposite side of Wastdale Road. While the area is predominantly made up of two storey buildings Millbrook Hospital is single storey brick built building topped by a tiled pitched roof. A car park, located on the eastern half of the site, serves the hospital.



Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicants are proposing to erect a single storey extension, in the area hatched yellow, in order to provide an additional 7 bedrooms for patients, along with associated landscaping and amendments to the car parking layout.

The proposed layout, which the extension hatched in yellow, is shown below:



Consultations & Notification Responses

Local Residents – No comments received.

Highway Services – Have made the following comments:

- Given that the proposed development is resultant in 7 additional bedrooms, the number of vehicular trips associated with site is expected to be minimal. It is therefore accepted that the adjacent highway network can facilitate such additional demands with no highway safety or capacity concerns.
- The site is well accessed by sustainable modes. Regular bus services and tram services are in place withing walking distance of the development site.
- Plan 'SL_P23045 _DWG_C_PR02' confirms that standard and disabled parking spaces meet MCCs standard minimum requirement. The plan also confirms a 6m aisle width to allow vehicles to safely manoeuvre within the car park. This is welcomed and acceptable to Highways. The updated plan confirms a cycle store within the curtilage of the site with parking for up to 4 cycles. This is acceptable to Highways.
- Secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles
- It is understood that the existing reuse and servicing arrangements will remain unchanged.

City Arborist – The removal of the best tree on the site is very unfortunate. It is requested that an alternative building layout be explored to retain the Lime if possible. Would it not be possible to move the building closer to the existing carpark and then create additional parking in the grassed area to the front of the site? If this is not possible, I can confirm that we have no objections to mitigation planting proposals.

Environmental Health – Suggests the imposition of conditions concerning waste storage and contaminated land.

Flood Risk Management Team – Recommends that a condition regarding the provision of a sustainable drainage system be attached to any approval granted.

Greater Manchester Police – No objections raised.

Greater Manchester Ecology Unit – Suggests the imposition of a number of conditions concerning Biodiversity Net Gain and the protection of protected species and the provision of biodiversity enhancements.

United Utilities Water PLC – Reiterates the comments of the Flood Risk Management Team

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such 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 significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles,* - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Saved UDP Policy DC26, "Development and Noise" – Policy DC26.1 states that 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 new development proposals which are likely to be generators of noise; and
b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

Issues

Principle of the Proposal – The Millbrook Hospital provides services for male and female patients with mental health needs who required mental health rehabilitation. It is managed by the Alternative Futures Group which is a registered charity who have several other mental health hospital and community services within the northwest of England. Millbrook is a 12-bed ward and provides rehabilitation to both patients detained under the Mental Health Act and informal patients. It provides community based inpatient mental health rehabilitation.

Given the vital work they undertake, there is no objection in principle to the proposal to provide additional patient accommodation. Notwithstanding this, any impact upon existing levels of residential and visual amenity, along with pedestrian and highway safety, must be assessed.

Design – The design of the proposed extension, which is linear in form, has been informed by the existing building, i.e. it would be single storey in height and constructed from red brick, topped with clay roof tiles. The design of the extension, which can be seen below circled in red, is considered acceptable.



Residential Amenity – A number of factors have been assessed in order to judge the impact of the proposal upon residential amenity:

Impact upon Privacy – The proposed extension would be orientated on a roughly north-south axis, with the northern half (on the left below) of the extension sited between 1.74m to 4.93m from the side boundary, while the southern element is between 1.46m and 1.84m from the side boundary and 2.67m from the southern boundary.

In respect of the northern part of the extension, beyond the side boundary, which benefits from a mature hedge, there is an alleyway and then the rear gardens of 43 to 51 Caithness Close. In terms of the southern half of the extension, beyond the side boundary there is an area of landscaping, while beyond the southern boundary lies the rear garden of 19 Ottawa Close.



As the norther half of the extension would be located between 11.74m and 15m away from the rear elevations of 43 to 51 Caithness Close and between 3m and 6m from the rear boundary of the associated rear gardens, it is not considered that this element of the proposal would lead to any undue loss of privacy resulting from overlooking, this is especially so given the presence of the mature hedging.

The southern element of the proposal would be located approximately 16m away from the rear elevation of 19 Ottawa Close and given the site levels would not lead to overlooking of the rear garden. It is also considered that this element of the proposal would not lead to any undue loss of privacy resulting from overlooking

Noise – Given the domestic nature of the activity that would be associated with the proposed extension it is not considered that the proposal would be an inherently noise generating development.

Daylight/Overshadowing – As the proposed extension is only one storey in height and sited a sufficient distance from any of the adjoining properties, it is not considered that any of the existing dwellings on Caithness Close and Ottawa Close would see a reduction in daylight or be subject to overshadowing.

In conclusion, it is not considered that the proposal would have an unduly detrimental impact upon the levels of residential amenity currently enjoyed within the vicinity of the site.

Visual Amenity – As the design of the extension would complement the existing property and it would be located behind the existing building line, it is not considered that the proposal would have a detrimental impact upon the levels of visual amenity enjoyed along Wastdale Road.

Car Parking – Nine parking spaces would be retained on site. With this and the availability of on-street parking, it is considered that sufficient parking would be provided for the hospital use.

Pedestrian and Highway Safety – Given the level of parking that would remain on site and the additional accommodation would not see an undue increase in vehicle movements to and from the site, it is not considered that the proposal would have a detrimental impact upon the levels of pedestrian and highway safety enjoyed along Wastdale Road.

Trees and Landscaping – To accommodate the proposed extension a single lime tree (T2 – category B) would be removed.



To compensate for the loss of the existing tree the applicant is proposing to plant 11 trees and layout modified grassland, as denoted by the green hatching below. The proposed trees are as follows:

3 x field maple
2 x alder
3 x common hawthorn
3 x rowan

This level of provision is considered acceptable.



Ecology – While the proposal does result in the loss of some lawned area and a number of trees, it does not result in the loss of any protected species or their habitat. Notwithstanding this, the proposal does trigger the requirement to provide a biodiversity uplift and as a result a condition requiring the submission of a Biodiversity Gain Plan and Habitat Management/Monitoring Plan is suggested in this instance. In addition, a separate condition is proposed which would require the installation of bird boxes on the site.

Drainage – While the proposal does not raise any drainage/flooding concerns, it is still considered prudent to attach a condition to the consent which requires the provision of a suitable surface water drainage system.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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, received on 8 October 2024 and 21 November 2024:

a) SL_P23045 _ DWG_C_EX01 - existing site plan
b) SL_P23045 _ DWG_C_EX10 - existing floor plans
c) SL_P23045 _ DWG_C_EX00 - location plan
d) SL_P23045 _ DWG_C_EX30 - existing elevations
e) SL_ P23045 _DW G_C_ PR01 P10 - proposed site plan
f) SL_P23045 _ DWG_C_PR02 P2 - proposed site plan (dimensioned) -
g) SL_P23045 _ DWG_C_PR10 P10 - floor plans
h) SL_P23045 _ DWG_C_PR30 P10 - proposed elevations
i) UG_2548_LAN_GA_DRW_101 P04 - general arrangement
j) UG_2548_LAN_HL_DRW_201 P04 - hard landscaping plan
k) UG_2548_LAN_SL_DRW_301 P04 - soft landscaping plan

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) Above-ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those 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 Manchester Core Strategy.

4) The storage and disposal of waste shall be undertaken in accordance with the Waste Management Strategy stamped as received on 8 October 2024 and shall remain in situ whilst the development is in operation.

Reason - In the interests of visual and residential amenity, pursuant to Policy DM1 in the Manchester Core Strategy

5) Before the development hereby approved commences, a report (Phase 2 Site Investigation) 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 measures for investigating the site identified in the Phase 2 Site Investigation shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, is found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out prior to occupation in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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

6) Prior to the occupation of the development hereby approved, a Contaminated Land Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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 Policy DM1 of the Manchester Core Strategy.

7) Prior to the commencement of above ground works a Biodiversity Gain Plan and Habitat Management and Monitoring Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved Biodiversity Gain Plan shall be implemented in accordance with an agreed timetable and thereafter maintained in accordance with the approved Habitat Management and Monitoring Plan.

Reason - In the interests of biodiversity net gain being achieved off site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

8) The car parking facilities, as shown on drawing no. SL_P23045 _ DWG_C_PR02 P2, shall be laid out, demarcated and made available prior to the occupation of the development hereby approved.

Reason - In the interests of pedestrian and highways safety and to ensure the satisfactory development of the site, pursuant to Policy DM1 in the Manchester Core Strategy.

9) Prior to the commencement of above ground works, elevational drawings of the cycle store shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use is in operation.

Reason - In the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

10) Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles (see informative), shall be submitted for approval in writing by the City Council, as Local Planning Authority. 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 national policies within the NPPF and NPPG and Policies EN08 and EN14 in the Manchester Core Strategy.

11) 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 Manchester Core Strategy.

12) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing nos. UG_2548_LAN_HL_DRW_201 P04 and UG_2548_LAN_SL_DRW_301 P04, shall be implemented not later than 12 months from the completion of building works. 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.

13) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

14) Above grounds works shall not commence until details of biodiversity enhancements (i.e. bird boxes), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

15) The development shall be implemented in accordance with the recommendations contained within paragraphs 5.4.4 and 5.4.5 (Reasonable Avoidance Measures) of the submitted Ecology Appraisal (Urban Green, received on 8 October 2024).

Reason - To minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994) , pursuant to policy EN15 of the Manchester Core Strategy.

16) Prior to the commencement of the development hereby approved, details of how the proposed development will mitigate for the potential impacts to Great Crested Newts and other amphibians shall be submitted to and be approved by the City Council as Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason - To minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994) , pursuant to policy EN15 of the Manchester Core Strategy.

17) Prior to the commencement of above ground works, an external lighting scheme, which considers the effects of lighting on foraging/commuting bats, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The scheme shall be designed so as to control glare and light overspill onto nearby residential properties and in line with best practices to avoid impacts on nocturnal animals.

Reason - To safeguard the amenities of the occupiers of nearby properties and protected species pursuant to Policies EN15 and DM1 of the Manchester Core Strategy.

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

a) Measures to control noise and vibration;
b) Dust suppression measures;

c) Compound locations where relevant;
d) Details of an emergency contact telephone number;
e) A community consultation plan; and
f) Sheeting of construction vehicles.
g) Hours of Working (see informative)

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

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

Informatives

1) Informative for Condition 11 (Drainage) -

- 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.
- 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.
- Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- 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.
- 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.
- 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).
- Construction details of flow control and SuDS components.
- Details of how the scheme shall be maintained and managed after completion.

2) Informative for Condition 18 (Construction Management) - To safeguard the amenities of nearby residents construction/demolition works shall be confined to the following hours:

a) Monday - Friday: 7.30am - 6.00pm
b) Saturday: 8.30am - 2.00pm
c) Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit
United Utilities Water PLC

14F Wastdale Road, Manchester, M23 2RS
14J Wastdale Road, Manchester, M23 2RS
14H Wastdale Road, Manchester, M23 2RS
14D Wastdale Road, Manchester, M23 2RS
14E Wastdale Road, Manchester, M23 2RS
14C Wastdale Road, Manchester, M23 2RS
14B Wastdale Road, Manchester, M23 2RS
8 Eddie Mcculley Close, Manchester, M23 2ST
10 Eddie Mcculley Close, Manchester, M23 2ST
12 Eddie Mcculley Close, Manchester, M23 2ST
14 Eddie Mcculley Close, Manchester, M23 2ST
2 Eddie Mcculley Close, Manchester, M23 2ST
53 Wastdale Road, Manchester, M23 2RY
47 Wastdale Road, Manchester, M23 2RY
14G Wastdale Road, Manchester, M23 2RS
14A Wastdale Road, Manchester, M23 2RS
1 Amberley Drive, Manchester, M23 2TG
13 Caithness Close, Manchester, M23 2AU
33 Wastdale Road, Manchester, M23 2RY
45 Wastdale Road, Manchester, M23 2RY
37 Wastdale Road, Manchester, M23 2RY
12 Caithness Close, Manchester, M23 2AU
6 Caithness Close, Manchester, M23 2AU
15 Caithness Close, Manchester, M23 2AU
13 Ottawa Close, Manchester, M23 2PU
9 Ottawa Close, Manchester, M23 2PU
3 Ottawa Close, Manchester, M23 2PU
19 Ottawa Close, Manchester, M23 2PU
17 Ottawa Close, Manchester, M23 2PU
14 Caithness Close, Manchester, M23 2AU
10 Caithness Close, Manchester, M23 2AU
8 Caithness Close, Manchester, M23 2AU
4 Caithness Close, Manchester, M23 2AU
2 Caithness Close, Manchester, M23 2AU
11 Caithness Close, Manchester, M23 2AU
9 Caithness Close, Manchester, M23 2AU
7 Caithness Close, Manchester, M23 2AU
5 Caithness Close, Manchester, M23 2AU
3 Caithness Close, Manchester, M23 2AU
1 Caithness Close, Manchester, M23 2AU
55 Wastdale Road, Manchester, M23 2RY
51 Wastdale Road, Manchester, M23 2RY
49 Wastdale Road, Manchester, M23 2RY
43 Wastdale Road, Manchester, M23 2RY
41 Wastdale Road, Manchester, M23 2RY
39 Wastdale Road, Manchester, M23 2RY
35 Wastdale Road, Manchester, M23 2RY
2 Amberley Drive, Manchester, M23 2RH
14 Wastdale Road, Manchester, M23 2RF
15 Ottawa Close, Manchester, M23 2PU
11 Ottawa Close, Manchester, M23 2PU
7 Ottawa Close, Manchester, M23 2PU
5 Ottawa Close, Manchester, M23 2PU
1 Ottawa Close, Manchester, M23 2PU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA