

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140400/JO/2024

Date registered valid: 28 June 2024

Proposal: Variation of conditions 2 (specified plans), 5 (Arboricultural Method Statement), 11 (Drainage), 12 (Materials), 17 (Cycle parking), 18 (Car parking), 19 (Noise Plant and Equipment), 25 (Waste management) and 28 (car parking management) from planning permission reference 137537/FO/2023 to allow a reconfiguration of the building including a reduction in size and associated elevational alterations

Address: Withington Community Hospital, Nell Lane, Manchester, M20 2LR

Ward(s): Didsbury West Ward

Applicant: Manchester University NHS Foundation Trust

Agent (if any): Melissa Lee Turley

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13.08.2024

Application details

Type of application: Variation or Removal of Condition

Development type: Public Service Infrastructure Dev

Date of site visit: 10th July 2024

Standard consultations:

Printed: 1 July 2024 Expired: 22 July 2024

Neighbour notifications

Printed: 1 July 2024 Expired: 22 July 2024

Site notice

Posted: 10 July 2024 Expired: 31 July 2024

Press advert

Published: 9 July 2024 Expired: 23 July 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: 4 TPO trees are located in the application site on the Burton Road frontage of the site and a further TPO tree lies immediately adjacent the north of the application site on the Burton Road frontage

Description of area

The application site comprises a 0.9 hectare rectangular site located within the southern part of the existing Withington Community Hospital site. To the north of the site is the existing hospital building, to its southern boundary is Fielden Road, to the east is Burton Road whilst to the west is the existing Buccleuch Lodge – a small nursing home facility. Burton Road local centre lies immediately to the north of the Hospital site.

The site prior to its redevelopment as part of the Community Hospital in the mid 2000s formed part of the wider Withington Hospital site predominantly located to the Manchester City Council Item No.9 Planning and Highways Committee north-west of the application site, the majority of the hospital buildings – save for those elements that were listed- were cleared and redeveloped for housing and offices. Beyond the sites boundaries lie residential areas with two storey Victorian terrace properties found along Burton Road to the east, Nell Lane to the north, with larger two and three storey Victorian semi-detached properties to the south. The western boundary of the Albert Park Conservation Area lies along Burton Road to the east and south of the application site, the application site is not located within the Conservation Area.

The site is located in proximity to a number of bus stops along Burton Road whilst the Burton Road Metrolink Station is situated approximately 0.6km north of the site The existing car park

within the wider Hospital site is located to the north of the application site and provides 440 no. car parking spaces. Access is gained to the main hospital and car park via a priority junction with Nell Lane, where there are parking barriers set back from the access junction.

Description of development

Planning permission reference 137537/FO/2023 was granted on the 15th December 2023 following resolution by the City Council's Planning and Highways Committee to approve at its meeting on the 14th December 2023. Permission was granted for the erection of a two storey building to form a community diagnostics centre, alongside the proposed building the proposals include landscaping, a patient and delivery drop off area and 6 no. accessible parking spaces as part of the reconfigured site.

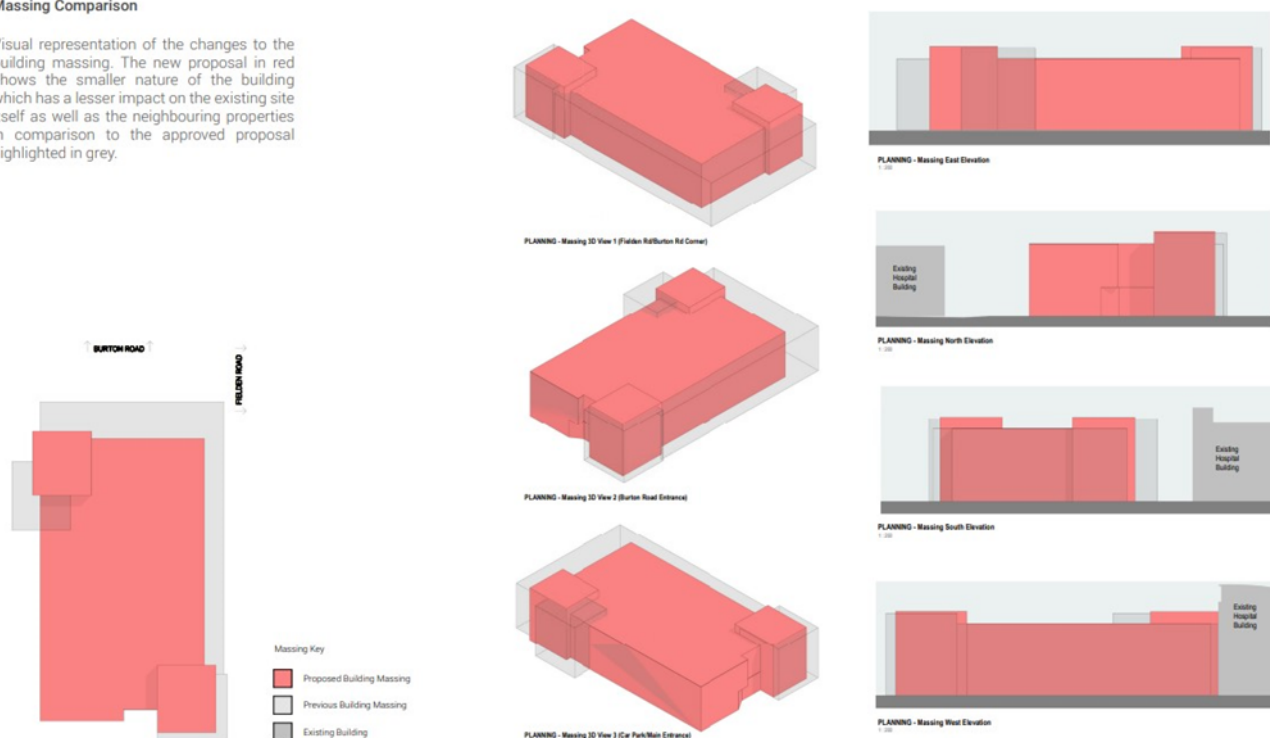
The current application seeks to vary that permission following the applicants review of the scheme and proposed modifications to the services and size of building required.

It is proposed for the CDC Hub to deliver a range of diagnostic services including cardiology and respiratory testing (as per the original proposals), provision of sleep testing, and additional non-obstetric ultrasound testing, with the possibility to expand diagnostic services in the future. These diagnostic services will complement the existing imaging capabilities (MR, CT, X-ray) provided at Withington Community Hospital. In order to achieve this, a group-wide review of the endoscopy services has identified that this activity is best accommodated in the planned refurbishment and expansion of the existing endoscopy service at Wythenshawe Hospital. Therefore, relocating the endoscopy services from the CDC Hub, has allowed the building to be reconfigured and reduced in size, whilst still ensuring the CDC Hub provides a range of alternative diagnostic facilities for the local community.

The amendment to the permission relates to the reduction of the footprint of the building, from the approved scheme of circa 1024m² in area, reducing by 235m² to 789m². This has had an impact on the internal layouts which have been updated to reflect the decreased internal area. This in turn has had an influence on the locations of the windows, altering the external appearance of the building. The building has been set further back from Burton Road allowing more screening and the external landscaping area has been increased.

Massing Comparison

Visual representation of the changes to the building massing. The new proposal in red shows the smaller nature of the building which has a lesser impact on the existing site itself as well as the neighbouring properties in comparison to the approved proposal highlighted in grey.



Massing illustrations of alterations to the proposed building

Relevant planning history

137537/FO/2023 - Erection of a two-storey building comprising a Community Diagnostics Centre (use class E(e)), with associated external landscaping, patient and delivery drop off area and 6 no. accessible parking spaces. – Approved 15.12.2023

068633/MO/2003/S2 - RESERVED MATTERS Erection of a new community hospital with car parking and landscaping relating to outline application 065936/OO/SOUTH2/02 – Approved 8th October 2003

Consultations & Notification Responses

The application was subject to advertisement on site by way of notice, advertisement in the Manchester Evening News and by way of letter to nearby occupiers of properties.

In response 10 comments were received from residents a summary of the responses is set out below:

- There is a parking shortage locally resulting in congested streets but plenty of empty spaces in the hospital car park as a result of parking charges in place.
- Additional transport needs arising from the development and implications of this
- This is a good opportunity to increase biodiversity including installing swift boxes or bricks
- Retain as much of the trees, plants and bushes on site as possible
- Should install hedgehog and bat boxes
- Building should incorporate a green roof
- Trees are essential for managing poor air quality

Councillor John Leech – There is no detailed planting plan or Landscape Ecology Management Plan accompanying this application, yet the claim is that there would be a biodiversity net gain. Surely this detail needs to be available at the decision making process. Concerned this will end

up as a reserved matter and then plans will be submitted that do not result in a net gain. Can a condition be attached to any revised scheme that must still result in a biodiversity net gain?

West Didsbury Residents Association – Raise concerns about proposed hard surfacing works within root protection areas and that this should be undertaken under suitable supervision in line with the method statement for works incorporating a cellular confinement system.

Concerned that no detailed planting plan or landscape and ecological management plan accompanies the application to ensure the implementation of BNG on the site.

Request a planting plan for the proposed scrub and hedgerow and how these are to be managed long term.

An attenuation tank is proposed to be constructed beneath an area of proposed scrub, this tank will need regular ongoing inspection and maintenance to ensure it is kept in working order. How can this be achieved with scrub plating above?

Request a plan setting out location of bat boxes, bird boxes (including swift boxes), log piles, hedgehog houses be presented within the current application. A number of rare bird species were noted on the site prior to clearance works taking place.

Request that the site water management plan includes the planting in filter strips to benefit biodiversity.

It is noted within the submitted documents that asbestos has been detected on the site and that it is recommended that a clean cover system be adopted to mitigate the risk. WDRA request that stringent precautions are put in place to stop dust entering the environment.

United Utilities – Do not recommend the variation to condition 11 (drainage) as the surface water outfall has not been determined but has been assumed.

Greater Manchester Archaeological Advisory Service – Satisfied that there are no archaeological implications of the proposals.

MCC Highway Services - A Transport Assessment addendum has been submitted which demonstrates that there will be a reduction in daily staff (33no.) with a minor increase in patient numbers (5no.) in comparison to the consented scheme. Highways accept that additional highways operational assessment are not necessary and additional levels of parking in comparison to the approved scheme are not required. Car parking provision, including disabled provision and EV spaces appears to align with the approved scheme. It is also noted that there will be an increase in the length of free on-site parking (to 60 minute) to deter on-street parking. This is considered acceptable by Highways. The approved cycle parking proposals would remain as approved, totalling 10 no. long stay cycle spaces for staff and visitors, with demand monitored and provided for as part of the ongoing Travel Plan. This is considered acceptable to Highways. The approved access and waste management arrangements align with the approved scheme. This is considered acceptable by Highways.

There are no objections to the requested variations to condition numbers 2, 17,18,25 and 28.

MCC Flood Risk Management Team – The submitted drainage information does not address the requirements of the condition and cannot be varied at the current time.

MCC Environmental Health – Have no objection to the proposed variations of conditions.

MCC Neighbourhoods (Arborists) – Are happy with the tree protection plan, recommend that developers or contractors are aware of the principles outlined in BS:5837 and be familiar to not move hedges fencing or store materials or machinery within the fenced area.

GMP Design for Security – Recommend that the development is undertaken to Secured by Design standards.

Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the Core Strategy (adopted 2012), Places for Everyone Joint Development Plan Document (2024) and the saved policies of the Unitary Development Plan.

Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

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 - SP 1 Spatial Principles

Policy T1 Sustainable Transport

Policy - T2 Accessible Areas of Opportunity and Need

Policy - EN1 Design Principles and Strategic Character Areas

Policy - EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon & EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies

Policy EN 8 - Adaptation to Climate Change

Policy EN9 Green Infrastructure

Policy EN14 - Flood Risk

Policy EN 16 - Air Quality

Policy EN 17 - Water Quality

Policy EN 18 - Contaminated Land and Ground Stability

Policy EN19 - Waste

Policy DM 1 - Development Management

Saved Unitary Development Plan Policies DC26.1, DC26.2 and DC26.5 Development and Noise

Relevant National Policy

The National Planning Policy Framework (December 2023) sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role. The NPPF outlines a "presumption in favour of sustainable development".

This means approving development, without delay, where it accords with the development plan and 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 following specific policies are considered to be particularly relevant to the proposed development:

Section 6 (Building a strong and competitive economy)
Section 8 (Promoting healthy and safe communities)
Section 9 (Promoting Sustainable Transport)
Section 11 (Making Effective Use of Land)
Section 12 (Achieving Well-Designed Places)
Section 14 (Meeting the challenge of climate change, flooding and coastal change)
Section 15 (Conserving and enhancing the natural environment)
Section 16 (Conserving and enhancing the historic environment)

Places for Everyone Plan - The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester and forms part of Manchester's development plan.

Relevant policies of PfE in this instance are:

JP-P2: Heritage
JP-P6: Health
JP-S1: Sustainable development
JP-S2: Carbon and Energy
JP-S4: Flood Risk and the Water Environment
JP-Strat13: Strategic Green Infrastructure
JP-Strat14: A sustainable and integrated transport network
JP-G6 Urban Green Space
JP-G 7: Trees and Woodland
JP-G8: A net enhancement of Biodiversity and Geodiversity
JP-C6: Walking and Cycling
JP-C8: Transport Requirements of New Development

Issues

Principle – The application seeks the variation to a previous planning approval for the provision of a medical health care building as such the principal of the proposals is generally considered acceptable. The existing site provides local health care facilities with associated off-street car parking. The site was previously developed prior to its clearance in the early 2000s. As such the general principle of provision of further buildings to support the medical use of the site is considered acceptable in principle.

In this instance further consideration is required of the buildings siting and design, together with consideration of the implications on the existing green infrastructure on the application site and potential impacts on the surrounding area in terms of traffic volume and car parking demands associated with it together with residential amenity.

Design - The proposed development comprises of a single building of two storeys plus plant at roof level the overall height of the building would be 10.7m which would sit slightly taller than that previously approved (10.3m) in the two areas where lifts are located on the north eastern and south western corners of the building but would still sit below the height of the adjacent building. Roof plant would sit on the northern side of the roof of the building and would be

screened. The overall design intent and finishes would reflect the previously approved scheme i.e The use of red brick as the primary material with lighter coloured brick, anodised aluminium cladding and curtain walling to add variation and visual interest to the building.

The design, siting, scale and massing of the building are considered to be of a high quality of design and are considered to respects and complements the character of the surrounding area.



01 / Main Entrance Elevation (Approved)



01 / Main Entrance Elevation (Revised)



02 / Approach from Burton Road Entrance (Approved)



02 / Approach from Burton Road Entrance (Revised)

Residential Amenity – An updated noise impact assessment has been submitted alongside the application and this has been assessed as part of consideration of the revised proposals and no objections have been raised by the Council's Environmental Health team.

The proposed new facility would be located within the grounds of an existing community hospital and close to a commercial area on Burton Road. It is not considered that the comings and goings associated with the use would have any unduly harmful impacts on neighbouring residents. The existing hospital operates without restrictions in terms of its operating hours and given the relationships to existing residential properties it is not considered that the proposed facility would give rise to significantly greater impacts than the existing hospital building.

The proposed two storey building would be set back further from the boundary to the pavement on Burton Road and from the boundary with Fielden Road than the previously approved scheme. Given the distances to the site boundary and that the closest residential properties on Burton Road and Fielden Road are separated by road and associated footways it is not considered that the proposals would give rise to impacts on residential amenity in respect of loss of light, overshadowing, loss of privacy, or noise.

Visual Amenity and Impact on the Albert Park Conservation Area -The application site does not contain any designated heritage assets and is not located within the Albert Park Conservation Area (CA), the western boundary of which lies on the opposite side of Burton Road and to the south of the application site. The CA retains its overall character and appearances as a Victorian residential area with interspersed facilities – town hall, churches, schools, and commercial core. The application site does not share the same character and appearance to the CA having developed after the Victorian terraces within the CA being vacant until developed

for government offices in the mid-century. The mature trees lining Burton Road are reflective of the mature street trees found throughout the conservation area and add to the verdancy of Burton Road.

It is considered that given the siting of the proposed building, the retention of boundary trees, the revised proposed building would be visible from a limited area from the western part of the CA it is not considered that proposal would give rise to harm to the Albert Park CA, the character, appearance and significance of the CA would be retained.

There are listed buildings within the area around the site and these are: Withington Hospital (Principal Administrative Block) (grade II listed) and the Entrance Lodges, Piers, Screen and Gates of Withington Hospital (grade II listed). Given these designated assets are located some distance from the application site and are separated by intervening trees, and other buildings, the significance of these assets would not be affected by the proposed development.

The proposed design, siting, scale and mass of the revised proposed building is considered suitable for the site and its location. This reflects the adjacent Hospital building and is proposed to be finished in materials that are reflective of those used in the wider area. As such given the set back from the Burton Road frontage the proposal is not considered to give rise to harmful impacts on the visual amenity of the area.

Transport, parking and accessibility - The applicant has submitted a Transport Statement addendum, this has been fully assessed as part of the consideration of the proposals. MCC Highway Services raise no objections to the proposals on highway capacity or safety grounds. The assessments previously provided indicate that the level of car parking at the wider site would remain acceptable and would service the demand generated. Whilst the revised proposals are indicated as giving rise to an increase of 5 patients per day attending the site than the previously consented scheme this increase is not considered to give rise to significant impacts in highways terms.

The conditions previously attached to the original planning permission in respect of changes to the period of free parking available to those attending the site would be reimposed on any approval of the revised proposals subject of the current application. The proposals include the same number of cycle and car parking spaces as the approved scheme 10 and 6 respectively.

As such it is not considered that the proposals would give rise to unacceptable impacts on highway or pedestrian safety.

Landscape, Ecology, Trees - The application is accompanied by updated Biodiversity Net Gain report, BNG metric and Arboricultural Impact Assessment. It had been accepted that the development would result in the loss of scrub and self-set trees. Due to the changes in the size of the building the area of retained existing scrub area has increased from 3,049m² to 3,160m², the proposed amenity shrub planting has increased from 567m² to 649m², and the proposed mix native hedgerow has increased in length from 141m² to 143m².

The landscape proposals have been designed to enhance the environment around the proposed building providing a net gain in biodiversity and create a greener setting. This had previously been considered acceptable subject to appropriate conditions to ensure the recommendations of the biodiversity baseline assessment and preliminary ecology appraisal are provided on site. This would include further details : of the types of planting and species, inclusion of nest and roost boxes, together with other biodiversity enhancement features to ensure that a biodiversity net gain is achieved on the site. Conditions were previously considered acceptable in order to ensure the capture of these enhancements and whilst concerns are recognised from those comments submitted, the current application is to vary a

previously consented scheme that predates the introduction of the national BNG net gain requirement. The applicants documents indicate that net gain in excess of 10% can be achieved on site, through a detailed landscape scheme, the previously applied conditions are considered acceptable.

Comments have been made regarding the inclusion of swift boxes within the development and the applicant's ecologist has confirmed that the inclusion of swift boxes would be acceptable on the site and would be included in future condition discharge requests as required under proposed condition number 6.

In addition, due to previous discharges of conditions in relation to trees under condition 5 this is varied to relate to the previously approved details.

Flood Risk and Drainage - The proposals are supported by a revised surface water drainage scheme. This has been assessed by the Councils Flood Risk Management team who raise queries around some of the elements of the submitted scheme. They confirm the submitted details are not acceptable to agree as the final drainage scheme for the proposals and further information is still required to be submitted for approval. The drainage condition is therefore reimposed on this permission.

Waste Strategy - The application has submitted and updated Waste Strategy, which has been assessed by Environmental Health who raise no objections to the variation of condition 25 being updated to include the amended information.

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

The application has been considered in a positive and proactive manner as required by The Town and Country Planning (Development Management Procedure) (England) Order 2015 and any problems and/or issues arising in relation to dealing with the application have been communicated to the applicant's agent. The application has been determined in a timely manner and conditions have been imposed and re-imposed as necessary.

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 of the date of planning permission reference 137537/FO/2023, that date being 15.12.2023.

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:

Site Wide General Arrangement 2301-SQU-XX-00-DR-L-001 REV P7
Transport Assessment and 83266-CUR-XX-XX-T-TP-00003-P02 Curtins
Framework Travel Plan (received on the 12th July 2023) together with the Travel Plan addendum ref 83266-CUR-XX-XX-T-TP-00002 Revision: P04 prepared by Curtins
Design and Access Statement DAY Architectural Ltd
Planning Statement prepared by Turley
All as received by the City Council on the 7th November 2023

Preliminary Risk Assessment prepared by Groundtech Consulting reference GRO23019-4177
Design and Access Statement DAY Architectural Ltd
Environmental Standards Statement Ridge
Preliminary Ecological Appraisal Report RSK BioCensus 2485005 Rev01 June 2023
All as received on the 12 July 2023

Drawings and documents associated with condition discharge approval references:
CDN/24/0098, CDN/24/0551

Proposed Location and Site Plan DAY-V1-00-DR-A-040005 REV P11
Proposed Ground Floor Plan Ref: DAY-V1-00-DR-A-040004 REV P7
Proposed First Floor Plan Ref: DAY-V1-01-DR-A-040101 REV P7
Proposed Roof Plan Ref: DAY-V1-RF-DR-A-040201 REV P7
Proposed Elevation North and East DAY-V1-ZZ-DR-A-041002 REV P9
Proposed Elevation South and West DAY-V1-ZZ-DR-A-041003 REV P9
Proposed Sections DAY-V1-ZZ-DR-A-042001 REV P7
Planning Statement Addendum, prepared by Turley
Design and Access Statement Addendum Rev 2, prepared by DAY Architectural Ltd dated 03 June 2024
Transport Statement Addendum, prepared by Curtins Ref: 83266-CUR-XX-XX-T-TP-00004 Revision: P03 Issue Date: 25 June 2024
Biodiversity Net Gain Design Stage Report, prepared by RSK BioCensus Ref: 2486881 Rev 07 dated May 2024
Withington CDC - Biodiversity Metric 4.0 Calculation Tool, prepared by RSK BioCensus
Noise Impact Assessment, prepared by dBx Acoustics Ltd Ref: 23046-R01B-SW
Air Quality Assessment, prepared by Miller Goodall Ref: 103047V3 (dated 14 June 2024)

Energy Strategy, prepared by Hoare Lea Ref: Revision P01 (dated 13 May 2024)
Stage 3 Arboricultural Method Statement, prepared by RSK BioCensus Ref: 2485237 Rev 0 (dated 1st May 2024)
Thermal Comfort Assessment, prepared by Hoare Lea Ref: Revision P02 (dated 09 May 2024)
Low and Zero Carbon Feasibility Study, prepared by Hoare Lea Ref: Revision P01
Crime Impact Statement, prepared by Greater Manchester Police (Secured by Design) Ref: 2005/2091/CIS/01 Rev B (dated 28 June 2024)
Environmental Standards Statement, prepared by Ridge Ref: 5020743 version 3 - dated 28 May 2024
BREEAM Pre-Assessment Report, prepared by Ridge Ref 5020743 version 2 - dated 24 May 2024
Flood Risk Assessment, prepared by CCS Consulting Limited Ref: Rev B (dated 26 April 2024) reference 22182-CCS-WCH006-XX-RP-S-04021
Surface Water Management Plan reference 22182-CCS-WCH006-XX-RP-S-04020 Rev C prepared by CCS Consulting Limited Project No: HE-014
1342-22-DAY-WCHCDC-DAY-V1-00-DR-A-040006 Rev P5 Proposed Waste Management Plan and Compound Alterations
Waste Strategy Report, prepared by DAY Architectural Limited Ref: Rev E (dated April 2024)
Landscape Green and Blue Strategy YD2_WH_RP001 dated 17/04/2024

All as received by the City Council as local planning authority on the 28th June 2024

Geo-Environmental Appraisal CCS Consulting dated 05 September 2023 reference GRO-23019-4716

Proposed below ground drainage layout reference 22182 CCS WCH006 XX DR S 93000 Rev T2

All as received by the City Council as local planning authority on the 22nd July 2024

Site wide general arrangement 22182-Y2D-WCH006-00-XX-L-0090 Revision P11

Landscape Sections 22182-Y2D-WCH006-XX-XX-L-00910 Rev P02

All as received by the City Council as local planning authority on the 23rd July 2024

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.

3) The development shall be carried out in accordance with the approved construction management plan discharged under application reference CDN/24/0551.

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.

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

4) The development shall be carried out in accordance with the measures to protect bats as outlined in section 5.2.2 of the approved Preliminary Ecological Appraisal report.

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

5) The development shall be carried out in accordance with the Arboricultural Method Statement approved under condition discharge reference CDN/24/0098. The approved

measures shall be installed prior to the commencement of development and retained at the site in accordance with the agreed details whilst construction works are taking place.

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.

6) Within 1 month of the commencement of above ground works, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The scheme shall include:

- Details of bat and bird boxes (including swift boxes) and hedgehog houses to be installed and timescales for their installation;
- Proposals for the long-term management of the retained scrub and trees.

The agreed scheme shall be implemented in accordance with the agreed details and maintained thereafter.

Reason -To mitigate the loss of vegetation and to promote biodiversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

7) No vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown to be absent by a suitably qualified expert.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester 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.

9) 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 Manchester Core Strategy.

10) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to the Local Benefit Proposal approved under condition discharge application reference CDN/24/0551 shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

11) Notwithstanding the approved documents and drawings, prior to commencement of above ground development an updated scheme for surface water drainage works in accordance with Non Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the first use of the building. The submitted scheme shall include:

- Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required;
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

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

12) Above ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations (including rooftop screening) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved materials shall then be implemented as part of the development.

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

13) The measures for investigating the site identified in the Preliminary Risk Assessment shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

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

14) When the development commences, the development shall be carried out in accordance with a previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. No occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, 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 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 policies DM1 and SP1 of the Manchester Core Strategy.

15) A detailed Travel Plan which relates to the hereby approved development and the wider Withington Community Hospital buildings at the site shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the development hereby approved. In this condition a Travel Plan means a document which includes:

- (1) The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development;
- (2) A commitment to surveying the travel patterns of staff and patients during the first three months of the development and thereafter from time to time;
- (3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
- (4) Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

16) Prior to the first occupation of the development hereby approved, full details of the electric car charging points to be installed shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development hereby approved and be retained thereafter.

Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy.

17) No part of the development hereby approved shall be occupied until the space and facilities for bicycle parking have been provided in accordance with the details shown on drawings referenced 22182-Y2D-WCH006-00-XX-L-00900 Rev P11 received by the City Council as Local

Planning Authority on the 23rd July 2024. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

18) The car parking area within the site edged red indicated on drawing reference 22182-Y2D-WCH006-00-XX-L-00900 Rev P11 received by the City Council as Local Planning Authority on the 23rd July shall be surfaced, demarcated and made available for use prior to the first use of the development hereby approved and be retained thereafter whilst the development is in use.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

19) a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with the approved Noise Impact Assessment prepared by dbx acoustics reference 23046-R01B-SW as received by the City Council as local planning authority on the 28th June 2024 so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme, including any necessary mitigation, 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.

b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved 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 the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

20) Within 3 months of the commencement of development, a detailed hard and soft landscaping treatment scheme which shall include species, type and size of any trees, hedges, shrubs and plants to be planted and the timescales for the implementation of the scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in accordance with the previously agreed timescale. 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 Core Strategy.

21) The development hereby approved shall include a scheme for the illumination of external areas. Prior to the first occupation of the development full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy.

22) 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 Manchester Core Strategy.

23) The development hereby approved shall not be occupied until details of the implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- A verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, pursuant to policy EN17 of the Manchester Core Strategy.

24) Prior to the first occupation of the development hereby approved a post construction review certificate/statement detailing the energy and sustainability performance of the development shall be submitted for approval to the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

25) The development hereby approved shall be implemented in accordance with the waste management details provided on the submitted waste management plan and drawing referenced DAY-WCHCDC-DAY-V1-00-DR-A-040006 Rev P6, received by the City Council, as Local Planning Authority on the 28th June 2024. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies EN19, DM1 and SP1 of the Manchester Core Strategy.

26) Prior to the first occupation of the development hereby approved, written confirmation of a Secured by Design accreditation for the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To reduce the risk of crime, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

27) Notwithstanding the provisions of the Town and Country Planning (Use Classes Order) 1987 as amended (or any order revoking and re-enacting that Order with or without modification) the building hereby approved shall only be used for the provision of medical or health services - use class E(e) and for no other purpose, unless expressly approved by the City Council as local planning authority.

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without the prior approval of the local planning authority pursuant to policy DM1 of the Core Strategy and saved UDP policy DC26.

28) Prior to the first use of the development hereby approved the surface car parking as identified within the defined site edged red and blue shown on drawing reference DAY-V1-00-DR-A-040005 REV P11 'Proposed Location and Site Plan' received by the City Council as local planning authority on the 28th June 2024 shall be made available free of charge to staff and those attending the site for a minimum period of 60 minutes per day.

Reason - In the interests of the amenity of nearby residents pursuant to policy DM1 of the Core Strategy.

29) Prior to the first occupation of the development hereby approved, details of a scheme for off-site highway works to facilitate the amended pedestrian access to the site from Burton Road, together with a timescale for their implementation, shall be submitted to and agreed in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - In the interests of pedestrian safety pursuant to policy DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Archaeological Advisory Service
United Utilities Water PLC
Greater Manchester Ecology Unit
West Didsbury Residents Association

Flat 34, 2 Houseman Crescent, Manchester, M20 2JQ
11 Kenilworth Avenue, Manchester, M20 2LJ
Flat 5, 207 - 209 Burton Road, Manchester, M20 2LZ
5 Stratford Avenue, Manchester, M20 2LH
Flat 3, 244A Burton Road, Manchester, M20 2LW
2 Arley Avenue, Manchester, M20 2LQ
236 Burton Road, Manchester, M20 2LW
135 Nell Lane, Manchester, M20 2LG
137 Nell Lane, Manchester, M20 2LG
127C Nell Lane, Manchester, M20 2LG
127E Nell Lane, Manchester, M20 2LG
141 Nell Lane, Manchester, M20 2LG
12 Walsingham Avenue, Manchester, M20 2XG
255 Burton Road, Manchester, M20 2WA
Flat 2, 267 Burton Road, Manchester, M20 2WA
Flat 1, 1 Moorfield Road, Manchester, M20 2UZ
Flat 5, 1 Moorfield Road, Manchester, M20 2UZ
31 Moorfield Road, Manchester, M20 2UZ
Flat B1, 25 Moorfield Road, Manchester, M20 2UZ
Flat C1, 25 Moorfield Road, Manchester, M20 2UZ
Flat 2, 28 Moorfield Road, Manchester, M20 2UY
15 Moorfield Road, Manchester, M20 2UZ
14 Moorfield Road, Manchester, M20 2UY
5 Moorfield Road, Manchester, M20 2UZ
Flat 6, Oakwood House, 150 Barlow Moor Road, Manchester, M20 2UT
Flat 4, 6 Moorfield Road, Manchester, M20 2UY
Flat 1, 142 Barlow Moor Road, Manchester, M20 2UT
Flat 2, 10 Moorfield Road, Manchester, M20 2UY
Chatham Lodge, 148 Barlow Moor Road, Manchester, M20 2UT
Flat 8, Chatham Lodge, 148 Barlow Moor Road, Manchester, M20 2UT
Flat 3, 8 Moorfield Road, Manchester, M20 2UY
72 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
67 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
30 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
27 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 1, 32 Moorfield Road, Manchester, M20 2UY
300 Burton Road, Manchester, M20 2NB
Flat 2, 300 Burton Road, Manchester, M20 2NB
Flat 1, 302 Burton Road, Manchester, M20 2NB
235 Burton Road, Manchester, M20 2NA
8 Warwick Avenue, Manchester, M20 2LL
7 Leamington Avenue, Manchester, M20 2WQ

Flat 2, 245 Burton Road, Manchester, M20 2NA
Flat 7, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 3, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 3, 288 Burton Road, Manchester, M20 2NB
Flat 9, 288 Burton Road, Manchester, M20 2NB
Flat 12, 288 Burton Road, Manchester, M20 2NB
Flat 8, 288 Burton Road, Manchester, M20 2NB
48 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
Flat 2, 292 - 294 Burton Road, Manchester, M20 2NB
10 Kenilworth Avenue, Manchester, M20 2LJ
215 Burton Road, Manchester, M20 2NA
Flat 7, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 26, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 10, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 5, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 21, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 18, 2 Houseman Crescent, Manchester, M20 2JQ
8 Stratford Avenue, Manchester, M20 2LH
4 Stratford Avenue, Manchester, M20 2LH
191 Burton Road, Manchester, M20 2LZ
5 Arley Avenue, Manchester, M20 2LQ
8 Arley Avenue, Manchester, M20 2LQ
125 Nell Lane, Manchester, M20 2LG
123 Nell Lane, Manchester, M20 2LG
269 Burton Road, Manchester, M20 2WA
10 Walsingham Avenue, Manchester, M20 2XG
2 Leamington Avenue, Manchester, M20 2WQ
Flat 4, 10 Leamington Avenue, Manchester, M20 2WQ
267 Burton Road, Manchester, M20 2WA
3 Moorfield Road, Manchester, M20 2UZ
Flat A2, 25 Moorfield Road, Manchester, M20 2UZ
Flat 6, 30 Moorfield Road, Manchester, M20 2UY
Flat 5, 30 Moorfield Road, Manchester, M20 2UY
22 Moorfield Road, Manchester, M20 2UY
7 Moorfield Road, Manchester, M20 2UZ
14 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 1, 6 Moorfield Road, Manchester, M20 2UY
Flat 5, 6 Moorfield Road, Manchester, M20 2UY
Flat 12, 152 Barlow Moor Road, Manchester, M20 2UT
Flat 11, 152 Barlow Moor Road, Manchester, M20 2UT
Flat 1, 144 - 146 Barlow Moor Road, Manchester, M20 2UT
142 Barlow Moor Road, Manchester, M20 2UT
Flat 5, 142 Barlow Moor Road, Manchester, M20 2UT
Flat 9, 292 - 294 Burton Road, Manchester, M20 2NB
Flat 2, 142 Barlow Moor Road, Manchester, M20 2UT
Flat 6, 142 Barlow Moor Road, Manchester, M20 2UT
Flat 1, 10 Moorfield Road, Manchester, M20 2UY
Flat 4, 8 Moorfield Road, Manchester, M20 2UY
Flat 1, 8 Moorfield Road, Manchester, M20 2UY
Flat 3, Oakwood House, 150 Barlow Moor Road, Manchester, M20 2UT
69 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
11 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
42 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
34 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU

35 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
28 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 5, 32 Moorfield Road, Manchester, M20 2UY
32 Moorfield Road, Manchester, M20 2UY
Flat 3, 298 Burton Road, Manchester, M20 2NB
2 Warwick Avenue, Manchester, M20 2LL
4A Warwick Avenue, Manchester, M20 2LL
First Floor, 12 Warwick Avenue, Manchester, M20 2LL
1 Leamington Avenue, Manchester, M20 2WQ
Flat 2, 288 Burton Road, Manchester, M20 2NB
47 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
Flat 8, 292 - 294 Burton Road, Manchester, M20 2NB
4 Kenilworth Avenue, Manchester, M20 2LJ
12 Kenilworth Avenue, Manchester, M20 2LJ
233 Burton Road, Manchester, M20 2NA
217 Burton Road, Manchester, M20 2NA
Flat 25, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 8, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 3, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 22, 2 Houseman Crescent, Manchester, M20 2JQ
9 Kenilworth Avenue, Manchester, M20 2LJ
201 Burton Road, Manchester, M20 2LZ
Flat 1, 207 - 209 Burton Road, Manchester, M20 2LZ
Ground Floor Flat, 5 Kenilworth Avenue, Manchester, M20 2LJ
9 Stratford Avenue, Manchester, M20 2LH
10 Stratford Avenue, Manchester, M20 2LH
193 Burton Road, Manchester, M20 2LZ
240 Burton Road, Manchester, M20 2LW
244 Burton Road, Manchester, M20 2LW
244A Burton Road, Manchester, M20 2LW
185 Burton Road, Manchester, M20 2LZ
187 Burton Road, Manchester, M20 2LZ
6 Tintern Avenue, Manchester, M20 2LE
4 Arley Avenue, Manchester, M20 2LQ
133 Nell Lane, Manchester, M20 2LG
123A Nell Lane, Manchester, M20 2LG
127A Nell Lane, Manchester, M20 2LG
2 Walsingham Avenue, Manchester, M20 2XG
6 Walsingham Avenue, Manchester, M20 2XG
8 Walsingham Avenue, Manchester, M20 2XG
6 Leamington Avenue, Manchester, M20 2WQ
257 Burton Road, Manchester, M20 2WA
261 Burton Road, Manchester, M20 2WA
3 Walsingham Avenue, Manchester, M20 2XG
Flat 1, 265 Burton Road, Manchester, M20 2WA
Flat 7, 30 Moorfield Road, Manchester, M20 2UY
The Garden Apartment, 20 Moorfield Road, Manchester, M20 2UY
20 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
17 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 1, 152 Barlow Moor Road, Manchester, M20 2UT
Flat 9, 144 - 146 Barlow Moor Road, Manchester, M20 2UT
5 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 1, Chatham Lodge, 148 Barlow Moor Road, Manchester, M20 2UT
Flat 6, Chatham Lodge, 148 Barlow Moor Road, Manchester, M20 2UT

Flat 7, Chatham Lodge, 148 Barlow Moor Road, Manchester, M20 2UT
Flat 5, Oakwood House, 150 Barlow Moor Road, Manchester, M20 2UT
63 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
Flat 2, 304 Burton Road, Manchester, M20 2NB
12 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
8 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 3, 144 - 146 Barlow Moor Road, Manchester, M20 2UT
41 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
38 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
53 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
Flat 3, 32 Moorfield Road, Manchester, M20 2UY
Flat 1, 296 Burton Road, Manchester, M20 2NB
59 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
302A Burton Road, Manchester, M20 2NB
9 Leamington Avenue, Manchester, M20 2WQ
243 Burton Road, Manchester, M20 2NA
247 Burton Road, Manchester, M20 2WA
Flat 6, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 2, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 10, 288 Burton Road, Manchester, M20 2NB
Flat 3, 292 - 294 Burton Road, Manchester, M20 2NB
8 Kenilworth Avenue, Manchester, M20 2LJ
Flat 6, 229 Burton Road, Manchester, M20 2NA
5 Warwick Avenue, Manchester, M20 2LL
7 Warwick Avenue, Manchester, M20 2LL
219 Burton Road, Manchester, M20 2NA
2 Kenilworth Avenue, Manchester, M20 2LJ
Flat 2, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 31, 2 Houseman Crescent, Manchester, M20 2JQ
21 Moorfield Road, Manchester, M20 2UZ
Flat 23, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 16, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 29, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 3, 207 - 209 Burton Road, Manchester, M20 2LZ
Flat 2, 3 Kenilworth Avenue, Manchester, M20 2LJ
First Floor Flat, 5 Kenilworth Avenue, Manchester, M20 2LJ
11 Stratford Avenue, Manchester, M20 2LH
3 Stratford Avenue, Manchester, M20 2LH
Flat A, 242 Burton Road, Manchester, M20 2LW
Flat 1, 244A Burton Road, Manchester, M20 2LW
183 Burton Road, Manchester, M20 2LZ
1 Tintern Avenue, Manchester, M20 2ND
3 Arley Avenue, Manchester, M20 2LQ
Flat B, 242 Burton Road, Manchester, M20 2LW
4 Walsingham Avenue, Manchester, M20 2XG
263 Burton Road, Manchester, M20 2WA
Flat 6, 1 Moorfield Road, Manchester, M20 2UZ
Flat A1, 25 Moorfield Road, Manchester, M20 2UZ
Basement Flat, 25 Moorfield Road, Manchester, M20 2UZ
Flat 3, 30 Moorfield Road, Manchester, M20 2UY
30 Moorfield Road, Manchester, M20 2UY
Flat 1, 20 Moorfield Road, Manchester, M20 2UY
Flat 3, 20 Moorfield Road, Manchester, M20 2UY
16 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU

12 Moorfield Road, Manchester, M20 2UY
Flat 6, 6 Moorfield Road, Manchester, M20 2UY
Flat 7, 152 Barlow Moor Road, Manchester, M20 2UT
Flat 4, 144 - 146 Barlow Moor Road, Manchester, M20 2UT
Flat 5, 144 - 146 Barlow Moor Road, Manchester, M20 2UT
Flat 7, 144 - 146 Barlow Moor Road, Manchester, M20 2UT
Flat 3, 142 Barlow Moor Road, Manchester, M20 2UT
64 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
68 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
Flat 6, 144 - 146 Barlow Moor Road, Manchester, M20 2UT
1 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
40 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
39 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
52 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
49 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
36 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
32 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 7, 32 Moorfield Road, Manchester, M20 2UY
Flat 3, 300 Burton Road, Manchester, M20 2NB
55 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
Flat 2, 302 Burton Road, Manchester, M20 2NB
251 Burton Road, Manchester, M20 2WA
Flat 3, 286 Burton Road, Manchester, M20 2NB
288 Burton Road, Manchester, M20 2NB
Flat B, 288 Burton Road, Manchester, M20 2NB
Flat A, 288 Burton Road, Manchester, M20 2NB
Flat 4, 292 - 294 Burton Road, Manchester, M20 2NB
Flat 5, 229 Burton Road, Manchester, M20 2NA
Flat 1, 229 Burton Road, Manchester, M20 2NA
1 Warwick Avenue, Manchester, M20 2LL
9 Warwick Avenue, Manchester, M20 2LL
Flat 1, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 33, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 9, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 27, 2 Houseman Crescent, Manchester, M20 2JQ
205 Burton Road, Manchester, M20 2LZ
Flat 2, 207 - 209 Burton Road, Manchester, M20 2LZ
12 Stratford Avenue, Manchester, M20 2LH
195 Burton Road, Manchester, M20 2LZ
2 Stratford Avenue, Manchester, M20 2LH
Flat Above, 238 Burton Road, Manchester, M20 2LW
240A Burton Road, Manchester, M20 2LW
179 Burton Road, Manchester, M20 8LN
145 Nell Lane, Manchester, M20 2LG
147 Nell Lane, Manchester, M20 2LG
4 Tintern Avenue, Manchester, M20 2LE
1 Arley Avenue, Manchester, M20 2LQ
129 Nell Lane, Manchester, M20 2LG
127 Nell Lane, Manchester, M20 2LG
4 Leamington Avenue, Manchester, M20 2WQ
Flat 3, 10 Leamington Avenue, Manchester, M20 2WQ
10 - 12 Leamington Avenue, Manchester, M20 2WQ
Flat 1, 267 Burton Road, Manchester, M20 2WA
Flat 3, 1 Moorfield Road, Manchester, M20 2UZ

Flat 2, 1 Moorfield Road, Manchester, M20 2UZ
Brian Hore Unit, Elizabeth Slinger Road, Manchester, M20 2ES
Flat B2, 25 Moorfield Road, Manchester, M20 2UZ
23 Moorfield Road, Manchester, M20 2UZ
Flat 4, 28 Moorfield Road, Manchester, M20 2UY
28 Moorfield Road, Manchester, M20 2UY
24 Moorfield Road, Manchester, M20 2UY
13 Moorfield Road, Manchester, M20 2UZ
16 Moorfield Road, Manchester, M20 2UY
19 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
18 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 1, Oakwood House, 150 Barlow Moor Road, Manchester, M20 2UT
Flat 2, 6 Moorfield Road, Manchester, M20 2UY
Flat 10, 144 - 146 Barlow Moor Road, Manchester, M20 2UT
Flat 4, 142 Barlow Moor Road, Manchester, M20 2UT
3 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 3, 10 Moorfield Road, Manchester, M20 2UY
Flat 5, Chatham Lodge, 148 Barlow Moor Road, Manchester, M20 2UT
Flat 2, 8 Moorfield Road, Manchester, M20 2UY
Flat 4, 304 Burton Road, Manchester, M20 2NB
Flat 8, 144 - 146 Barlow Moor Road, Manchester, M20 2UT
4 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
54 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
50 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
Flat 3, 296 Burton Road, Manchester, M20 2NB
Flat 1, 298 Burton Road, Manchester, M20 2NB
Flat 1, 300 Burton Road, Manchester, M20 2NB
57 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
5 Leamington Avenue, Manchester, M20 2WQ
239 Burton Road, Manchester, M20 2NA
Flat 1, 245 Burton Road, Manchester, M20 2NA
249 Burton Road, Manchester, M20 2WA
Flat 1, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 5, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 2, 286 Burton Road, Manchester, M20 2NB
Flat 1, 288 Burton Road, Manchester, M20 2NB
44 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
223 Burton Road, Manchester, M20 2NA
Flat 3, 229 Burton Road, Manchester, M20 2NA
3 Warwick Avenue, Manchester, M20 2LL
231 Burton Road, Manchester, M20 2NA
Flat 20, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 12, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 24, 2 Houseman Crescent, Manchester, M20 2JQ
199 Burton Road, Manchester, M20 2LZ
207 - 209 Burton Road, Manchester, M20 2LZ
1 Kenilworth Avenue, Manchester, M20 2LJ
242 Burton Road, Manchester, M20 2LW
Flat 2, 244A Burton Road, Manchester, M20 2LW
189 Burton Road, Manchester, M20 2LZ
147A Nell Lane, Manchester, M20 2LG
127D Nell Lane, Manchester, M20 2LG
Flat 5, 10 Leamington Avenue, Manchester, M20 2WQ
259 Burton Road, Manchester, M20 2WA

Flat 2, 265 Burton Road, Manchester, M20 2WA
Flat 7, 1 Moorfield Road, Manchester, M20 2UZ
Flat A3, 25 Moorfield Road, Manchester, M20 2UZ
Flat C2, 25 Moorfield Road, Manchester, M20 2UZ
Flat 4, 32 Moorfield Road, Manchester, M20 2UY
Flat 4, 30 Moorfield Road, Manchester, M20 2UY
Flat 3, 28 Moorfield Road, Manchester, M20 2UY
Flat 2, 20 Moorfield Road, Manchester, M20 2UY
18 Moorfield Road, Manchester, M20 2UY
22 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 2, Oakwood House, 150 Barlow Moor Road, Manchester, M20 2UT
Flat 2, 152 Barlow Moor Road, Manchester, M20 2UT
Flat 9, 152 Barlow Moor Road, Manchester, M20 2UT
Flat 12, 144 - 146 Barlow Moor Road, Manchester, M20 2UT
Flat 11, 144 - 146 Barlow Moor Road, Manchester, M20 2UT
Flat 4, 10 Moorfield Road, Manchester, M20 2UY
Flat 6, 8 Moorfield Road, Manchester, M20 2UY
Flat 5, 8 Moorfield Road, Manchester, M20 2UY
66 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
Flat 1, 304 Burton Road, Manchester, M20 2NB
71 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
9 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
33 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
26 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
29 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 6, 32 Moorfield Road, Manchester, M20 2UY
296A Burton Road, Manchester, M20 2NB
241 Burton Road, Manchester, M20 2NA
Flat 8, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
284 Burton Road, Manchester, M20 2NB
Flat 1, 286 Burton Road, Manchester, M20 2NB
Flat 7, 288 Burton Road, Manchester, M20 2NB
43 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
46 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
Flat 1, 292 - 294 Burton Road, Manchester, M20 2NB
6 Kenilworth Avenue, Manchester, M20 2LJ
225 Burton Road, Manchester, M20 2NA
Flat 2, 229 Burton Road, Manchester, M20 2NA
Flat 15, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 4, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 30, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 14, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 6, 2 Houseman Crescent, Manchester, M20 2JQ
203 Burton Road, Manchester, M20 2LZ
Flat 4, 207 - 209 Burton Road, Manchester, M20 2LZ
213 Burton Road, Manchester, M20 2LZ
Flat 2, 7 Kenilworth Avenue, Manchester, M20 2LJ
1 Stratford Avenue, Manchester, M20 2LH
197 Burton Road, Manchester, M20 2LZ
ORANGE GMN7101, Communication Station At The Junction Of Burton Road And New Lane,
Burton Road, Manchester, M20 2LW
181 Burton Road, Manchester, M20 2LZ
3 Tintern Avenue, Manchester, M20 2ND
143 Nell Lane, Manchester, M20 2LG

2 Tintern Avenue, Manchester, M20 2LE
125A Nell Lane, Manchester, M20 2LG
139 Nell Lane, Manchester, M20 2LG
127B Nell Lane, Manchester, M20 2LG
Flat 1, 10 - 12 Leamington Avenue, Manchester, M20 2WQ
Flat 2, 10 Leamington Avenue, Manchester, M20 2WQ
1 Walsingham Avenue, Manchester, M20 2XG
7 Walsingham Avenue, Manchester, M20 2XG
9 Walsingham Avenue, Manchester, M20 2XG
Buccleuch Lodge, Elizabeth Slinger Road, Manchester, M20 2XA
29 Moorfield Road, Manchester, M20 2UZ
Flat 1, 28 Moorfield Road, Manchester, M20 2UY
26 Moorfield Road, Manchester, M20 2UY
17 Moorfield Road, Manchester, M20 2UZ
23 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
13 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
15 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 3, 6 Moorfield Road, Manchester, M20 2UY
Flat 8A, 6 Moorfield Road, Manchester, M20 2UY
Flat 3, 152 Barlow Moor Road, Manchester, M20 2UT
Flat 10, 152 Barlow Moor Road, Manchester, M20 2UT
Flat 4, 152 Barlow Moor Road, Manchester, M20 2UT
Flat 8, 152 Barlow Moor Road, Manchester, M20 2UT
Flat 9, Chatham Lodge, 148 Barlow Moor Road, Manchester, M20 2UT
Flat 3, Chatham Lodge, 148 Barlow Moor Road, Manchester, M20 2UT
Flat 2, Chatham Lodge, 148 Barlow Moor Road, Manchester, M20 2UT
Flat 4, Chatham Lodge, 148 Barlow Moor Road, Manchester, M20 2UT
61 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
7 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
37 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
Flat 2, 32 Moorfield Road, Manchester, M20 2UY
Flat 4, 298 Burton Road, Manchester, M20 2NB
Flat 2, 298 Burton Road, Manchester, M20 2NB
60 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
Flat 3, 302 Burton Road, Manchester, M20 2NB
6 Warwick Avenue, Manchester, M20 2LL
Ground Floor, 12 Warwick Avenue, Manchester, M20 2LL
3 Leamington Avenue, Manchester, M20 2WQ
11 Leamington Avenue, Manchester, M20 2WQ
237 Burton Road, Manchester, M20 2NA
Flat 5, 288 Burton Road, Manchester, M20 2NB
Flat 6, 288 Burton Road, Manchester, M20 2NB
45 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
Flat 5, 292 - 294 Burton Road, Manchester, M20 2NB
Flat 6, 292 - 294 Burton Road, Manchester, M20 2NB
Flat 7, 292 - 294 Burton Road, Manchester, M20 2NB
Flat 4, 229 Burton Road, Manchester, M20 2NA
11 Warwick Avenue, Manchester, M20 2LL
221 Burton Road, Manchester, M20 2NA
Flat 11, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 32, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 17, 2 Houseman Crescent, Manchester, M20 2JQ
211 Burton Road, Manchester, M20 2LZ
Flat 1, 3 Kenilworth Avenue, Manchester, M20 2LJ

Flat 1, 7 Kenilworth Avenue, Manchester, M20 2LJ
7 Stratford Avenue, Manchester, M20 2LH
6 Stratford Avenue, Manchester, M20 2LH
238 Burton Road, Manchester, M20 2LW
8 Tintern Avenue, Manchester, M20 2LE
6 Arley Avenue, Manchester, M20 2LQ
269A Burton Road, Manchester, M20 2WA
253 Burton Road, Manchester, M20 2WA
8 Leamington Avenue, Manchester, M20 2WQ
11 Walsingham Avenue, Manchester, M20 2XG
Flat 4, 1 Moorfield Road, Manchester, M20 2UZ
27 Moorfield Road, Manchester, M20 2UZ
Flat 2, 30 Moorfield Road, Manchester, M20 2UY
Flat 1, 30 Moorfield Road, Manchester, M20 2UY
19 Moorfield Road, Manchester, M20 2UZ
11 Moorfield Road, Manchester, M20 2UZ
9 Moorfield Road, Manchester, M20 2UZ
21 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
24 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 7, 6 Moorfield Road, Manchester, M20 2UY
Flat 5, 152 Barlow Moor Road, Manchester, M20 2UT
Flat 6, 152 Barlow Moor Road, Manchester, M20 2UT
Flat 7, 142 Barlow Moor Road, Manchester, M20 2UT
6 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 4, Oakwood House, 150 Barlow Moor Road, Manchester, M20 2UT
62 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
Flat 5, 304 Burton Road, Manchester, M20 2NB
Flat 3, 304 Burton Road, Manchester, M20 2NB
70 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
10 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 2, 144 - 146 Barlow Moor Road, Manchester, M20 2UT
2 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
51 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
31 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
25 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UU
Flat 2, 296 Burton Road, Manchester, M20 2NB
Flat 5, 298 Burton Road, Manchester, M20 2NB
56 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
58 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
Flat 4, 302 Burton Road, Manchester, M20 2NB
65 Barlow Moor Court, Barlow Moor Road, Manchester, M20 2UX
4 Warwick Avenue, Manchester, M20 2LL
5 Walsingham Avenue, Manchester, M20 2XG
10 Warwick Avenue, Manchester, M20 2LL
245 Burton Road, Manchester, M20 2NA
Flat 4, Westfield House, 280 - 282 Burton Road, Manchester, M20 2DH
Flat 11, 288 Burton Road, Manchester, M20 2NB
Flat 4, 288 Burton Road, Manchester, M20 2NB
227 Burton Road, Manchester, M20 2NA
Flat 28, 2 Houseman Crescent, Manchester, M20 2JQ
Flat 19, 2 Houseman Crescent, Manchester, M20 2JQ

Appendix 2 – Planning constraints

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M