

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140484/FO/2024
Date registered valid:	16 August 2024
Proposal:	Erection of a substation including switch house, transformers and compounds as well as new security fence and access
Address:	Land Between Birchall Way And Upper Medlock Street, Manchester, M15 6PL
Ward(s):	Hulme Ward
Applicant:	Mr John Barnes, Electricity North West Ltd
Agent (if any):	Mr Juan Murray, The Environment Partnership
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	23 October 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 3 September 2024

Standard consultations:

Printed: 27 August 2024 Expired: 17 September 2024

Neighbour notifications

Printed: 27 August 2024 Expired: 17 September 2024

Site notice

Posted: 3 September 2024 Expired: 24 September 2024

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

This application relates to the site edged red below, a cleared site which is now grassed over and contains a number of self-seeded shrubs and trees. Cleared sites existing to the north and south, while to the east, on the opposite side of Upper Medlock Street there are a number of dwellings. To the west of the site, beyond Birchall Way, lies Princess Road.



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

Description of development

Erection of a substation including switch house, transformers and compounds as well as new security fence and an associated vehicular access.

The new switch house would be built in the western half of the site, on an approximately west-east orientation. The transformers would be attached to the new switch house, immediately to its north. The new substation would have 5.2m high acoustic housing with roof and knock out panel, with a firewall on the northern face of the coolers. A new tarmac access drive would be constructed and a new access created from Upper Medlock Street. The substation site would be enclosed by 2.4m high security fencing. The proposed substation would comprise two adjacent transformer bays, together totalling 24.2 metres in length and 7.1 metres in width. Attached to the southern edge of the compounds would be a switch room, 14.9 metres by 6.1 metres. The substation would have a height of 6.7 metres.

Planning permission to erect a similar complex on land to the south (marked by the yellow star above), was approved in April 2012 under reference 097972/FO/2011/S1. Given the presence of underground services that sub-station was never erected.

Consultations & Notification Responses

Local Residents – One letter of objection has been received, those comments that are material considerations are summarised as follows:

- Do not agree at all that a power station should be built a stones throw away from a residential area. There are so many houses that will have to deal with the eyesore, health issues, and noise pollution that will come with this station.
- The research on the health risks of power stations is inconclusive and does not want to risk child's health by living next to one.
- Do not want to have to deal with the noise that comes with it.

Ward Members – Cllr Wright has forwarded on concerns she received from one of her constituents:

- 1) EMF radiation which it is suggested come from substations and which have been linked to several health risks including an increased risk of cancer, changes in brain function and DNA damage.
- 2) Sound levels which have been found to usually register at or below typical ambient night time sound levels. Can we give an assurance that there will be no sound above these levels.

Highway Services – Have made the following comments:

- It is assumed that vehicles will egress from the site via the new access point off Birchall Way. Upon review there is no existing dropped kerbs present in this location to facilitate access. Therefore, new vehicular crossovers will be required on Birchall Way and Upper Medlock Street. Highways requests that tactile paving and dropped kerbs are provided at the Birchall Way access.
- Highways requests that double yellow lines are provided to the access off Birchall Way and Upper Medlock Street associated with the proposed substation.
- Highways requests that vehicle swept paths are provided with the largest vehicle associated with the substation demonstrating that the vehicle can access, manoeuvre at the turning head and then egress in a forward gear from the site.
- It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians. The substation will be enclosed within a new 2.4m high galvanised steel palisade which appears to be visually permeable. The Proposed Plans indicate that the vehicular access gates will open inwards. The applicant should be advised that all gated accesses will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.
- A Construction Management Plan should be provided by the applicant prior to any construction works beginning.

Environmental Health – Suggests the imposition of an acoustic insulation and contaminated land condition.

Neighbourhood Team Leader (Arboriculture) – Requests that the developer makes a feature of an existing Alder and incorporates it into their design

Cadent Gas Ltd – No objections and suggests the imposition of an informative.

Greater Manchester Ecology Unit – Suggests the imposition of a number of conditions designed to protect existing and future ecological features.

United Utilities Water PLC – Requests that a drainage condition be attached to any consent granted.

Policies

The National Planning Policy Framework (December 2023) – 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 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.

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.

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:

- 1) the effect of new development proposals which are likely to be generators of noise; and
- 2) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

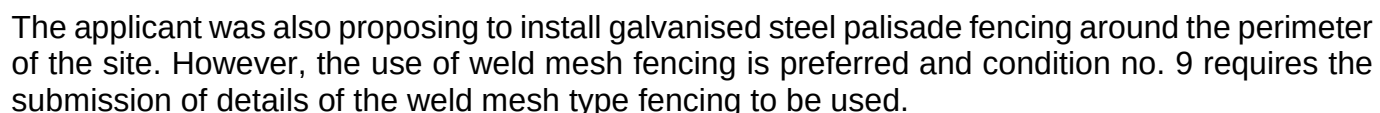
Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing 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 applicant (ENWL) has set out their plan to “lead the North West to Net Zero” by creating a reliable and resilient electricity network. They are aware that electrification of various sectors is increasing reliance on the electricity network and it expects demand for electricity to grow in the future (for example due to electric cars and electrified heating systems). ENWL is looking to target investment in its network to reduce power cuts and increase resilience. The new Hulme Primary Substation will help to upgrade and strengthen the network in Manchester.

Given the above, and the granting of a substation on the adjoining site, the principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to the

Design – The design of the building is simple and functional, being designed to house the equipment securely and to limit noise breakout from the transformers and coolers. The proposed materials of the substation would be Cheshire Red brickwork from Ibstock, with Staffordshire Blue engineering bricks for soldier courses above doors and brickwork below DPC level. The switch house roof would be slate grey colour with white PVCu facias, soffits, barge boards and black PVCu gutters. The external security doors would be brown. The proposed building is shown below:



In terms of noise impacts, Environmental Health have confirmed that they have no objections to the proposal, subject to it being implemented in accordance with the submitted noise impact assessment. A condition is also suggested which requires the development to be implemented in accordance with the submitted noise impact assessment.

7) The development hereby approved shall not become fully operational (other than for testing and survey purposes) until electric and magnetic fields surveys have been submitted to and approved in writing by the local planning authority. The surveys shall include:

- a) details and levels of electric and magnetic fields (before development commences);*
- b) details and levels of electric and magnetic fields (following implementation of the proposed development); and*
- c) details of any mitigation measures necessary to ensure the public will not be exposed to levels of electric and magnetic fields that exceed ICNIRP 1998 public health guidelines (or any UK government successor standard) together with a timetable for implementation.*

The approved details shall be implemented in full.

Reason - To ensure existing residents and businesses are not exposed to electromagnetic fields that could pose a public health risk in accordance with the National Planning Policy Framework and pursuant to Policy DM1 in the Manchester Core Strategy.

It is considered that this would allay any concerns local residents have on this matter.

In light of the above, it is not considered that the proposal would have an unduly detrimental impact upon the levels of residential amenity enjoyed by local residents closest to the site.

Visual Amenity – It is considered, with the use of more visually pleasing security fencing and introduction of a landscaping scheme, that the proposal would not have an unduly detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site.

Pedestrian and Highway Safety – The proposal does not raise any pedestrian or highway safety issues. The highway works required of the applicant would be the subject of a planning condition.

Drainage – The condition suggested by UU would be attached to any approval granted.

Ecology – The proposal would not have a detrimental impact upon any known protected species. GMEU have no objections to the proposal subject to the imposition of the following conditions:

1. Time limit when vegetation can be removed
2. The implementation of Hedgehog Reasonable Avoidance Measures
3. Provision of a bat friendly lighting scheme.

In addition, GMEU have confirmed that they are content with the calculations provided within the submitted BNG matrix, though it is recognised that there will be a deficit of 1.3095 Area Habitat units.

In response to GMEU's comments, four conditions would be attached to any approval granted, namely conditions 1 to 3 above, as well as one requiring the submission of a Biodiversity Gain Plan, Habitat Management and Monitoring Plan and updated Biodiversity Net Gain metric.

It is considered that imposition of the above would limit any impact upon any ecological features on or adjoining the site.

Other Legislative Requirements

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

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant 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 10 July 2024:

- a) Site Location Plan (101045-00002-002)
- b) Existing Site Plan (101045-00003-002)
- c) Proposed Site Plan (101045-00004-002)
- d) Proposed Building Plan (101045-00005-002)
- e) Proposed Building Elevations Sheet 1 of 2 (100145-00006-002)
- f) Proposed Building Elevations Sheet 2 of 2 (100145-00007-002)
- g) Proposed Site Elevations (100145-00008-002)
- h) Ecological Assessment (10454.003 - TEP)
- i) Noise Impact Assessment (Report No. J004827-7737-SH-01 - Philip Dunbavin Acoustics Ltd)

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) The development hereby approved shall be constructed and thereafter maintained utilising the materials detailed in Section 6 of the Planning, Design and Access Statement (July 2024 ref: IN10454.001).

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) Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, in light of national policies within the NPPF and NPPG and Policies EN08 and EN14 in the Manchester Core Strategy.

5) a) The development hereby approved shall be implemented in accordance with the findings of the submitted Noise Impact Assessment (Report No. J004827-7737-SH-01 - Philip Dunbavin Acoustics Ltd), received on 10 July 2024.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the 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 Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

6) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before 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.

b) When the development commences, the development shall be carried out in accordance with the 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.

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 EN18 of the Manchester Core Strategy.

7) The development hereby approved shall not become fully operational (other than for testing and survey purposes) until electric and magnetic fields surveys have been submitted to and approved in writing by the local planning authority. The surveys shall include:

- a) details and levels of electric and magnetic fields (before development commences);
- b) details and levels of electric and magnetic fields (following implementation of the proposed development); and
- c) details of any mitigation measures necessary to ensure the public will not be exposed to levels of electric and magnetic fields that exceed ICNIRP 1998 public health guidelines (or any UK government successor standard) together with a timetable for implementation.

The approved details shall be implemented in full.

Reason - To ensure existing residents and businesses are not exposed to electromagnetic fields that could pose a public health risk in accordance with the National Planning Policy Framework and pursuant to Policy DM1 in the Manchester Core Strategy.

8) Prior to the commencement of above ground works a Biodiversity Gain Plan, Habitat Management and Monitoring Plan and updated Biodiversity Net Gain metric 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).

9) Prior to the commencement of above ground work and notwithstanding the details shown on drawing nos. 101045/00004 rev 002 and 101045/00008 rev 002, received on 10 July 2024, details of the weld mesh type fencing to be used as perimeter security fencing shall be submitted to and be approved by the City Council as Local Planning Authority. The development shall thereafter be implemented and maintained in accordance with the approved details.

Reason - In the interests of visual amenity and site security, pursuant to Policies SP1 and DM1 in the Manchester Core Strategy.

10) Prior to the commencement of development, a Construction Method Statement shall be submitted to, and approved in writing by the City Council as Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. the designated route for construction and delivery vehicles
2. the parking of vehicles of site operatives and visitors
3. loading and unloading of plant and materials
4. storage of plant and materials used in constructing the development
5. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
6. wheel washing facilities
7. measures to control the emission of dust and dirt during construction
8. a scheme for recycling/disposing of waste resulting from demolition and construction works
9. hours of working

Reason - In the interest of pedestrian and highway safety and residential amenity, as specified in policies SP1 and DM1 of Manchester Core Strategy.

11) Prior to the commencement of above ground works, a detailed scheme of off-site highway works, in order to provide tactile paving and double yellow lines, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- a) Tactile paving and dropped kerbs at the Birchall Way access
- b) Double yellow lines to the access off Birchall Way and Upper Medlock Street associated with the substation.

The approved scheme shall be implemented and be in place prior to first use of the commercial element of the development hereby approved and thereafter retained and maintained in situ.

Reason - In the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

12) 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.

13) Above grounds works shall not commence until details of the Hedgehog Reasonable Avoidance Measures referred to in Section 5.9 of the Ecological Assessment (TEP), 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 and 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) Prior to the commencement of above ground works, details of any lighting scheme and how this has been designed and would be operated to ensure that any impact on foraging bats would be negligible shall be submitted to an approved in writing by the City Council as Local Planning Authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the strategy

Reason: In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Policies EN15 and SP1 in the Manchester Core Strategy.

15) Prior to the commencement of above ground works, a hard and soft landscaping treatment scheme shall be submitted to and approved by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the building works are completed. 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.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions
Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

United Utilities Water PLC
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police
Cadent Gas Ltd
Greater Manchester Ecology Unit

25 Birchall Way, Manchester, M15 6DU
Aquarius Community Centre Ltd, 21 Eden Close, Manchester, M15 6AX
47 Bonsall Street, Manchester, M15 6DP
Flat 3, 45 Bonsall Street, Manchester, M15 6DP
Flat 2, 45 Bonsall Street, Manchester, M15 6DP
Flat 1, 45 Bonsall Street, Manchester, M15 6DP
7 Upper Medlock Street, Manchester, M15 6PL
1 Upper Medlock Street, Manchester, M15 6PL
25 Upper Medlock Street, Manchester, M15 6PL
Martenscroft Nursery School And Sure Start Childrens Centre, 33 Epping Street, Manchester, M15 6PA
12 Poynton Street, Manchester, M15 6PN
29 Upper Medlock Street, Manchester, M15 6PL
27 Upper Medlock Street, Manchester, M15 6PL
23 Upper Medlock Street, Manchester, M15 6PL
5 Upper Medlock Street, Manchester, M15 6PL
3 Upper Medlock Street, Manchester, M15 6PL

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA