

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140631/FO/2024

Date registered valid: 26 July 2024

Proposal: Relocation of existing waste compound to a purpose-built facility off Crescent Drive within the southeast corner of site comprising the erection of a single storey modular building for staff amenity facilities (including a canopy extension to cover waste storage area), free-standing canopy to cover waste and cardboard compactors, dedicated bin storage areas, tug charging point, box van parking spaces, a bin wash and spill kit station and vehicular and pedestrian access from Crescent Drive.

Address: North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Ward(s): Crumpsall Ward

Applicant: Manchester University NHS Foundation Trust

Agent (if any): Melissa Lee, Turley

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 September 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 21 August 2024

Standard consultations:

Printed: 12 August 2024 Expired: 3 September 2024

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 12 August 2024 Expired: 12 September 2024

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building and surroundings

The application site is located to the south-east of the NMGH site, adjacent to the new Greater Manchester Mental Health unit ('GMMH')

The site is currently used as an overflow staff surface car park and is set back from Crescent Drive with trees and shrubs screening the site from the road and adjacent buildings.

Figure 2.3: Proposed waste compound site shown in relation to existing waste compound site (blue line – NMGH boundary; yellow line – existing waste compound site; red line – proposed waste compound site).



Proposed site location (extract from Planning Statement)

The site forms part of North Manchester General Hospital, Delaunays Road, situated within the Crumpsall area of Manchester. In this case, the application site relates to part of the hospital located off Central Drive, to the south-west of the main hospital campus.



View of proposed site current used as an overflow staff car park



View of the site from Crescent Drive behind the tree line

Immediately opposite the site, to the other side of Crescent Drive is the new constructed adult mental health unit.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Background

This application forms one element of the comprehensive redevelopment of NMGH.

In March 2021, the City Council approved the Strategic Regeneration Framework (SRF) to guide the comprehensive redevelopment of NMGH. The SRF sets out the vision for the new campus to comprise of a healthcare hub, including a new acute hospital and a modern mental health hospital, a wellbeing hub, education hub, healthy neighbourhood hub and village green.

This planning application forms part of the second phase enabling works package necessary to prepare the wider site for future redevelopment. The relocation of the existing waste compound is necessary to release land within this area of the site for the wider redevelopment of NMGH but also to provide a purpose-built waste compound with improved facilities for staff.

Relocating the existing waste compound to a purpose-built facility within a part of the site, which will be unaffected by the wider redevelopment of NMGH seeks to ensure there will be no disturbance to the operation of the existing hospital and future facilities. The intention is that the waste compound in this location is 'temporary' until the wider site is successfully redeveloped. Following this, the waste compound will be relocated within the wider site.

Description of development

Planning permission is sought for the relocation of an existing waste compound to a purpose-built facility off Crescent Drive to be located within the southeast corner of site comprising the erection of a single storey modular building for staff amenity facilities (including a canopy extension to cover waste storage area), free-standing canopy to cover waste and cardboard compactors, dedicated bin storage areas, tug charging point, box van parking spaces, a bin wash and spill kit station and vehicular and pedestrian access from Crescent Drive.

The existing waste compound is located at the north-western edge of NMGH, across two areas which are separated by a vehicular route which provides access around the NMGH estate.

The wider redevelopment proposals for the hospital provide an opportunity for a purpose-built waste compound to be built to promote efficiencies in waste management but also improve the safety and wellbeing of staff using the waste compound.

The proposal involves the following elements:

1no. single-storey modular building;

-Waste storage, specifically – 30no. 1100L bins for general waste and cardboard. – 60no. 770L Stericycle bins. – 40no. covered 240L bins for paper and confidential waste;

-4no. storage containers. – 2no. 20-yard skips. – 1no. 10-yard skips. – 2no. compactors (one for general waste and one for cardboard). – 1no. covered area for chemical waste, WEEE waste and battery waste;

- 4 no. cages for WEEE waste;

-1no. stacked palettes storage;

-1no. bin wash station with enclosure;

-Associated access and parking spaces, specifically – 3no. box van parking spaces;

-1no. tug charging point;

-Sliding gate at the main entrance;

-Dedicated pedestrian route, along with 10no. pedestrian barriers;

- Pedestrian gate access at the north of the site;

The intention is that the waste compound in this location is 'temporary' until the wider site is redeveloped. Following this, the waste compound would be relocated within the wider site. These timescales are yet to be determined.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highway Services – No objection.

The existing vehicular and pedestrian access points into the site from Crescent Drive will be retained with sliding vehicle access and pedestrian gates implemented. The pedestrian access points connect to existing footway provision along Crescent Road where Zebra Crossing style facilities are also provided. Stacking space for one vehicle is provided prior to the vehicle access gate. This is considered acceptable.

Demarcated pedestrian routes and barriers would be provided through the site. Swept path analysis shows adequate access and circulation for the typical vehicles.

Whilst it is noted that the facility is located on an existing car park, Highways have no concerns regarding parking displacement due to the hospital's recently implemented multistorey car park and cycle hub.

It is accepted that the proposals would not give rise to a significant increase in vehicular trips in comparison to operations which currently taking place at the existing waste compound located in close proximity of the site along Crescent Drive. It is also noted that the lengths of trips vehicles are required to take through the hospital is reduced as the proposed waste compound site location is closer to the access points of the hospital.

Environmental Health – Conditions are advised in relation to ground condition, external equipment, waste management, hours of use and construction management.

Flood Risk Management – A condition requiring the submission and agreement of a surface water drainage scheme is requested, along with its subsequent maintenance.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Policies DM1, SP1, EC1, EN1, EN9, EN14, EN16-19
- Places for Everyone Joint Development Plan – policies Policy JP-S4, J JP-G8,P-C1, JP-C6 and JP-C8; CS Policies CC5 and T1
- Guide to Development in Manchester (SPD);
- Strategic Regeneration Framework, North Manchester General Hospital Site Redevelopment Programme (2021)
- National Planning Policy Framework (NPPF).

Issues

Principle

The principle of the proposed development aligns with the objectives contained within The Strategic Regeneration Framework (SRF) for North Manchester General Hospital, which sets out a blueprint for the redevelopment of the hospital site over the next 10-15 years. It

establishes that the campus forms a healthcare hub, including a new acute hospital and a modern mental health hospital, a wellbeing hub, education hub, healthy neighbourhood hub and village green.

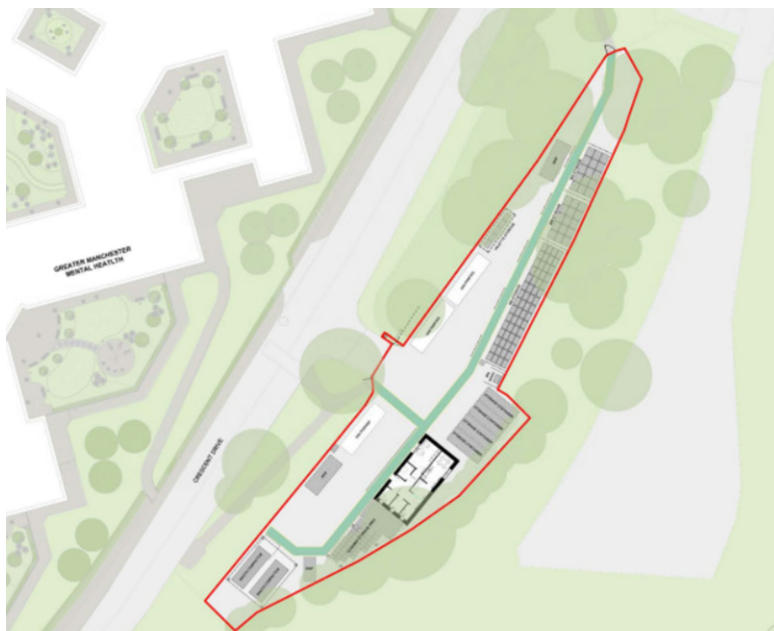
The relocation of the existing waste compound is necessary to release land within this area of the site for the wider redevelopment of NMGH and allows presents the opportunity to provide a more efficient and safer working environment for staff. Further, the relocation of the existing waste compound to a purpose-built facility within a part of the site will be unaffected by the wider redevelopment of NMGH and would ensure there will be no disturbance to the operation of the existing hospital and future facilities or the nearest residential occupiers.

It is considered that given the context of the site and its surroundings, the proposed works are acceptable and would comply with the aforementioned policy and guidance. Specific issues are outlined further below.

Site Layout

The proposed site layout shows the majority of the bin storage areas positioned along the eastern boundary of the site, including four no. storage containers and the bin wash and spill kit station. The modular building is located in the southeast of the site and includes a canopy extension which provides cover for the bin storage area to the southwest of the building. The two compactors (general waste and cardboard) are located in the most southerly point of the site and are enclosed by a canopy. Associated van parking is located along the western boundary of the Site, with an area also reserved

The landscape buffer adjacent to the western boundary of the site along Crescent Drive would be maintained to provide screening of the waste compound from the surroundings which significantly limits view from outside of the site.



Proposed layout (extract from Design and Access statement)

The layout allows the facility to be tucked away towards the site perimeter and with easy access onto Crescent Drive. It is believed the location would improve efficiency of existing waste operations and poses no harmful effects. On this basis, the layout is considered acceptable.

Design, Scale and Appearance

The proposed development includes a single storey modular building with canopy to cover the waste storage area to the southwest of the building. A standalone canopy is also proposed to cover the waste compactors in the south of the site.

The proposed modular building would be enveloped in dark grey cladding, including the integrated canopy that covers the external storage area. Dark grey UPVC window frames, aluminium door and cladded base will also be provided to complement the cladding. The standalone canopy would also be wrapped in dark grey cladding to match the modular building.



CGI of proposed scheme when viewed from Crescent Drive (Extract from Design and Access Statement)

In the context of a hospital and with limited views from outside the site, largely due to existing boundary tree cover which provides an effective visual screen, the proposed design, scale and appearance is a product of its function and due to its relationship with the nearest buildings and Crescent Drive would have no significant effects in terms of visual amenity, over-dominance or intrusiveness. On this basis, the impact of the design and scale is considered satisfactory.

Waste Management

The proposed waste collection strategy would be as per the existing strategy although all collection times are proposed to occur from 7am onwards. No concerns are raised by Environmental Health or Highway Services. On this basis, the waste management arrangement is considered satisfactory.

Impact to the Highway

The only vehicular access point to and from the site is off Crescent Drive, where the existing junction would be retained. The main entrance would also include a separate pedestrian access gate with new access control system. An additional swing gate to the north of the site is provided as an additional pedestrian access into the site. Pedestrian and vehicular movement around the site would be segregated to promote site safety.

As the proposal relates to a replacement facility, vehicular trips are expected to be comparable to the current situation and would take place largely within the hospital site itself

Whilst the proposal would lead to the loss of a staff overflow car park Highway engineers raise no concerns regarding parking displacement due to the hospital's recently implemented multistorey car park and cycle hub which can cater for the loss of spaces.

Residential Amenity

Given the nature and context of the proposed development and the existing context of the hospital, the impact to the living conditions of the nearest residential occupiers is unlikely to be materially significant in terms of activity levels or any associated noise and disturbance. The impact is therefore considered satisfactory.

Landscaping

The site includes an existing landscape buffer around the perimeter of the site primarily to the east and west. All existing landscaping including trees, hedges and grassed areas would be retained.

Some tree pruning is anticipated to be necessary to facilitate the structures on site; however, no trees will be removed and there would be no impacts to root protection areas as there is no intrusive ground works proposed.

An area of soft landscaping is proposed to the rear of the modular building with the remainder of the site to comprise hardstanding as is currently the case and is necessary for ease of movement.

Conditions are included to ensure all tree works is carried out in accordance with British standards and to ensure all existing trees are retained.

Drainage and Flood Risk

The site is located in Flood Zone 1 with less than a 1 in 1,000 annual probability of river or sea flooding. The proposed development is unlikely to result in an increase of flood risk in the site area.

A condition is included in relation to the submission and agreement of a surface water drainage scheme.

Bio-diversity

The applicant has submitted a Preliminary Ecological Appraisal (PEA) Report which confirms that the site is exempt from bio-diversity net gain requirements, as the site only comprises hardstanding with no ecological value and would not affect the surrounding habitats.

Recommendations are provided to treat or remove the invasive species (Rhododendron) by a specialist contractor to prevent its spread and for tree works to take place outside of the peak breeding bird season. Appropriate conditions are included in this regard.

Air Quality

The site is not within an Air Quality Management Area and would maintain the same number of trips as per the existing situation. That being, less than 5 vehicular trips per day. Any impact to air quality as a result of site operations is therefore considered negligible. Any impacts arising during the construction phase would be temporary, short-lived and appropriately mitigated by good working practices. On this basis, the impact to air quality is considered acceptable.

In terms of odours arising from the waste, it is understood that no odour complaints have been received for the past three years at the current waste compound. As the proposed waste

compound would entail the same amount of waste facilities sited in a less sensitive location, it is not considered that there would be any adverse impact.

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 problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter. The proposal is considered to be acceptable and therefore determined within a timely manner.

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 by the City Council as Local Planning Authority on 26 July 2024.

Location Plan - 23130-SRA-NM171-ZZ-DR-A-02800 P03;

Proposed Site Plan - 23130-SRA-NM171-ZZ-DR-A-02801 P02;
General Arrangement Site Plan - 23130-SRA-NM171-00-DR-A-02804 P02;
Site Layout with Existing Tree Survey Overlay - 23130-SRA-NM171-00-DR-A-02805 P01;
Staff Building General Arrangement Ground Floor Plan - 23130-SRA-NM171-00-DR-A-02820 P02;
Street Furniture and Markings - 23130-SRA-NM171-00-DR-A-02860 P02;
Staff Building General Arrangement Elevations - 23130-SRA-NM171-XX-DR-A-02830 P03;
Compactor Canopy General Arrangement Elevations - 23130-SRA-NM171-XX-DR-A-02831 P03;
Staff Building General Arrangement Sections - 23130-SRA-NM171-XX-DR-A-02840 P02;
Proposed Site Sections - 23130-SRA-NM171-XX-DR-A-02850 P02;
Proposed Gates - 23130-SRA-NM171-XX-DR-A-02861 P02;
Finished Levels and Earthwork Volumes - 32425-HYD-XX-XX-DR-D-0200 P2;
External Works Plan - 32425-HYD-XX-XX-DR-D-0250 P2;
Drainage Layout - 32425-HYD-XX-XX-DR-D-0500 P2;
Vehicle Tracking - 32425-HYD-XX-XX-SK-C-0001 P5;
Column Lighting Locations - 7-10724-CCL-XX-XX-DR-MEP-6301 Rev 0;
Compound Column Lighting - Isolux 7-10724-CCL-XX-XX-DR-MEP-6302 Rev 0;

Design and Access Statement, prepared by Sheppard Robson - 23130-SRA-NM171-ZZ-RP-A-00100;
Transport Technical Note, prepared by Curtins - 084501-CUR-XX-XX-T-TP-00001 P04;
Preliminary Ecological Appraisal Report, prepared by RSK BioCensus - 2487123;
Site Tree Constraints Appraisal, prepared by Rowbottom's Tree Services Ltd - RTS/14052024-006;
Noise Impact Assessment, prepared by RSK Acoustics - 2062435-RSKA-RP-001-(02);
Drainage Management Strategy, prepared by Hydrock - 32425-HYD-XX-XX-RP-D-0001.

Reason - To ensure that the development is carried out in accordance with the approved plans and documents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

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

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

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

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

4) Notwithstanding details submitted, no above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed materials.

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, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy.

5) Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved by the City Council as Local Planning Authority, detailing the containment, control and removal of Rhododendron shrubs or any other invasive species encountered on site. The measures shall be carried out strictly in accordance with the approved scheme and implemented prior to the commencement of the development hereby approved.

Reason - To control the spread of invasive species, pursuant to policy EN15 of the Manchester Core Strategy.

6) 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 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.

7) No works or 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, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

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 within the submitted Site Trees Constraints Appraisal (Ref: RTS/14052024-006_ prepared by Rowbottom's Tree Survey received by the City Council as Local Planning Authority on 26 July 2024. The 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. Any works undertaken within the identified 'no-dig construction' areas on the approved Tree Protection Plan shall be supervised by a suitably qualified arboriculture expert. 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.

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

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

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

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

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

- Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no flooding of buildings for the 1 in 100 + 45% Climate Change.

- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

- Construction details of flow control and SuDS components.

- Details of how the scheme shall be maintained and managed after completion.

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

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy and National Planning Policy Framework (NPPF).

10) a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.

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. Based on the information within the submitted Noise Assessment, noise levels would be too high at noise sensitive receptors.

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

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

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

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

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

- Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no flooding of buildings for the 1 in 100 + 45% Climate Change.

- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

- Construction details of flow control and SuDS components.

- Details of how the scheme shall be maintained and managed after completion.

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

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy and National Planning Policy Framework (NPPF).

12) 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. 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.

13) The development hereby approved shall only be implemented in accordance with the submitted waste management strategy, as detailed on drawing referenced 23130-SRA-NM171-00-DR-A-02860/P02, received by the City Council as Local Planning Authority on 26 July 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 public health and amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informative

1) The applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA