

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138955/FO/2024
Date registered valid:	4 March 2024
Proposal:	Erection of single-storey building to form two relocatable mobile scanner units (Class E), together with alterations to an area of the existing North City Family and Fitness Centre, including modifications to the facade to adapt part of the existing daycare space to accommodate new healthcare services and associated external plant equipment
Address:	North City Family And Fitness Centre And Adjacent Parking, Upper Conran Street, Manchester, M9 4DA
Ward(s):	Harpurhey Ward
Applicant:	Mr. William Svarfvar, Manchester University NHS Foundation Trust
Agent (if any):	Mr Angel Muzas, DAY Architectural Ltd
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	20 Aug 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14 March 2024

Standard consultations:

Printed: 22 May 2024 Expired: 2 June 2024

Neighbour notifications

Printed: 20 March 2024 Expired: 12 April 2024

Site notice

Posted: 27 March 2024 Expired: 17 April 2024

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Two individual sites form the area of works with the first being on an area of surface level car parking that borders Moston Lane at the north of the site, associated with the North City Family and Fitness Centre and Harpurhey Shopping Centre. Boundary treatment due north of this area consists of low brick pillars with open railings between and soft landscape border behind which features hedging and 6 existing trees. Two trees are located within the carpark that will be removed to facilitate the development.

The second being an internal area (former Sure Start Children's Centre) of the North City Family and Fitness Centre (Class E)- a two storey, flat roof building, located just off Upper Conran Street. The host building accommodates a community fitness centre and swimming pool. The site comprises a two-storey building constructed in a steel frame with red brick and blue cladding under a flat roof accommodating 3,194 m² of floorspace.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

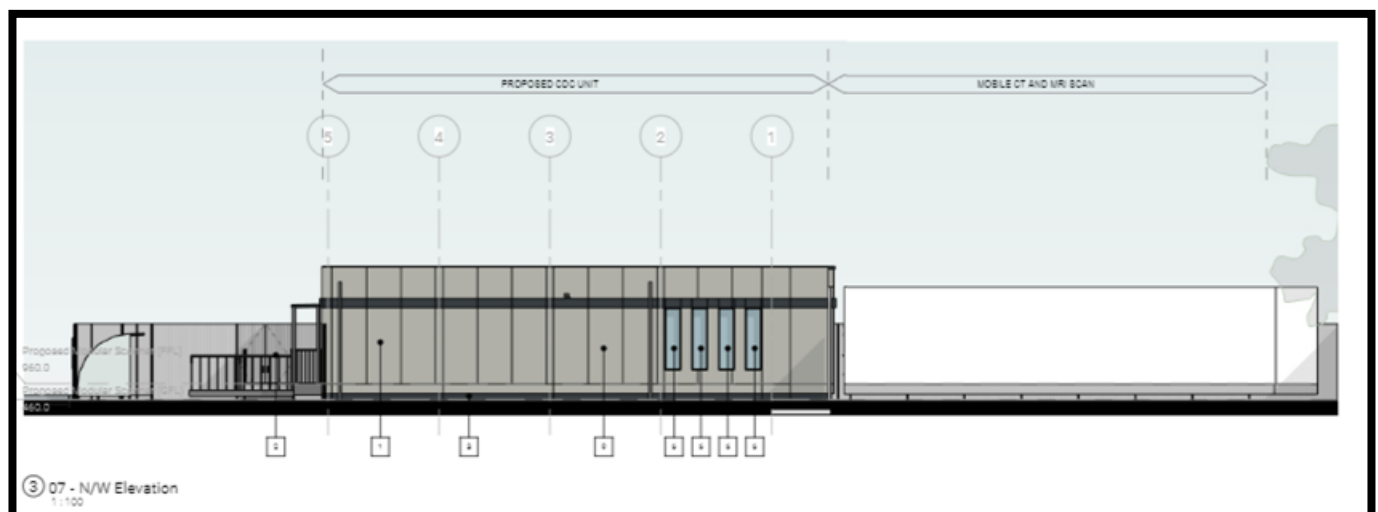
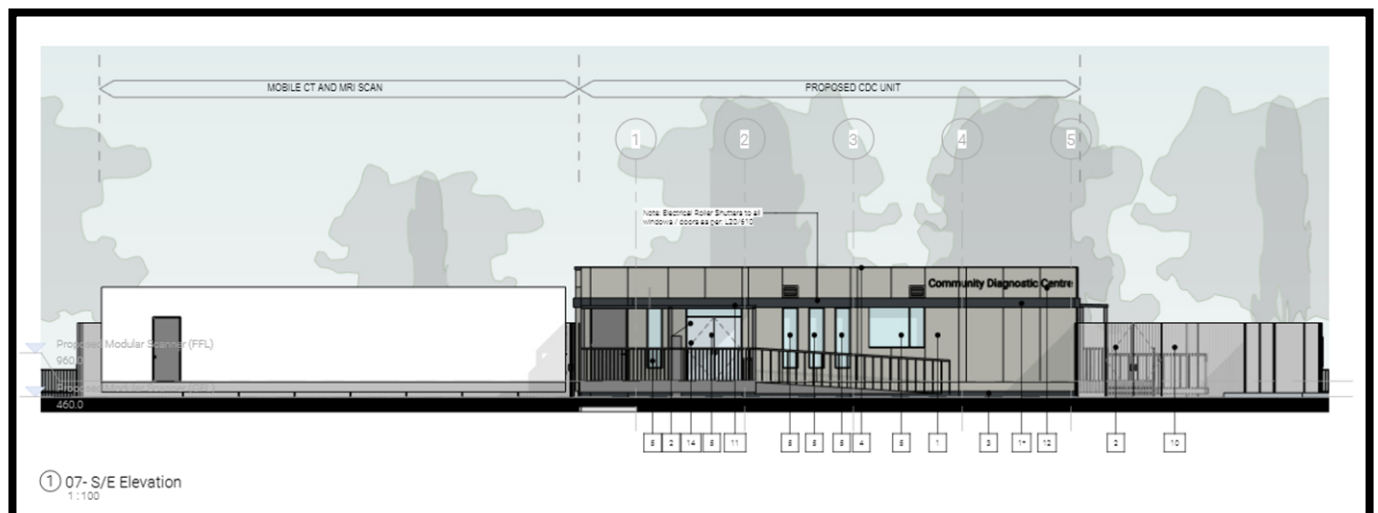
Description of area

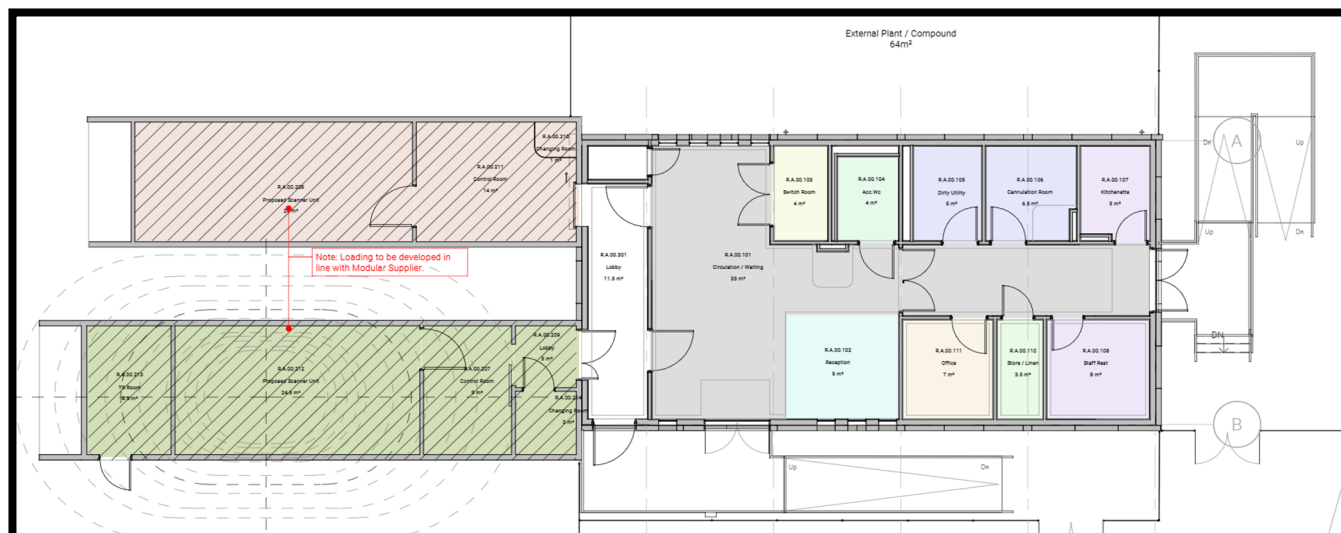
The site lies within the designated boundary of Harpurhey District Centre which contains a variety of retail, food and drink and community facilities. To the east on the opposite side of Upper Conran Street and to the north on the opposite side of Moston Lane, the area is principally residential in character, largely comprising a combination of storey dwellinghouses and multi-storey, purpose built flat developments. Holy Trinity C of E Primary School is located directly north and Harpurhey Police Station due east of the application site.

Description of development

Erection of a single-storey building with two relocatable mobile scanner units (Class E(e)). The Imaging Services proposed will include dedicated Mobile CT & MR Scanners, along with an associated support hub that will incorporate staff areas and amenities. This element is referenced as the CDC.

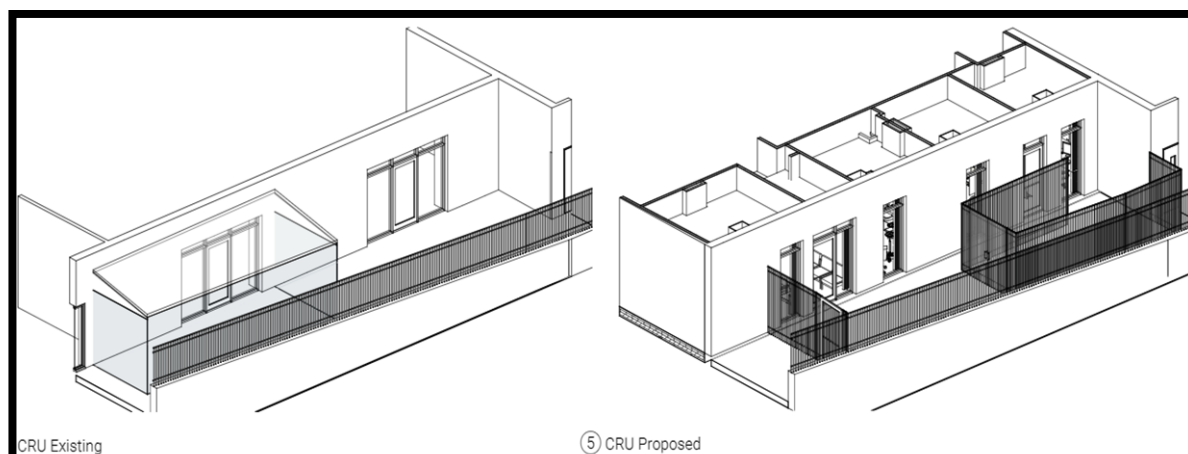
Circa 60 parking spaces will be lost as a result of the works, the proposal will affect a total of 68 car parking spaces and will provide 4 general use spaces and three accessible parking spaces for visitors and staff. In addition, an additional ambulance drop off area will be provided. Associated hard landscaping works required to ensure security (fencing), servicing (loading area and bay) and access routes are proposed.





Alongside this, alterations are proposed to an area of the existing North City Family and Fitness Centre (Class E), including modifications to the facade to adapt part of the existing daycare space to accommodate new healthcare services (Class E(e)) and associated external plant equipment. These alterations will provide 5 Consultation Rooms for Cardiorespiratory & Ophthalmology Services, referenced as CRU.

The development will require 7 full-time staff.



Consultations & Notification Responses

Local responses

None

Consultee responses

Highway Services – No objections, subject to conditions relating to Cycle parking EV parking, Car-park management plan, Delivery and servicing management plan, Travel Plan and CMP.

Environmental Health – No objections, subject to conditions relating to hours of use, deliveries, servicing & collection hours, external lighting, noise verification report and waste management.

MCC Flood Risk Management – No objections and no conditions required.

Greater Manchester Police – No objections, advised CCTV and alarm system for security purposes.

Relevant Planning History

At the application site (North City Family And Fitness Centre) –

131111/FO/2021 – Installation of ground source heat pump in a new plant enclosure, together with associated works. Approved 04.10.2021.

130656/P14J/2021 – Prior Approval for the installation of solar photovoltaics (PV) panels to the roofs of existing building. Granted 13.07.2021.

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

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

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development
JP-S2 – Carbon and Energy
JP-S4 – Flood Risk and the Water Environment
JP-P6 – Health

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
C 3 – North Manchester District Centres – Cheetham Hill and Harpurhey
T 1 – Sustainable Transport (partially superseded by PfE)
T 2 – Accessible areas of opportunity and need
EN 1 – Design Principles and Strategic Character Areas
EN 14 – Flood Risk (partially superseded by PfE)
EN 16 – Air Quality (partially superseded by PfE)
EN 17 – Water Quality
EN 18 – Contaminated Land and Ground Stability

EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC26 – Development and Noise

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD
- Manchester, Salford, and Trafford Strategic Flood Risk Assessment
- Manchester City Council Planning and Noise Technical Guidance (2022)
- Air Quality & Planning Technical Guidance (2022)
- Manual for Streets (2007)

National Planning Policy Framework

The NPPF (2023) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 4 – Decision-making
- Section 8 – Promoting healthy and safe communities
- Section 12 – Achieving well-designed places

Issues

Principle of development:

The application seeks planning consent to erect a purpose-built CDC unit and alterations to an existing fitness centre to create a CRU unit, both class E(e) uses.

The Community Diagnostic Centre (CDC) Programme is a nationally coordinated NHS initiative to improve the delivery of diagnostic services (including checks, scans and tests) for patients. Manchester University NHS Foundation Trust (MFT) have been appointed to deliver the CDC Programme on behalf of Manchester and Trafford. Delivering this model achieves several key strategic objectives for NHS England and for MFT including reducing pressure on acute hospitals, increasing the speed in which patients can access tests and receive results, reducing waiting times and improving the location of test sites and increasing the choice available to patients about where to receive treatment.

Given the above the principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to the proposal's impact upon the levels of residential and visual amenity enjoyed along Moston Lane and Upper Conran Street.

Impact on residential amenity:

The purpose-built element (CDC unit) would be approx. 37 metres away from nearest residential properties on the opposite side of Moston Lane (NE) and approx. 15m away from Holy Trinity Primary School's associated external amenity spaces (directly north). Given the distances retained, existing boundary treatment (trees to be retained) and its single storey nature, it is not considered that this development would lead to overdominance, overshadowing

or reduce the levels of daylight/sunlight enjoyed by these adjacent properties. Furthermore, due to the distances between nearest elevations and modest levels of glazing proposed, it is not considered that the development would impact on the level of privacy enjoyed by residents.

The proposed modifications to the western facade of the existing fitness centre to accommodate new healthcare services (CRU unit), are not considered to give rise to amenity impacts, due to the orientation facing the associated surface level car park.

Given the above, it is not considered that the proposals would have an undue impact upon the levels of residential amenity enjoyed by the residents of the nearest residential properties and education facility.

Impact on visual amenity and the streetscene:

The purpose-built external CDC unit would comprise a single storey building of modular construction (support hub) and two relocatable temporary modular units for imaging services. The development is designed in a modern linear form, with both elements cumulatively measuring approx. 31m by 9.7m. The support hub and relocatable units would both accommodate flat roofs between 3.5-4.3m in total height. This proposed scale is considered acceptable in this locality which comprises a variety of purpose-built retail and leisure buildings.

The proposed support hub would feature (Europanel F5 Extra) insulated panels placed vertically oriented (RAL 7038) with horizontal band (RAL 7016). Aluminium framed windows are proposed in the northern, eastern side and southern elevations (RAL 7016), which will feature integrated roller shutters for security. A free-standing roof guardrail (mansafe system) and access ladder is proposed atop of the support hub element for gutter and outlet maintenance. The relocatable mobile units (CT and MRI scanners) will be utilitarian in appearance with limited detail. The design of the CDC unit is simplistic and modern in appearance and is considered acceptable in this locality.

The development will be enclosed by a 2.4-meter-high grey Stripe Mesh Security fence with 3-meter-wide bays. Separate pedestrian entrance gates will be provided in the southern boundary adjacent to staff and patient entrances. Alongside two double gates in the western boundary to facilitate access and maintenance for the two relocatable units. This boundary treatment is considered acceptable given the security requirements necessary.

The proposed elevational alterations to the existing fitness centre to create the CRU, would not have a detrimental impact upon the existing levels of visual amenity enjoyed within the vicinity of the site. These alterations would be primarily visible from the associated car parking area.

As the design, siting, scale and massing of the proposal are acceptable it is not considered that the proposal would have an unduly detrimental impact upon the levels of visual amenity currently enjoyed along Moston Lane and Upper Conran Street and within the shopping district centre.

Highways:

The proposal has been considered by Highways and is considered acceptable subject to conditions relating to Cycle parking, EV parking, Car-park management plan, Delivery and servicing management plan, Travel Plan and CMP.

As a result, it is not considered that the proposal would reduce the levels of pedestrian and highway safety enjoyed along Moston Lane and Upper Conran Street and the surrounding highway network in the Harpurhey Shopping District Centre.

Other matters:

Drainage

The agent has submitted details relating to surface water drainage details and United Utilities agreements in principle for surface water and foul water connections, which would otherwise be requested via a surface water drainage scheme pre-commencement condition. This information has been reviewed and considered acceptable by MCC Flood Risk Management, in relation to policies EN14 and EN17 of the Core Strategy. Therefore, with regards to flood risk matters, this proposal can be approved with no Condition required.

Secured by Design

This proposal has been reviewed and considered acceptable by Secured by Design on behalf of Greater Manchester Police, given the proposed boundary treatment. It is advised that the applicant gives consideration to providing alarms and CCTV where possible to increase security.

Landscaping

The 6 existing trees (T3, T4, G1, G2, G3 & G4) along the Moston Lane frontage will be retained and 2 trees (T1 & T2) to be removed as part of the development, as detailed in the submitted AIA and Method Statement supplied by Mulberry Tree Management.

The proposed development of the purpose-built CDC unit requires the installation of fencing within the RPAs of G2 and T3, as shown in proposed site (ref 07-0101 REV E). To ensure that the scheme would not have a detrimental impact upon these trees the excavation works within the RPA's must be undertaken with the use of handheld tools only, this will be conditioned.

Access

The primary point of patient access to the CDC unit will be located on the southern side of the development and staff entrance provided to the eastern side. The facilities (external unit and fitness centre element) will incorporate accessible ramps, compliant with Building Regulations Approved Document M, vol.2 and MCC Design for Access 2. To the north of the development an external plant room area is proposed. To the western side CT and MRI facilities will be situated.

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 to resolve any problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval

1. 3 Years Time Limit

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. Specified Drawings/Documents

The development hereby approved shall be carried out in accordance with the documents labelled:

- Location Plan
- 201101 REV A: Existing & Proposed Elevations CRU (Received 22/01/2024)
- 07-0203 REV C: Proposed Ground Floor Plan CRU (Received 01/03/2024)
- 07-3201 REV C: Proposed Elevations CRU (Received 01/03/2024)
- 07-0201 REV D: Proposed Ground Floor Plan CDC (Received 25/04/2024)
- 07-0211 REV D: Proposed Roof Plan CDC (Received 25/04/2024)
- 07-3102 REV E: Proposed Site Elevations (Received 25/04/2024)
- 07-4101 REV E: Proposed Sections (Received 25/04/2024)
- 07-0101 REV E: Proposed Site Plan (Received 09/08/2024)
- 07-3101 REV F: Proposed Elevations CDC (Received 09/08/2024)
- 70-0102 REV A: Waste management Strategy (Received 25/04/2024)
- Planning Design and Access Statement (Prepared by DAY Architectural Ltd, Dated December 2023)
- Transport Statement (Prepared by SLR, Dated 29/02/2024; Received 01/03/2024)
- Highways Addendum Technical Note (Prepared by SLR, Dated April 2024; Received 25/04/2024)

- Plant Noise Impact Assessment Report REV A (Prepared by Atelier Crescendo; Dated 16/04/2024; Received 25/04/2024)
- 432.002796.00001 - D100 REV A: General Kerb Arrangement (Prepared by SLR, Received 25/04/2024)
- 432.002796.00001 - TR100 REV A: Swept Path Analysis – Refuse (Prepared by SLR, Received 25/04/2024)
- 432.002796.00001 - TR101: Swept Path Analysis – Ambulance (Prepared by SLR, Received 25/04/2024)
- Construction Management Plan (Prepared by City Build; Dated 02/05/2024; Received 07/05/2024)
- CMP Vehicle Access & Deliveries Plan (Received 07/05/2024)
- CMP Compound Location Plan (Received 07/05/2024)
- Works Programme (Prepared by City Build; Received 07/05/2024)
- Arboricultural Impact Assessment (Prepared by Mulberry Tree Management; Dated 20/11/2023 and received 05/01/2024)
- Arboricultural Method Statement (Prepared by Mulberry Tree Management; Dated 20/11/2023 and received 05/01/2024)
- Surface Water Management Report REV A (Prepared by CCS Consulting; Dated May 2024 and received 05/06/2024)
- 23051-CCS-HAR204-XX-DR-S-90001-T3: External Works Plan (Prepared by CCS Consulting; Dated July 2023 and received 07/05/2024)
- 23051-CCS-HAR204-XX-DR-S-90002-T1: External Works Typical Details (Prepared by CCS Consulting; Dated July 2023 and received 07/05/2024)
- 23051-CCS-HAR204-XX-DR-S-93001-T1: Below Ground Drainage – Typical Details (Prepared by CCS Consulting; Dated July 2023 and received 07/05/2024)

Stamped as received by the City Council as Local Planning Authority on 05/01/2024 unless specified otherwise.

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

3. Material samples

Notwithstanding the materials annotated on plans referenced in condition no.2 prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4. CMP

The development hereby approved shall be carried out in accordance with the contents of the Construction Management Plan, stamped as received by the City Council, as Local Planning Authority on the 7 May 2024.

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.

5. Hours of operation

The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

- Monday to Saturday – 08:00 to 20:00
- Sundays/Bank Holidays - 08:00 to 20:00

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

6. Deliveries, servicing and collections

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

- Monday to Saturday - 07:30 to 20:00
- Sundays/Bank Holidays - no deliveries/waste collections

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

7. Travel Plan

a) Before the development hereby approved is first occupied, a Full Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. For the avoidance of doubt, this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development
- ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), a revised Travel Plan, which takes into account the information about travel patterns gathered pursuant to item (ii) above, shall be submitted to and approved in writing by the City Council as local planning authority for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

8. Car-park management plan

No part of the development shall be occupied until details of a Car-park management plan, has been submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this shall include the monitoring of parking demands and staggering of activities. 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 - To protect the amenity of service users once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

9. Car parking

The car parking indicated on the approved on Proposed site plan ref: 07-0101 REV E shall be surfaced, demarcated and made available for use prior to the health facility, hereby approved being occupied. The car parking shall then be available at all times whilst the health facilities are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the buildings are occupied, pursuant to policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

10. EV parking

Prior to the first occupation of the development hereby approved, full details (specification and location) of electric car charging points shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of the healthcare facility and retained thereafter.

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

11. Delivery and servicing management plan

The primary delivery and servicing route indicated on the approved on Proposed site plan ref: 07-0101 REV E and refuse vehicle swept path analysis plan ref: TR1000 A shall be surfaced, demarcated and made available for use prior to the healthcare facility, hereby approved being occupied. The primary delivery and servicing route shall then be available at all times whilst the health facilities are occupied.

Reason – In the interest of amenity and highway safety pursuant to policies T2, SP1, DM1 and EN16 of the Manchester Core Strategy.

12. Cycle parking

The cycle storage facilities shall be implemented in accordance with the locations as shown on the approved Proposed site plan ref: 07-0101 REV E, prior to the proposed units being brought into use, and be retained thereafter.

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, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance

13. External Lighting

a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 criteria.

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

14. Refuse management

The development hereby approved shall be carried out in accordance with the contents of the Waste Management Strategy (ref 70-0102 REV A), stamped as received by the City Council, as Local Planning Authority on the 25 April 2024, 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 SP1 and DM1 of the Manchester Core Strategy.

15. External Plant

a) The development hereby approved shall be carried out in accordance with the contents of the Noise Impact Assessment, stamped as received by the City Council, as Local Planning Authority on the 25 April 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 policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26.

16. Tree protection

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.

(d) Any excavation works within the RPA's must be undertaken with the use of handheld tools only.

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.

17. Use Class

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the purpose-built development shall only be used as a healthcare facility (Class E(e)) and for no other purpose (including any other purpose within Use Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interest of residential amenity, pursuant to policy DM1 in the Manchester Core Strategy.

Informatives

Construction hours

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

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

External traffic/pedestrian management measures

Should external measures be necessary to allow for mobile scanner unit deliveries or offsite utility connections, this will need to be subject to appropriate permits and agreed with Highways Network Management (highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk).

Secured by design

The applicant is advised by GMP to consider provision of alarms and CCTV where possible, to reduce the risk of crime, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Highway Services
Environmental Health
Greater Manchester Police

School Bungalow, Holy Trinity C Of E Primary School, Capstan Street, Manchester, M9 4DU
Holy Trinity CE Primary School, Capstan Street, Manchester, M9 4DU
157 Moston Lane, Manchester, M9 4HR
2 Capstan Street, Manchester, M9 4DU
8 Capstan Street, Manchester, M9 4DU
4 Capstan Street, Manchester, M9 4DU
153 Moston Lane, Manchester, M9 4HR
151 Moston Lane, Manchester, M9 4HR
155 Moston Lane, Manchester, M9 4HR
10 Capstan Street, Manchester, M9 4DU
6 Capstan Street, Manchester, M9 4DU
Pharmacy At ASDA, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DJ
Unit 31, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
ASDA, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DJ
Unit 39, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
Betfred, Unit 35, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
Unit 33, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
Unit 31A, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
Cardfactory, Unit 29, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
Unit 27, Harpurhey Shopping Centre, Lee Road, Manchester, M9 4DH
10 Lee Road, Manchester, M9 4DH
5 Monkwood Drive, Manchester, M9 4BB
KFC, 10 Moston Lane, Manchester, M9 4DS
3 Monkwood Drive, Manchester, M9 4BB
1 Monkwood Drive, Manchester, M9 4BB
Harpurhey Police Station, Wembury Street North, Manchester, M9 4HY
Harpurhey Police Station, Moston Lane, Manchester, M9 4HU
North City Family And Fitness Centre, Upper Conran Street, Manchester, M9 4DA
Lidl UK, Upper Conran Street, Manchester, M9 4DA
5 Hanslope Walk, Manchester, M9 4GD
3 Hanslope Walk, Manchester, M9 4GD
1 Hanslope Walk, Manchester, M9 4GD
5 Tiptree Walk, Manchester, M9 4GA
3 Tiptree Walk, Manchester, M9 4GA
1 Tiptree Walk, Manchester, M9 4GA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA