

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 138316/FO/2023

**Date registered valid:** 7 November 2023

**Proposal:** Change of use from community nurses centre to form 11 self-contained flats (Class C3)

**Address:** Community Nurses Centre, Beech Mount, Manchester, M9 5XS

**Ward(s):** Harpurhey Ward

**Applicant:** Montrial Ltd

**Agent (if any):** Sam Golding, Gold Sketch Studios Ltd

**Case officer:** Steven McCoombe  
Tel: 0161 234 4607  
Email: [steven.mccoombe@manchester.gov.uk](mailto:steven.mccoombe@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 22 December 2023

## Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 1 December 2023

### Standard consultations:

Printed: 9 November 2023 Expired: 30 November 2023

### Neighbour notifications

Printed: 9 November 2023 Expired: 30 November 2023

### Site notice

Posted: 1 December 2023 Expired: 22 December 2023

### Press advert

Published: 14 November 2023 Expired: 28 November 2023

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

This application relates to a large, red brick, detached, three storey, Victorian building located on the corner of Beech Mount and Palladium Drive. The site is enclosed to the front by perforated metal sheeting, which covers over original boundary wall and railings. The perimeter around the building comprises hardstanding scrub vegetation. A large access ramp is situated off the eastern elevation of the building.



View from Beech Mount

The existing building originally built as a community nurses centre (Harpurhey Community Nurses Home), is presently vacant and in a dilapidated condition. Due to the style and character of the building, the City Council considers the building to be a non-listed heritage asset.

The site is bounded by Beech Mount to the south, Palladium Drive to the west, beyond which is Harpur Mount Primary School. To the north and east are blocks of three storey, flat roof flats.

Further to the east is main north-south arterial route of Rochdale Road which links north Manchester with the city centre.

**Listed building:** Not applicable.

**Conservation area:** No

**Tree Preservation Order:** No

### **Description of area**

With the exception of Harpur Mount Primary School to the west, the immediate area is predominantly residential in character, comprising a mixture of purpose-built flats, flat conversions and family dwellinghouses of various architectural styles.

### **Description of development**

Planning permission is sought to convert the existing building into 11 self-contained apartments (Class C3), comprising 9 x 1 bedroom units and 2 x 2 bedroom units.

The application as originally submitted proposed 11 parking spaces around the site perimeter. However, due to the Council's concerns about the lack of soft landscaping and parked vehicles dominating the site, the parking area has been reduced to 7 spaces to allow further landscaping to be incorporated and to allow the retention of a disabled access ramp.

To facilitate the parking area, a new vehicular access is proposed to the right-hand side of the building off Beech Mount.

To the north-western corner of the site a new cycle and bin store is proposed.

### **Consultations & Notification Responses**

Local Residents/Occupiers – No representations received.

Highway Services – The following principal comments are made:

#### *Trip Generation*

In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected. The proposals are all contained within a private boundary to the development and do not impinge on the adopted highway. The addition of the 11 apartments and the associated trips to and from the proposed development do not raise any highway safety or capacity concerns and the proposals are therefore accepted in principle.

#### *Accessibility*

It is noted that the site is well accessed by sustainable modes. Regular bus services are routed along Rochdale Road and provides connections to Langley, Bury, Rochdale, Failsworth, Cheetham Hill, Pendleton, Shudehill, Piccadilly Gardens, Manchester Royal Infirmary and Eccles. The closest Metrolink facility is located at Queens Road and provides connections to Altrincham, Bury and Piccadilly.

### *Parking*

Parking spaces these should all accord with the Councils standard minimum parking bay dimensions.

It is noted that the aisle width has not been dimensioned and a swept path assessment has not been provided however it appears that there would be sufficient space for vehicles to manoeuvre to/from spaces although this may take multiple manoeuvres.

### *Access and Off-Site Highway Works*

An existing access is in place along Beech Mount and would be retained as part of the proposals. A secondary access will be in place on the eastern side of the site. The existing access, unadopted carriageway and footway is in a poor state of repair therefore it would not be appropriate to install the new vehicle crossover in the existing footway as this would impact on the integrity of the highway causing future maintenance issues. It will therefore be a requirement to renew the whole footway adjacent to and contiguous to the development boundary and provided dropped kerbs and tactile paving across the access points. It is also recommended that the applicant reconstructs the existing crossover. The proposed works to the highway will be required to be undertaken through a s278 highway agreement.

### *EV Charging*

The provision of an Electrical Vehicle charging points (minimum 7kW) are made available. It is requested that a minimum of 20% of the parking spaces provide EV Charging.

### *Cycle Parking*

Secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one-per-unit. A cycle store is noted in the rear of the site. Confirmation of provision is requested.

*Servicing* - A bin store is indicated at the side of the property. The proposed arrangements for waste storage and collection are considered appropriate and are acceptable in principle.

*Construction Management* – A Construction Management Plan should be provided by the applicant prior to any construction works beginning.

Environmental Health – Conditions are requested in relation to construction management, , electric vehicle charging, ground conditions and waste management.

Cadent – An 'informative' is requested with regard to their assets and infrastructure.

### **Planning History**

#### **124481/FO/2019**

Change of use of community nurses centre to form 9 self contained flats (Class C3) together with the erection of a single storey rear extension and creation of basement lightwells to side and rear. *Approved 13 November 2019.*

075830/FO/2005/N1

Erection of disabled access ramp, alterations to front of property including creation of disabled car parking space and new pathway. *Approved 8 July 2005.*

020587

NOTICE OF INTENDED CROWN DEVELOPMENT Change of use from a Nursing Education Centre to a Resource Centre. *Approved 4 January 1984.*

## **Policy**

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

- Saved policies DC5 and DC26 of the UDP;
- Policies DM1, H1, H2 H3, T2, EN3, EN16, EN19 and SP1 of the Core Strategy;
- Residential Quality Guidance;
- National Planning Policy Framework (NPPF).

## **Principle**

It is considered that the redevelopment of the site for residential purposes is acceptable and in keeping with surrounding uses and townscape.

The proposed apartments would add to the diversity of housing stock in the area and bring a derelict, dilapidated building back into beneficial use.

The proposal is considered to be in accordance with the Core Strategy policies H1 and H3, which outline that North Manchester will accommodate new residential development, with priority being given to family housing and other high value, high quality development where this can be sustained. The use of this vacant site is welcomed and would save a characterful building, considered a non-listed heritage asset and would have a positive impact on the street-scene and immediate area.

Specific planning issues are outlined further below.

## **Use**

The proposed residential accommodation comprises 11 apartments (Class C3), consisting of 9 x 1 bedroom and x 2 bedroom units.

The 1 bedroom 1 person apartments range from 37-47 sqm in area and the 2 bedroom, 3 person apartments 64 sqm and 65 sqm in area respectively. All apartments meet with the Council's internal space standards and given the context of the existing building; the development is of an appropriate density in this location.

## **Design, Scale and Appearance**

As the existing building is to be retained and converted, the proposed development would have no impact on the building's scale and height. A condition has been included to ensure the materials to be used external changes are of an acceptable appearance, in character with existing materials.

## Landscaping and Boundary Treatment

The site currently comprises areas of hard surfacing and vegetative scrub around the perimeter of the host building.

Due to the site constraints, there is limited scope for landscaping, particularly with the need to provide some off-road parking provision. The revised drawings however indicate planting and new hedgerow to the rear boundary, adjacent to the proposed parking spaces and to the north-eastern corner of the site and this is considered a substantial betterment than the current situation and an acceptable balance between landscaping, amenity space, bin/cycle storage and parking provision.

A condition has been included which requires further details of the exact nature of soft/hard landscaping to be agreed in terms of specimens and size.

In terms of the boundary treatment, perforated metal sheeting presently covers an original boundary wall and metal railings which are to be retained and refurbished. A timber fence in a poor condition to the side (eastern) boundary is proposed to be replaced. A condition has been included which requires further details of the boundary treatment, but the general principle of what is being proposed is considered acceptable.

## Residential Amenity

Given the former use of the site as a nurse's home, a residential use would not present too dissimilar an impact.

In term of any overlooking or loss of privacy, as a consequence of window positioning, the existing windows positions would remain as existing and therefore the current relationship with neighbouring properties, including the position of habitable windows would be maintained. In light of the existing context, it is not considered that any significant, harmful impacts would result.

Whilst parking is introduced to the site, given the limited number of vehicles, boundary treatment and relationship with neighbouring properties, it is not envisaged that any harmful impact would result in terms of vehicle movements. On this basis, the impact to neighbouring living conditions is considered satisfactory.

## Heritage Impact

Due the design and character of the building, coupled with its historical and social significance, the City Council considers the building to be a non-listed heritage asset.

Policy EN3 seeks to safeguard heritage assets, whilst paragraph 209 of the NPPF states:

*'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.*

In this case, the proposed development would facilitate the re-use of a building which has been vacant for a considerable amount of time and would be otherwise left to further deteriorate.

The proposed conversion would reinstate original features and represents a sympathetic development that would enable to the exterior of the building to largely be retained in its current form, albeit refurbished. In light of this, the proposal is considered have a positive impact to a non-listed heritage asset and would secure a long-term use of the building.

### Impact to the Highway

In terms of parking, 7 on-site parking spaces are being provided for the 11 apartments. When balanced against the accessible nature of the site and travel opportunities afforded by non-car modes of transport, including 100% cycle storage provision, Highways do not consider that the associated trips to and from the proposed development would any highway safety or capacity concerns and the proposals are therefore accepted in principle. It is believed that the proposed parking provision achieves an acceptable balance between amenity space, off road provision, viability and the need to bring the host building back in to effective use, which in this instance, carries significant weight, given its status as a non-listed heritage asset.

It is not anticipated that there would be a significant increase in the level of vehicular trips or levels of activity created by the proposed use when compared to the former nurses home and associated vehicular movements and demand created by visitors and staff. As such, it is not believed that there would be any significant or detrimental impact to the operation of the highway as a result of the proposed use.

Whilst it is considered likely that the proposed spaces can be satisfactorily accessed, a condition has been included which requires swept path analysis to demonstrate satisfactory manoeuvrability within the site and to show the spaces can be adequately accessed.

Vehicular access to the proposed development is proposed from a new access off Beech Mount. Whilst this arrangement is considered acceptable in principle, a new dropped kerb and vehicular crossover would be required. A condition relating to the requirements of necessary off-site highway works is included.

### Waste Management

The application has been accompanied by a waste management strategy which indicates acceptable bin storage area to the north-western corner of the site.

Environmental Health have requested further details in terms of management arrangements. A suitable condition has been included.

### Construction Management

To make sure construction and/or fit-out of the building is effectively controlled and to prevent any disruption to existing occupiers in the area, or along key routes throughout this part the city, a condition is included which requires the submission and approval of a construction management plan which details amongst other matters, working practices, working hours, dust suppression, the parking of construction vehicles and the removal of waste.

## Climate Change

Given the existing context of the site close to a busy, arterial route, coupled with the authorised use of the premises as a nurse's home, there is unlikely to be a significant uplift in vehicular emissions or impact to air quality which would affect climate change to a noticeable degree as consequence of the proposed development.

Vehicular movements are likely to be modest and comparable with the existing use. Whilst it is acknowledged that there will be some localised impact upon air quality during fit out works, this will be short lived and through appropriate mitigation via the submission and agreement of a Construction Management Plan, any impact upon local air quality can be managed and minimised.

To off-set any further impact, a percentage of parking spaces are to include electric vehicle charging points, the requirements of which are subject to an included condition.

On this basis, it is not believed that the impact to air quality or climate change should form a barrier to development.

## Affordable Housing

Policy H8 of the Core Strategy requires that consideration be given to the provision of affordable housing within all new residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed for development to contribute to the City-wide target for 20% of new housing provision to be affordable.

In this case, as the number of units falls below the relevant threshold, no affordable units are required.

## **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:

Drawings referenced 001, 003A/2, 003B/1, 003C/1, 003D/1 and 003E/1 received by the City Council as Local Planning Authority on 12 October 2023 and drawing referenced 004/2 received by the City Council as Local Planning Authority on 12 December 2023.

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) Prior to the commencement of development, a construction management/fit-out plan outlining working practices during development shall be submitted to and approved in writing by the 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) The car parking area (including accessible parking space) indicated on the approved site plan shall be surfaced, demarcated and made available for use prior to any of the residential units hereby approved being occupied. The parking areas shall be for the sole use of residential

occupants of the development and shall be available for use at all times whilst the apartments are occupied.

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

5) Prior to the first occupation of the residential development full details 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 apartments.

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

6) Notwithstanding the bicycle storage area indicated on the approved site plan, full details of the cycle parking provision and cycle stores, including security measures, shelter and means of enclosure, shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupation of any of the residential apartments hereby approved. The approved scheme shall remain available for use whilst the apartments are occupied and retained thereafter.

Reason - To ensure there is adequate bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy

7) Notwithstanding details submitted, the development hereby approved shall not be occupied until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. 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.

8) Prior to first occupation of the apartments hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

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

9) Notwithstanding details submitted, the apartments hereby approved shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of all boundary treatment to be erected. The boundary treatment shall be completed prior to first occupation of the apartments hereby approved. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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 Manchester the Core Strategy.

11) Notwithstanding details submitted, the development hereby approved shall not be occupied until a more detailed scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

12) Any externally mounted ancillary plant, equipment and servicing 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. 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. The approved scheme shall be completed before the apartments are occupied.

Upon completion of the development a verification report will be required 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 has been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenity of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

13) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the 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 agreed Remediation Strategy and validated. Any soils imported for use in the soft landscaped area shall be validated as suitable for use and a minimum of 300mm subsoil and topsoil over a no dig marker layer shall be placed. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

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

14) The development hereby approved shall include a lighting scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted to and approved in writing by the local planning authority prior to commencement of any lighting works. The approved scheme shall be implemented in full before the development is first occupied and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

15) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to

adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

16) The materials to be used on the external surfaces of the building, as a consequence of elevational alterations, shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building is not adversely affected by the materials to be used for the elevational alterations, pursuant to policy DM1 of the Manchester Core Strategy.

17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the apartments hereby approved shall not be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

18) The residential apartments hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as short-term lets, serviced apartments/apart hotels, do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

19) Prior to occupation, full details of all necessary off-site highway work to be implemented via a S.278 agreement, shall be submitted to and approved in writing by the City Council as Local Planning Authority and be implemented in accordance with a timescale to be agreed by the City Council as Local Planning Authority. Such works should include:

- The resurfacing of the footway adjacent to the development on Beech Mount.

- The provision of a dropped kerb and tactile paving to be provided across the car park entrance off Beech Mount

The development shall not be occupied until all the necessary off-site highway works have an agreed timescale for implementation. The development shall only be occupied in accordance with the agreed works.

Reason - In the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

20) Prior to the apartments hereby approved being occupied, a swept path drawing shall be submitted to and agreed in writing by the City Council as Local Planning Authority to demonstrate that the car parking spaces detailed on the agreed site layout plan can be satisfactorily accessed.

Reason - In the interests of pedestrian and highway safety, pursuant to policies DM1 and SP1 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](https://cadentgas.com/diversions)

Prior to carrying out works, including the construction of access points, please register on [www.linesearchbeforeudig.co.uk](https://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**

Highway Services  
Environmental Health

1 Palladium Drive, Manchester, Manchester, M9 5YD  
Flat 31, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 29, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 26, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 24, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 21, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 19, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 16, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 14, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 9, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 7, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 4, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 2, George Thomas Court, Beech Mount, Manchester, M9 5XS  
5 Beech Mount, Manchester, M9 5XS  
Hendham House, 3 - 4 Beech Mount, Manchester, M9 5XS  
Mccartney House, Beech Mount, Manchester, M9 5XS  
Flat 11, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 10, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 30, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 28, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 27, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 25, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 23, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 22, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 20, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 18, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 17, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 15, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 13, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 12, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 8, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 6, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 5, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 3, George Thomas Court, Beech Mount, Manchester, M9 5XS  
Flat 1, George Thomas Court, Beech Mount, Manchester, M9 5XS  
14 Beech Mount, Manchester, M9 5XS  
11 Beech Mount, Manchester, M9 5XS  
2B Beech Mount, Manchester, M9 5XS  
Flat 4, 2 Beech Mount, Manchester, M9 5XS  
Flat 3, 2 Beech Mount, Manchester, M9 5XS  
Flat 2, 2 Beech Mount, Manchester, M9 5XS  
Flat 1, 2 Beech Mount, Manchester, M9 5XS  
13 Oak Bank, Manchester, M9 5YA  
11 Oak Bank, Manchester, M9 5YA  
9 Oak Bank, Manchester, M9 5YA  
10 Beech Mount, Manchester, M9 5XS  
9 Beech Mount, Manchester, M9 5XS  
12 Beech Mount, Manchester, M9 5XS  
8 Beech Mount, Manchester, M9 5XS

Flat At, 1 Beech Mount, Manchester, M9 5XS  
7 Oak Bank, Manchester, M9 5YA  
Oasis Academy Harpur Mount, Alfred Street, Manchester, M9 5XR  
13 Beech Mount, Manchester, M9 5XS  
5 Oak Bank, Manchester, M9 5YA  
3 Oak Bank, Manchester, M9 5YA  
7 Palladium Drive, Manchester, Manchester, M9 5YD  
5 Palladium Drive, Manchester, Manchester, M9 5YD  
3 Palladium Drive, Manchester, Manchester, M9 5YD

## **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 -  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: NORTH AREA