

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136095/FO/2023

Date registered valid: 30 January 2023

Proposal: Erection of a four storey extension to provide two new staircases and two new bed lifts, with associated elevational alterations to the adjoining hospital, additional rooftop plant and screening, landscaping and associated works

Address: Christie Hospital, Oak Road, Manchester, M20 4BX

Ward(s): Withington Ward

Applicant: The Christie NHS Foundation Trust

Agent (if any): Miss Jennifer Chatfield, Deloitte LLP

Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 April 2023



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 2 February 2023

Standard consultations:

Printed: 1 February 2023 Expired: 22 February 2023

Neighbour notifications

Printed: 1 February 2023 Expired: 22 February 2023

Site notice

Posted: 2 February 2023 Expired: 23 February 2023

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The Christie Hospital campus is approximately 500m south of the Withington district centre. It lies within an established residential area with a number of local shops and small business lying nearby on Wilmslow Road. The main clinical site occupies land between Wilmslow Road and Palatine Road. Oak Road forms the southern boundary of this part of the campus and it is the location of the main entrance to the facility. The Christie buildings also present frontages to both Wilmslow Road and Palatine Road, and Palatine Road has a major pedestrian entrance to the main corridor. The site is currently home to multiple portable buildings which are being used while the replacement Paterson building is being constructed.



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

Description of development

Erection of a four storey extension to provide two new staircases and two new bed lifts, with associated elevational alterations to the adjoining hospital, additional rooftop plant and screening, landscaping and associated works

Consultations & Notification Responses

Local Residents – Correspondence has been received from one local resident who does not object to the proposal but has made a number of comments:

- It is absolutely essential that strict controls are put in place around this development's construction so that residents' amenities are protected.
- It is very important that all material used is anti-glare. The new building must be completely glare free and non-reflective.

Withington Civic Society – No comments received.

Highway Services – Have made the following comments:

- The site is well accessed by sustainable modes with frequent bus services operating along both Palatine Road and Wilmslow Road. The closest Metrolink facility is located at West Didsbury, situated to the south-west of the site.
- No additional on-site car parking is proposed as part of the development proposals. Given that the proposals would not give rise to a significant increase in patient admissions and resultant vehicular trips, all parking demands would continue to be accommodated across The Christie's existing car-parks which is accepted by Highways.
- No additional cycle parking provision is proposed as part of the development. Given that the proposals would not give rise to a significant increase in patient admissions and resultant cycle trips, all cycle parking demands would continue to be accommodated across The Christie's existing provision. Any additional cycle parking demand which could not be accommodated on-site would be raised as part of the existing operational Travel Plan at The Christie site.
- To the south of the proposed extension, a pedestrianised area with landscaping along the boundaries is proposed to prevent vehicles accessing/waiting in this area for pick-up/drop off. However, current plans appear to show relatively wide sections which could potentially still be accessed by vehicles from either side. It is therefore recommended that additional features/signage is implemented to restrict vehicular access to this area.
- A significant increase in waste is not anticipated as part of the development proposals, with waste storage and collections continuing as existing. This is considered acceptable by Highways.
- Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams

Environmental Health – Suggests the imposition of conditions designed to protect existing residential amenity.

Flood Risk Management – Suggests the imposition of a sustainable drainage condition.

Greater Manchester Ecology Unit – As there are no ecological issues associated with the proposals, we have no comment to make.

Policies

The National Planning Policy Framework July 2021 (NPPF) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment. This is discussed below.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, the most relevant of which are detailed below:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Policy EC1, *Employment and Economic Growth in Manchester* – States that the above the Council will support significant contributors to economic growth and productivity in health, education, retailing, cultural and tourism facilities, and other employment generating uses.

Policy EC9, *South Manchester* – South Manchester is not expected to make a significant contribution to employment provision within the City. New development is expected to mainly comprise office development, although proposals for high technology industry and research will also be supported. The policy continues further stating that employment and economic development provision will be within existing employment locations such as The Christie Hospital.

Saved UDP Policies – Area Policy WB2, *Employment and Economic Development* – In considering proposals for the expansion and/or redevelopment of major employment sites in the area, particularly the Christie Hospital on Wilmslow Road, the Council will have regard to the need to minimise any impact upon the environmental quality and character of the area, residential amenity, and traffic movements.

DC26, *Development and Noise* – Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

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

Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

The Christie Strategic Planning Framework – The Strategic Planning Framework (SPF) was prepared by The Christie NHS Foundation Trust. The Framework provides a spatial context for future growth at the site to would enable development to be brought forward in a manner that respects its neighbourhood. It was endorsed by The Executive Committee on 18th June 2014, (subject to clarification of the height of any new multi-storey car park) and the Planning and Highways Committee were requested to take it into consideration when determining planning applications relating to the hospital site.

Section 6 outlines the strategic aspirations of The Christie, one of which is the creation of an Integrated Procedures Unit.

Section 7 describes the principles that should be taken into consideration when designing proposals at The Christie

1. Ensuring that the existing character of surrounding streets is preserved.
2. Maintaining and enhancing existing street frontages by respecting established boundary treatments, landscape treatments and building set-backs and following the established relationship of buildings to the street.
3. Establishing parameters for development that identify the maximum height and scale of new built form that can be accommodated without prejudicing local character or amenity.
4. Ensuring that important street views that contribute to local character are not adversely affected by development.
5. Ensuring that the setting of the Conservation Area, and the character of the Grade II listed Red Lion PH, are not adversely impacted.
6. Where existing properties back onto the site ensuring that residential amenity, privacy and security to these dwellings is maintained by the boundary treatment, landscape buffer and position and scale of new buildings.

Issues

Principle of the Proposal – In order to improve patient flow and access the applicant is proposing to create a circulation core extension along the Oak Road frontage. The circulation core would improve vertical movement and access for bedded patients in the event of an emergency evacuation and would bring the building in line with current guidance and regulations.

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 Oak Road.

Residential Amenity – The proposal would be between 31 to 35 metres away from the residential properties on the opposite side of Oak Road. Given this and its overall size, it is not considered that this extension would lead to overshadowing or reduce the levels of daylight/sunlight enjoyed by the occupants of those properties opposite this site. Furthermore, due to the distances between the proposal and the residential properties opposite, it is not considered that the extension would impact on the level of privacy enjoyed by residents

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

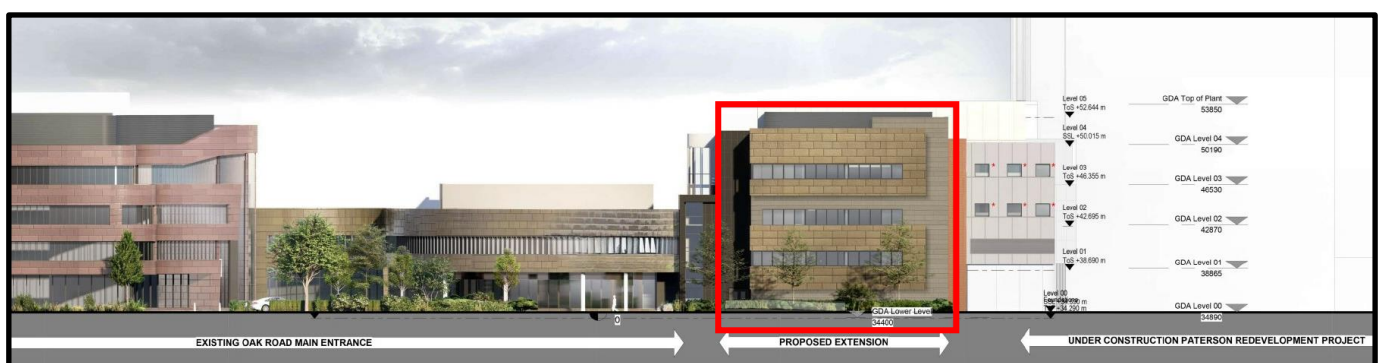
Design and Siting – The facade design has been developed to provide a continuation of the Oak Road Treatment Centre and Oak Road Entrance located to the west (circled in blue below) Large areas of glazing follow the same principles as the existing circulation core, these run horizontally, offering a relief to the solid mass of the extension beyond which bed lifts are provided. Bronze shingles and cladding would be utilised to ensure the materiality matches the Oak Road Treatment Centre and Oak Road Entrance.



In terms of the extension's siting, it would stand slightly proud of the Oak Road Treatment Centre but it would correspond with the Proton Beam Therapy Centre. As a result, and due to the depth of landscaping that would be provided at the front of the site, the siting of the proposal is considered acceptable.

Overall the design and siting of the extension is considered acceptable.

Scale and Massing – The proposed extension is four storeys in height, which mirrors the existing building, with plant and screening at roof level which also reflects the existing arrangement. The building mass reinforces the heights along Oak Road with the five storey Proton Beam to the west and the surrounding four storey buildings to the north and west. As can be seen below the scale and massing of the proposal (edged in red) corresponds with the existing hospital buildings and it is considered that it would not form a dominant feature in the streetscene.



Visual Amenity – 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 Oak Road.

Car Parking – As the proposal would not be increasing patient capacity at the hospital there is no requirement to provide additional parking facilities. This has been recognised by Highway Services.

Highway Safety – The proposal would not attract additional traffic to the site, as a result it is not considered that the proposal would reduce the levels of pedestrian and highway safety enjoyed along Oak Road and the surrounding highway network.

Landscaping – The indicative landscaping scheme is consistent with the adjacent Paterson and Oak Road Treatment Centre. It is proposed that the soft landscaping border would return along the eastern boundary to close off the site for pedestrian access only. The planted buffer and fixed furniture would provide a defensive edge to the site which would prevent any access to vehicles for dropping off/waiting.

The plant species would be carefully selected to match the existing along Oak Road and would include mature planting. An access ramp and steps would be provided from the extension, the remaining land would be paved in textured concrete paving slabs to match the existing paving around the main entrance. The hard landscaped 'break out space' would be used by patients, staff and families.



The landscaping scheme is considered acceptable and a condition would be imposed requiring a detailed scheme to be submitted and thereafter implemented.

Ecology and Nature Conservation – No issues to report.

Sustainability – The extension has been designed in such a way as to comply with the requirements of Approved Documents 'Part L2B' of the Building Regulations in relation to consumption of energy, thermal performance and sustainability.

Drainage – Flood Risk Management have requested that a condition regarding sustainable drainage provision be attached to any approval granted. A suitably worded condition requiring this provision would be attached to any approval granted.

Ground conditions and contamination – Environmental Health have suggested the imposition of the standard *contaminated land* condition to ensure that the appropriate survey work is undertaken, this condition would be attached to any approval issued.

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 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 stamped as received on 30 January 2023:

- a) CHRCW-GDA-V4-S1-DR-A-9901 P05 SITE LOCATION PLAN

b)	CHRCW-GDA-V4-00-DR-A-9902 P02	GROUND FLOOR PLAN
c)	CHRCW-GDA-V4-01-DR-A-9902 P02	1ST FLOOR PLAN
d)	CHRCW-GDA-V4-02-DR-A-9902 P02	2ND FLOOR PLAN
e)	CHRCW-GDA-V4-03-DR-A-9902 P02	3RD FLOOR PLAN
f)	CHRCW-GDA-V4-R1-DR-A-9902 P02	ROOF PLAN
g)	CHRCW-GDA-V4-ZZ-DR-A-9903 P02	CROSS SECTION AA
h)	CHRCW-GDA-V4-ZZ-DR-A-9904 P02	ELEVATIONS
i)	CHRCW-GDA-V4-ZZ-DR-A-9905 P02	ELEVATIONS
j)	CHRCW-GDA-V4-S1-DR-A-9902 P02	EXISTING SITE PLAN
k)	CHRCW-GDA-V4-S1-DR-A-9903 P02	PROPOSED SITE PLAN
l)	CHRCW-GDA-V4-S1-DR-A-9904 P02	PROPOSED SITE PLAN (COLOURED)

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) Above-ground construction works (other than works to the existing building) shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those 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, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

4) Prior to the commencement of above ground works (other than works to the existing building), a detailed landscaping scheme, based on section 3.10 of the Design and Access Statement (Gilling Dod Architects Revision P03, stamped as received on 30 January 2023), shall be 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 building is 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.

5) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the Acoustic Planning Report (revision 00), stamped as received on 30 January 2023.

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 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 minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy and saved UDP Policy DC26.

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

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

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

b) When the development commences, the development shall be carried out in accordance with the agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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

7) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.

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

8) The development hereby approved shall be undertaken in accordance with the contents of the Detailed Construction Environment Management Plan (Revision 02, December 2022), stamped as received on 30 January 2023.

Reason - In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

9) The development hereby approved shall be undertaken in accordance with the Local Labour Construction - Proposal and Reporting Template, stamped as received on 30 January 2023. Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

10) The development hereby approved shall be implemented in full accordance with the measures as set out within Section 5.1 of the Design and Access Statement Revision: P03, stamped as received by the City Council as local planning authority on 30 January 2023, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance. Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

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

Informatives

1) Informative for Condition 7 - The scheme shall also include:

- Surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;
- Hydraulic calculations to support the drainage proposal.
- Surface water should be restricted to a rate of 5 l/s.
- A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant.

2) Drainage Informative - MCC records highlights an underground culverted watercourse (Red Lion Brook) is located within close proximity to the site (approximately 20m south of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Ecology Unit
Withington Civic Society

Flat 4, 32 Oak Road, Manchester, M20 3DA
Flat 3, 32 Oak Road, Manchester, M20 3DA
Flat 2, 32 Oak Road, Manchester, M20 3DA
Flat 1, 32 Oak Road, Manchester, M20 3DA
Flat 4, 28 Oak Road, Manchester, M20 3DA
Flat 3, 28 Oak Road, Manchester, M20 3DA
Flat 2, 28 Oak Road, Manchester, M20 3DA
Flat 1, 28 Oak Road, Manchester, M20 3DA
30 Oak Road, Manchester, M20 3DA
565 Wilmslow Road, Manchester, M20 3QH
Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 13, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 12, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 11, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 10, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 9, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 8, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 7, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 6, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 5, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 4, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 3, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 2, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 1, Oak House, 22 - 24 Oak Road, Manchester, M20 3DA
Flat 6, 567 Wilmslow Road, Manchester, M20 3QH
Flat 4, 567 Wilmslow Road, Manchester, M20 3QH
Flat 3, 567 Wilmslow Road, Manchester, M20 3QH
Flat 2, 567 Wilmslow Road, Manchester, M20 3QH
Flat 1, 567 Wilmslow Road, Manchester, M20 3QH
Flat 5, 567 Wilmslow Road, Manchester, M20 3QH
567 Wilmslow Road, Manchester, M20 3QH
Paterson Laboratories, Wilmslow Road, Manchester, M20 2RY
Christie Hospital, Wilmslow Road, Manchester, M20 9BX
36 Oak Road, Manchester, M20 3DA
Flat 8, 563 Wilmslow Road, Manchester, M20 4GJ
Flat 1, 563 Wilmslow Road, Manchester, M20 4GJ

Flat 6, 563 Wilmslow Road, Manchester, M20 4GJ
Flat 7, Clifford House, 567A Wilmslow Road, Manchester, M20 3QH
Flat 11, Clifford House, 567A Wilmslow Road, Manchester, M20 3QH
Flat 2, Clifford House, 567A Wilmslow Road, Manchester, M20 3QH
Flat 3, Clifford House, 567A Wilmslow Road, Manchester, M20 3QH
Flat 9, Clifford House, 567A Wilmslow Road, Manchester, M20 3QH
Flat 5, 36 Oak Road, Manchester, M20 3DA
Flat 9, Rutland Court, Oak Road, Manchester, M20 3BA
Flat 6, Rutland Court, Oak Road, Manchester, M20 3BA
Flat 3, Rutland Court, Oak Road, Manchester, M20 3BA
Flat 1, Rutland Court, Oak Road, Manchester, M20 3BA
Flat 4, 563 Wilmslow Road, Manchester, M20 4GJ
Flat 3, 563 Wilmslow Road, Manchester, M20 4GJ
Flat 5, 563 Wilmslow Road, Manchester, M20 4GJ
Flat 2, 563 Wilmslow Road, Manchester, M20 4GJ
Flat 7, 563 Wilmslow Road, Manchester, M20 4GJ
Flat 1, Clifford House, 567A Wilmslow Road, Manchester, M20 3QH
Flat 10, Clifford House, 567A Wilmslow Road, Manchester, M20 3QH
Flat 12, Clifford House, 567A Wilmslow Road, Manchester, M20 3QH
Flat 8, Clifford House, 567A Wilmslow Road, Manchester, M20 3QH
Flat 4, Clifford House, 567A Wilmslow Road, Manchester, M20 3QH
Flat 5, Clifford House, 567A Wilmslow Road, Manchester, M20 3QH
Flat 6, Clifford House, 567A Wilmslow Road, Manchester, M20 3QH
Flat 6, 36 Oak Road, Manchester, M20 3DA
Flat 4, 36 Oak Road, Manchester, M20 3DA
Flat 3, 36 Oak Road, Manchester, M20 3DA
Flat 2, 36 Oak Road, Manchester, M20 3DA
Flat 1, 36 Oak Road, Manchester, M20 3DA
Flat 10, Rutland Court, Oak Road, Manchester, M20 3BA
Flat 8, Rutland Court, Oak Road, Manchester, M20 3BA
Flat 7, Rutland Court, Oak Road, Manchester, M20 3BA
Flat 5, Rutland Court, Oak Road, Manchester, M20 3BA
Flat 4, Rutland Court, Oak Road, Manchester, M20 3BA
Flat 2, Rutland Court, Oak Road, Manchester, M20 3BA
26 Oak Road, Manchester, M20 3DA

Appendix 2 – Planning constraints

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