

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137705/JO/2023

Date registered valid: 9 August 2023

Proposal: Variation of conditions 5 (specified plans) and 22a (EV) attached to planning permission referenced 128905/FO/2020.

Address: North Manchester Health Care NHS Trust, Central Drive, Manchester, M8 5RL

Ward(s): Crumpsall Ward

Applicant: Morgan Sindall Construction

Agent (if any): Mr Will Hannah Turley

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

Recommendation: Approve

Date of recommendation: 29 September 2023

Application details

Type of application: Variation or Removal of Condition

Development type: Notifications

Date of site visit: 1 September 2023

Standard consultations:

Printed: 11 August 2023 Expired: 1 September 2023

Neighbour notifications

Printed: 11 August 2023 Expired: 1 September 2023

Site notice

Posted: 1 September 2023 Expired: 22 September 2023

Press advert

Published: 15 August 2023 Expired: 29 August 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to a development site associated with the host planning permission to which this application relates

The site measures 4.15 hectares, across two sites (northern and southern areas), formerly comprising various medical buildings, staff car parking and a disused allotment site with associated access routes and landscaping.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site forms part of the North Manchester General Hospital (NMGH). The immediate context is therefore institutional medical buildings and associated uses such as car parking and access routes.

The main hospital buildings, including the existing Acute Hospital, located off Central Drive are located to the south of the northern area of the application site. A band of trees / woodland area runs adjacent to the north-eastern and eastern boundary of the site located within the Irk Valley.

Primary vehicle access into the site is from Delaunays Road to the west, where access is then provided through the centre of the site via Central Drive, leading to the south of the application site, facilitating access to existing car parking within this location.

Secondary access into the site can also be taken from Crescent Drive to the south of the existing hospital site, which joins with Central Drive at the southern point of the application site.

The Site is located within the Crumpsall suburb of Greater Manchester, approximately 3.5km north of Manchester City Centre. Surrounding land use is predominantly residential with some light industrial, commercial, recreational and educational uses located nearby.

Beyond the immediate vicinity lies the British Cables Company (light industrial premises) at Delaunays Road (0.3km north); office/residential development and the River Irk (0.2km to the east); light industry including a haulage depot and waste paper recycling centre to the southeast; and beyond NMGH, Crumpsall Park and residential development to the south and west.

The site is well-served by the local bus network with bus stops located along Delaunays Road along the north-western boundary of the existing hospital site, and bus routes and stops located within the NMGH site, along Crumpsall Way and Central Drive.

Description of development

Variation of conditions 5 (specified plans) and 22a (EV) attached to planning permission referenced 128905/FO/2020 which allowed for the erection of a multi-storey car park and cycle hub (1,025 car parking spaces) in association with North Manchester General Hospital and associated enabling works comprising the demolition of five existing buildings; the provision of two areas of temporary car parking; service diversion works; landscaping and other associated works

In this case, an amendment is sought to the electric vehicle charging provision for multi storey car park (MSCP) and cycle hub, as prescribed by condition 22a and listed within the specified plans conditions (condition 5).

As approved, the MSCP proposes 36 no. EV charging points to be located throughout the MSCP available on first operation, with the infrastructure for an additional 64 no. EV charging points to be provided by 2025.

Since the granting of permission, the applicant has reviewed the locations of the EVC provision across the wider estate and wish to start co-locating charging points within one 'Green Parking Zone'. This is considered best suited to an existing, operational surface car park (CP26) adjacent to the new multi-storey car park. This location would allow for the relocation of the approved 36 EVC's, plus the future 64 EVCs to all be located together in one, easily accessible location. It is understood that the design of the MSCP would allow for the EVC's to be installed in the building in the future, if required.

The EV charging points are being brought forward in two phases, as follows:

- Phase 1 - the installation of the first phase of EV charging points, comprising 36 no. fast charging (7kw) EV charging points, to be located within the northern area of Car Park 26.
- Phase 2 - The installation of the second phase of EV charging points, comprising 64 no. fast charging (7kw) EV charging points, to be located within the remaining area of Car Park 26.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – No concerns where the EV charge points are located, as long as there are 10 % EV (2022 figures).

Highway Services – No objection.

Relevant Planning History

128905/FO/2020

Erection of a multi-storey car park and cycle hub (1,025 car parking spaces) in association with North Manchester General Hospital and associated enabling works comprising the demolition of five existing buildings; the provision of two areas of temporary car parking; service diversion works; landscaping and other associated works. *Approved 19 March 2021.*

Relevant Policy

Manchester Core Strategy (2012) – policies SP1, EN1, EN3, EN4, EN6, EN9, EN14, EN15, EN16, EN17, EN18, EN19 and DM1;

Unitary Development Plan for the City of Manchester (1995) – saved policy DC26;

Guide to Development in Manchester SPD (2007);

National Planning Policy Framework (NPPF).

North Manchester Hospital SRF (draft).

Issues

Principle and Environmental Impact

The proposed amendment is considered minor and would not alter the number of EV charging points to be provided as part of the MSCP and cycle hub, merely their location.

The proposed changes do not affect the conclusions of the technical assessments and would result in the necessary provision aimed at furthering both local and national policy agendas surrounding carbon reduction and environmental improvements.

The proposed amendments ensure the development would maintain the agreed EV provision and would accord with relevant national and local policies.

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 where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with noise and traffic impacts. Further work and discussion have taken place with the applicant through the course of the application, particularly in respect of the appearance of the building along with other matters arising from the consultation and notification. 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, known as the Multi Storey Car Park (MSCP) and cycle hub, as shown on drawing DR-A-00821 REV P04, received by the City Council, as Local Planning Authority, on the 16 December 2020, must be begun not later than 19 March 2024.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The temporary car parks, known as TCP05 "Northern Car Park" and TCP06 "Southern Car Park" as shown on drawings DR-A-00821 REV P04 and DR-A-00822 REV P01 stamped as received by the City Council, as Local Planning Authority, on the 16 December 2020, hereby granted are for a limited period only, expiring on 18 March 2026.

Reason - The use hereby granted is for a temporary period only to help meet the short-term demand for car parking facilities at the site and to allow a long-term strategy for car parking to be put in place pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The temporary car parks, known as TCP05 "Northern Car Park" and TCP06 "Southern Car Park" as shown on drawings DR-A-00821 REV P04 and DR-A-00822 REV P01 stamped as received by the City Council, as Local Planning Authority, on the 16 December 2020 hereby permitted shall be discontinued no later than the 18 March 2026 and the works comprising the development are required to be removed no later than one month from the use ceasing.

Reason - The use is required to cease and be removed from site within a specified timescale, in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) Prior to the expiration of the temporary period of the car parks, a scheme to restore the land (including temporary restoration of the land pending future redevelopment should this be necessary) shall be submitted for approved in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity pursuant to policies SP1, EN9, and DM1 of the Manchester Core Strategy (2012).

5) The development hereby approved shall be carried out in accordance with the following drawings and documents:

DR-A-00800 REV P01, DR-A-00822 REV P01, DR-A-01800 REV P02, DR-A-01801 REV P01 and SH-A20601 REV P06, received by the City Council, as Local Planning Authority, on the 16 December 2020.

Drawings referenced DR A 21200 REV P02, DR A 00600 P02, DR A 00601 P02, DR A 00602 P01, DR A 00603 P01, DR A 00604 P01 received by the City Council, as Local Planning Authority on 10 March 2021.

Design and Access Statement, prepared by AFL, Planning Statement, prepared by Turley, Statement of Community Engagement, prepared by Turley, Transport Assessment, prepared by Curtins, Interim Travel Plan, prepared by Curtins, Air Quality Assessment, prepared by RSK, Noise Assessment and Noise Survey, prepared by RSK, Environmental Standards Statement, prepared by Turley, Heritage Statement, prepared by Turley, Desk-based Archaeological Assessment, prepared by Headland Archaeology, Flood Risk and Drainage Strategy, prepared by Curtins, Tree Survey and Impact Assessment (incl. Tree Constraints Plan), prepared by Rowbottoms, Landscape Scheme, prepared by Gillespies:

- Proposed Landscape Plan North, drawing no P12120-00-001-GIL-0101-00;
- Proposed Landscape Plan South, drawing no P12120-00-001-GIL-0102-00;
- Illustrative Masterplan, drawing no P12120-00-001-GIL-0104-00;
- Tree Retention and Removal Plan North, drawing no P12120-00-001-GIL-0400 00;
- Tree Retention and Removal Plan South, drawing no P12120-00-001-GIL-0401-00;
- Visual Specification, drawing no P11163-00-001-GIL-500-00.

Preliminary Phase 1 Risk Assessment (MSCP), prepared by Curtins, Preliminary Phase 1 Risk Assessment (Enabling Works), prepared by Curtins, Demolition Environmental Management Plan, prepared by Hive/Turley, Social Value Strategy, prepared by HIVE received by the City Council, as Local Planning Authority on 16 December 2020;

Crime Impact Statement, prepared by GMP, received by the City Council, as Local Planning Authority on 17 February 2021;

Ecological Constraints Report and Bat Survey, prepared by RSK, received by the City Council, as Local Planning Authority on 17 March 2021;

Drawings referenced 20200-AFL-NM110-00-DR-A-2011 Rev. P02, 20200-AFL-NM110-01-DR-A-2012 Rev. P02, 20200-AFLNM110-02-DR-A-2013 Rev.P02, 20200-AFL-NM110-RF-DR-A-2019 Rev. P02, 20200-AFL-NM110-ZZ-DR-A-2022, Rev.P02, 20200-AFL-NM110-ZZ-DR- A-2023 Rev. P02 and 20200-AFL-NM110-ZZ-DR-A-2033 Rev. P02, received by the City Council, as Local Planning Authority on 31 May 2022.

NMGH MSCP EV Charging Strategy, prepared by Turley, along with the following drawings received by the City Council as Local Planning Authority on 9 August 2023:

-Car Park 26 New EV Layout, drawing no. 20200-IES-NM110-XX-DR-E-6004 P03, prepared by Morgan Sindall;

-Car Park 26 - Phase 1, drawing no. 20200-AFL-NM110-XX-DR-A-2019 C2, prepared by Morgan Sindall;

-Car Park 26 - Phase 2, drawing no. 20200-AFL-NM110-XX-DR-A-2020 C2, prepared by Morgan Sindall.

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 (2012).

6) (a) Demolition of buildings B47, B45a, B45b, B45c, B45d, B45e and B43 (as detailed within Ecological Constraints Report and Bat Survey, prepared by RSK stamped as received by the City Council, as Local Planning Authority on 17 March 2021, shall only be implemented in accordance with the information contained with following documents, as agreed as part of condition discharge applications referenced CDN/21/0484 and CDN/21/0438.

- Bat Survey Report (Buildings 45b and 45c), prepared by RSK Biocensus (ref. 2481604 NMGH Bat Survey Report Buildings 45b 45c Rev00), received by the City Council as Local Planning Authority on 28 June 2021.

-- Bat Mitigation Class Licence - Method Statement and Bat Mitigation Class Licence Registration Form, received by the City Council, as Local Planning Authority, on the 2 July 2021

- Bat Survey Report (Buildings 43, 45a, 45d, 45e, 47, 54, 70, 71), prepared by RSK Biocensus (ref. 2481604 NMGH Bat Survey Report Buildings 43 45a 45d 45e 47 54 70 71 Rev00) stamped as received by the City Council, as Local Planning Authority, on the 7 June 2021.

(b) Any agreed mitigation shall be implemented within a timescale to be agreed with the City Council, as Local Planning Authority, and verification of the implementation of the mitigation shall be submitted for approval for in writing within one month of implementation. Any mitigation measures shall then be retained thereafter in accordance with the agreed details.

Reason - In order to determine the presence of bats and ensure appropriate mitigation is agreed, in order to mitigate against the impact on bat habitats, pursuant to policy EN15 of the Manchester Core Strategy (2012).

7) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the removal works including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

8) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on drawings P12120-00-001-GIL-0400 00 and P12120-00-001-GIL-0401-00 stamped as received by the City Council, as Local Planning Authority, on the 16 December 2020; 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.

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 Core Strategy (2012).

9) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/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 Core Strategy (2012).

10) The development hereby approved shall only be implemented in accordance with the following demolition management details, agreed as part of condition discharge application referenced CDN/21/0333:

- Appendix 1. Site Operating Procedures - Protecting Our Workforce during Covid-19 (Version 7.1), prepared by P.P. O'Connor, received by the City Council, as Local Planning Authority on 26 April 2021;

- Construction Phase Health and Safety Plan, prepared by Morgan Sindall Construction, received by the City Council, as Local Planning Authority on 26 April 2021;

- Outline Demolition Method Statement, prepared by P.P. O'Connor Rev 3, received by the City Council, as Local Planning Authority 25 May 2021.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (2012).

11) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Construction Management Plan prepared by Morgan Sindall, received by the City Council, as Local Planning Authority on 8 February 2022, as agreed as part of discharge of condition application referenced CDN/22/0037.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (2012).

12) (a) The temporary car parking area shall only be implemented in accordance with the following surface water drainage details, agreed as part of discharge of condition application referenced CDN/21/0333:

20200-CUR-MSCP-EX-DR-D-9521-C01 TCP01 Paving
Controflow Specification SUDS02008
Permavoid_Biomat_Datasheet_-_issue_4_-_june_2018
SEL-2210442-001-TCP05 Surface Water Drainage Layout
SEL-2210442-002-TCP01 Layout Surface Water Drainage Layout
SEL-2210442-003- Surface Water Drainage Sections
SELW10001 Permachannel Slotdrain Specification
SudsBase30 Aggregate Specification Sheet
WASP Infiltration Geotextile Specification
WASP06102WW Prefabricated Weir Wall Flow Control Chamber.pdf

The above documents were stamped as received by the City Council, as Local Planning Authority on 21 May 2021.

- SuDS maintenance guide and NMGH TCP01 05 SuDS Philosophy, received by the City Council, as Local Planning Authority on 24 May 2021.

- Email from Olivia Carr dated 3 June 2021;
- Email from Olivia Carr dated 22 June 2021 including 20200-CUR-MSCP-EX-DR-D-9511-C01 TCP05 Paving P02, NMGH-CUR-XX-XX-DR-C-02001-P02-CCTV scoping, NMGH-CUR-MSCP-EX-FN-D-9511 P01, 57 NMGH-MH519, 20200-SEL-INZ-EX-DR-Y-XX-002-PITC P05, 20200-SEL-152-EX-DR-Y-XX-0001 P1 TCP01 and 20200-SEL-XXX-EX-DR-Y-XX-0001
- Email from Olivia Carr dated 6/8 July 2021, including drawings 20200-SEL-ISZ-EX-DR-Y-0001 P1 and 20200-CUR-MSCP-EX-CA-D-9511 P03

(b) The MSCP and cycle hub shall only be implemented in accordance with the following details, received by the City Council as Local Planning Authority on 7 December 2022, as agreed as part of discharge of condition application referenced CDN/22/0896

-Drainage Statement MSCP and Eastern Car Park, ref. 20200-CUR-NM110-XX-RP-C-0008-P1;
-Proposed Drainage Layout, ref. 20200-CUR-NM110-EX-DR-D-7511 Rev C05;
-MSCP Drainage Enabling Works, ref. 20200-CUR-NM110-EX-DR-D-9509 Rev P06;
-Existing Overall Drainage and Catchments, ref. 20200-CUR-NM110-XX-DR-C-7550 Rev P01;
-Existing Catchment, ref 20200-CUR-NM110-XX-DR-C-7551 Rev P01;
-Existing Flooding Issues, ref. 20200-CUR-NM110-XX-DR-C-7552 Rev P01;
-Proposed Connections, ref. 20200-CUR-NM110-XX-DR-C-7553 Rev P02;
-Existing Drainage Model, ref. 20200-CUR-NM110-XX-RP-C-0006 Rev P01;
-Existing Drainage and MSCP 5Is and car park 4 Is model, ref. 20200-CUR-NM110-XX-RP-C-0007 Rev P01;
-Drainage Details sheet 1, prepared by Curtins, ref. 20200-CUR-NM110-ZZ-DR-C-9251 Rev C02;

- Drainage Details sheet 2, prepared by Curtins, ref. 20200-CUR-NM110-ZZ-DR-C-9252c Rev C02;
- MSCP SW Drainage Layout, prepared by SEL Environmental, ref. 20200-SEL-NM110-EX-DR-Y-0010-P02-0 Rev C03;
- MSCP SW Drainage Sections, prepared by SEL Environmental, ref. 20200-SEL-NM110-EX-DR-Y-0011 P01 Rev C01;
- Eastern Car Park Surface Water Attenuation, ref. 20200-SEL-XXXX-EX-DR-Y-0010;
- East Car Park Preliminary Slope Analysis;
- Storm Flow Output East Car Park (1 in 100 year + 40 CC) (CRM Stormflow).

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

13) Prior to the first use of the MSCP and cycle hub, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include:

- Verification reporting providing photographic evidence of construction;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- Timescale for implementation

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

14) (a) The development hereby approved shall only be implemented in accordance with the measures detailed within Preliminary Phase 1 Risk Assessment (MSCP), prepared by Curtins, Preliminary Phase 1 Risk Assessment (Enabling Works), prepared by Curtins, received by the City Council, as Local Planning Authority, on 16 December 2020, the Phase 2 Ground Investigation Environmental Letter Report - Temporary Car Parks at North Manchester General Hospital, prepared by Curtins, received by the City Council, as Local Planning Authority, on the 10 May 2021 and the Phase 2 Ground Investigation, prepared by Curtins (ref. 20200-CUR-MSCP-XX-RP-G-2001) s received by the City Council, as Local Planning Authority on 18 July 2021 (as agreed as part of discharge of condition applications referenced CDN/21/0359 and CDN/21/0511 respectively).

b) When each phase of development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report for each phase shall be submitted for approval in writing by the City Council as local planning authority before the first use of each phase of the development.

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 (2012).

15) (a) Notwithstanding the Social Value Strategy, prepared by HIVE, received by the City Council, as Local Planning Authority, on 16 December 2020, the development hereby approved shall only be implemented in accordance with the following local labour details, agreed as part of discharge of condition application referenced CDN/21/0333:

- Social Value Plan, prepared by Morgan Sindall Construction, received by the City Council, as Local Planning Authority, on 26 April 2021.

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above 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 (2012).

16) The development hereby approved shall only be implemented in accordance with the following material details, agreed as part of condition discharge application referenced CDN/22/0420:

- Covering Letter
- Quality Management Plan (QMP), prepared by Morgan Sindall Construction
- External Envelope & Masonry - Level 0 Layout (dwg ref. 20200-AFL-MSCP-00-DR-A-2101 P08), prepared by AFL Architects
- External Envelope - Level 1 (Typical Upper) Layout (dwg ref. 20200-AFL-01-DR-A-2102 P09), prepared by AFL Architects
- External Envelope - Roof Level Layout/Safety Overhang (dwg ref. 20200-AFL-MSCP-RF-DR-A-2109), prepared by AFL Architects
- GA, South & West, Elevations (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2020 P05), prepared by AFL Architects
- GA, North & East, Elevations (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2021 P04), prepared by AFL Architects
- Presentation, South & West, Elevations (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2022 P01), prepared by AFL Architects
- Presentation, North & West, Elevations (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2023 P01), prepared by AFL Architects
- GA, Section 1, Sections (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2030 P03), prepared by AFL Architects
- GA, Section 2, Sections (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2031 P03), prepared by AFL Architects
- GA, Section 3, Sections (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2032 P03), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 1 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2120 P04), prepared by AFL Architects

- External Wall, Section, Elevation, Detail 2 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2121 P05), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 3 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2122 P04), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 4 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2123 P04), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 5 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2124 P04), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 6 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2125 P05), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 7 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2126 P04), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 8 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2127 P05), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 9 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2128 P05), prepared by AFL Architects
- External Wall, Section, Elevation, Detail 10 (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2129 P03), prepared by AFL Architects
- External Wall, Façade Panel Mock-Up (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2151 P03), prepared by AFL Architects
- External Wall, Façade Materials (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-2152 P01), prepared by AFL Architects
- External Window, Window & Curtain Walling Types, Elevations (dwg ref. 20200-AFL-MSCP-ZZ-DR-A-3120 P05)
- Curtin Walling (doc ref. 20200-AFL-MSCP-ZZ-SP-A-0907 P2), prepared by AFL Architects
- Metal Profiled / Flat Sheet Cladding / Covering (doc ref. 20200-AFL-MSCP-ZZ-SP-A-0908 P1), prepared by AFL Architects
- Windows / Rooflights / Screens / Louvres (doc ref. 20200-AFL-MSCP-ZZ-SP-A-0916 P1), prepared by AFL Architects
- Powder Coatings (doc ref. 20200-AFL-MSCP-ZZ-SP-A-0943 P1), prepared by AFL Architects
- Anodizing (doc ref. 20200-AFL-MSCP-ZZ-SP-A-0957 P1), prepared by AFL Architects
- Photographs of Sample Panel Remedial Works
- Precedent Images of similar materials having been used on the Grafton Street Car Park and No. 08 First Street (Office Building), both within the city centre.

The above were received by the City Council, as Local Planning Authority on 14 June 2022.

- Laser Cut Panels & Exp. Mesh Façade Sample Bay Elevation (dwg ref. EX31618-01C-D-D01 E), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Sample Bay Plans (dwg ref. EX31618-01C-D-D02 E), prepared by Maple
- Laser Cut Panels & Exp. Mesh Façade Sample Bay Sections (dwg ref. EX31618-01C-D-D03 E), prepared by Maple

The above were received by the City Council, as Local Planning Authority on 11 July 2022.

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 (2012).

17) (a) Notwithstanding the noise impact assessment, received by the City Council, as Local Planning Authority on 16 December 2020, the development hereby approved shall only be implemented in accordance with following acoustic details, agreed as part of discharge of condition application referenced CDN/22/0525:

- Sol Acoustics (doc ref. 20200-SOL-NM110-ZZ-RP-Z-0002) received by the City Council, as Local Planning Authority on 2 August 2022.

For the avoidance of doubt, externally mounted 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 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first use of MSCP and cycle hub, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

18) The development hereby approved shall only be implemented in accordance with external lighting scheme detailed within the following information, agreed as part of discharge of condition application referenced CDN/22/0525.

-Technical Submittal (doc ref. 20200-IES-MSCP-XX-TS-E-0003), General and Emergency, Lighting - External Layout Sheet 1 or 2 (dwg ref. 20200-IES-NM110-00-DR-E-6302 C02), General and Emergency, Lighting - External Layout Sheet 2 or 2 (dwg ref. 20200-IES-NM110-00-DR-E-6303 C02) and Electrical Services and General & Emergency Lighting Fifth Floor General Arrangement Layout (dwg ref. 20200-IES-NM110-05-DR-E-6301 C01) received by the City Council, as Local Planning Authority on 2 August 2022.

The approved details shall be implemented in full prior to the first use of the MSCP and cycle hub 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 in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy (2012).

19) The development hereby approved shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 17 March 2021. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

20) (a) Prior to the first use of the MSCP and cycle hub, the cycle spaces, as indicated on drawing DR-A-20101 REV P01 stamped as received by the City Council, as Local Planning

Authority, on 16 December 2020 shall be implemented and retained and maintained in situ for as long as the development remains in use.

(b) The number of cycle spaces shall be reviewed annually as part of the travel plan requirements of condition 23 of this planning permission (commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional cycle spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures and air quality pursuant to policies SP1, T1, T2, EN14 and DM1 of the Manchester Core Strategy (2012).

21) The development hereby approved shall only be implemented in accordance with the following bat and bird box details, as agreed as part of discharge of condition application referenced CDN/22/0525:

- Proposed Landscape Plan NORTH (dwg. ref 20200-GIL-INZ-EX-DR-L-0101 Rev C03), received by the City Council, as Local Planning Authority on 2 August 2022.

The approved details shall be implemented and be in place prior use of the MSCP and cycle hub and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

22) (a) The submitted Electric Vehicle Charging Point Strategy (July 2023) which contains details, specification and location of the 36 fast charging (7kw) electric car charging (and infrastructure for an additional 64 charging points by 2025) shall be implemented in full, with the electric vehicle charging points to be maintained and retained in situ for the lifetime of the MSCP and cycle hub.

(b) The number of fast charging electric car charging points shall be reviewed annually as part of the travel plan requirements of condition 23 of this planning permission (commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional charging points identified as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - In the interest of air quality, pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

23) The development shall be carried out in accordance with the interim travel plan framework prepared by Curtins stamped as received by the City Council, as Local Planning Authority, on the 16 December 2020.

In 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 working at the hospital;
- ii) a commitment to surveying the travel patterns of staff during the first three months of the first use of the MSCP and cycle hub 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

Within six months of the first use of the MSCP and cycle hub, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for staff, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

24) Prior to the first use of the MSCP and cycle hub hereby approved, highway amendments to the internal road network, as shown on drawing 4638-CUR-00-XXDR-TP-75011-P02 stamped as received by the City Council, as Local Planning Authority, on the 16 December 2020 shall be implemented and thereafter retained.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

25) The development hereby approved shall only be implemented in accordance with the following pedestrian route details, received by the City Council as Local Planning Authority on 2 July 2021, as agreed as part of discharge of condition application referenced CDN/21/0496:

- Proposed Pedestrian Route Improvement Works TCP01, drawing no. 20200-SRA-ISZ-XX-DR-A-0028 Rev P03;
- Proposed Pedestrian Route Improvement Works TCP05, drawing no. 20200-SRA-INZ-XX-DR-A-0022 Rev P02.

The agreed scheme shall be implemented and be in place prior to the temporary car parks being brought into use.

Reason - To ensure that pedestrian enhancements and disabled access are put in place, pursuant to policy DM1 of the Manchester Core Strategy (2012).

26) The development hereby approved shall only be implemented in accordance with the following hard and soft landscaping scheme, agreed as part of discharge of condition application referenced CDN/22/0525:

- Drawing referenced DR-L-0402 C01, received by the City Council, as Local Planning Authority on 8 September 2022;
- Other landscaping drawings, received by the City Council, as Local Planning Authority on 2 August 2022.

The approved scheme shall be implemented prior to the first use of the MSCP and cycle hub. 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 (2012).

27) The development shall only be implemented in accordance with the tree replacement strategy shown on drawings received by the City Council, as Local Planning Authority, on the 2 and 13 June 2023 respectively, as agreed as part of discharge of condition application referenced CDN/23/0358.

Reason - To ensure appropriate quality and quantity of tree replacement is secured in mitigation of the high-quality trees which would be lost as a result of this development pursuant to policies SP1, EN9 and DM1 of the Core Strategy (2012).

28) The MSCP and cycle hub hereby approved shall be used as a car park and cycle hub (Sui Generis) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - To ensure that the building is used solely for the intended purpose - a car park pursuant to policies DM1 and H11 of the Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

19 Magna Drive, Manchester, M8 5EQ
18 Magna Drive, Manchester, M8 5EQ
17 Magna Drive, Manchester, M8 5EQ
15 Magna Drive, Manchester, M8 5EQ
3 Magna Drive, Manchester, M8 5EQ
4 Magna Drive, Manchester, M8 5EQ
5 Magna Drive, Manchester, M8 5EQ
6 Magna Drive, Manchester, M8 5EQ
7 Magna Drive, Manchester, M8 5EQ
8 Magna Drive, Manchester, M8 5EQ
16 Magna Drive, Manchester, M8 5EQ
13 Magna Drive, Manchester, M8 5EQ
14 Magna Drive, Manchester, M8 5EQ
11 Magna Drive, Manchester, M8 5EQ
12 Magna Drive, Manchester, M8 5EQ
9 Magna Drive, Manchester, M8 5EQ
10 Magna Drive, Manchester, M8 5EQ
2 Magna Drive, Manchester, M8 5EQ
5 Springfield Avenue, Manchester, M8 5QD
Manchester Great And New Synagogue, Crescent Road, Manchester, M8 5UJ
3 Eyam Road, Manchester, M8 5EP
1 Eyam Road, Manchester, M8 5EP
5 Eyam Road, Manchester, M8 5EP
1 Magna Drive, Manchester, M8 5EQ
7 Eyam Road, Manchester, M8 5EP
8 Brightside Road, Manchester, M8 5XJ
4 Brightside Road, Manchester, M8 5XJ
6 Brightside Road, Manchester, M8 5XJ
18 Longshaw Close, Manchester, M8 5XL
16 Longshaw Close, Manchester, M8 5XL
14 Longshaw Close, Manchester, M8 5XL
12 Longshaw Close, Manchester, M8 5XL
10 Longshaw Close, Manchester, M8 5XL
8 Longshaw Close, Manchester, M8 5XL
21 Longshaw Close, Manchester, M8 5XL
19 Longshaw Close, Manchester, M8 5XL
17 Longshaw Close, Manchester, M8 5XL
15 Longshaw Close, Manchester, M8 5XL
11 Longshaw Close, Manchester, M8 5XL
9 Longshaw Close, Manchester, M8 5XL
7 Longshaw Close, Manchester, M8 5XL
5 Longshaw Close, Manchester, M8 5XL
6 Longshaw Close, Manchester, M8 5XL
20 Longshaw Close, Manchester, M8 5XL
22 Longshaw Close, Manchester, M8 5XL
1 Longshaw Close, Manchester, M8 5XL
10 Brightside Road, Manchester, M8 5XJ
2 Brightside Road, Manchester, M8 5XJ
26 Longshaw Close, Manchester, M8 5XL

25 Longshaw Close, Manchester, M8 5XL
24 Longshaw Close, Manchester, M8 5XL
23 Longshaw Close, Manchester, M8 5XL
11 Springfield Avenue, Manchester, M8 5QD
7 Springfield Avenue, Manchester, M8 5QD
9 Springfield Avenue, Manchester, M8 5QD
3 Springfield Avenue, Manchester, M8 5QD
1 Springfield Avenue, Manchester, M8 5QD
7 Hawkins Close, Manchester, M9 8QL
5 Hawkins Close, Manchester, M9 8QL
23 Hawkins Close, Manchester, M9 8QL
4 Hawkins Close, Manchester, M9 8QL
8 Hawkins Close, Manchester, M9 8QL
10 Hawkins Close, Manchester, M9 8QL
25 Hawkins Close, Manchester, M9 8QL
Bert Hibbert Ltd, Slack Road, Manchester, M9 3AW
6 Hawkins Close, Manchester, M9 8QL
2 Hawkins Close, Manchester, M9 8QL
21 Hawkins Close, Manchester, M9 8QL
19 Hawkins Close, Manchester, M9 8QL
17 Hawkins Close, Manchester, M9 8QL
15 Hawkins Close, Manchester, M9 8QL
11 Hawkins Close, Manchester, M9 8QL
9 Hawkins Close, Manchester, M9 8QL
3 Hawkins Close, Manchester, M9 8QL
38 Bellfield Close, Manchester, M9 8QA
9 Bellfield Close, Manchester, M9 8QA
5 Bellfield Close, Manchester, M9 8QA
40 Bellfield Close, Manchester, M9 8QA
59 Sandybrook Drive, Manchester, M9 8NY
20 Bottomley Side, Manchester, M9 8EP
52 Bottomley Side, Manchester, M9 8EP
2 Crumpsall Vale, Manchester, M9 8FW
4 Crumpsall Vale, Manchester, M9 8FW
7 Carrsdale Drive, Manchester, M9 8PQ
1 Wallbrook Drive, Manchester, M9 8PX
8 Wallbrook Drive, Manchester, M9 8PX
24 Newcroft Drive, Manchester, M9 8PU
22 Newcroft Drive, Manchester, M9 8PU
20 Newcroft Drive, Manchester, M9 8PU
18 Newcroft Drive, Manchester, M9 8PU
16 Newcroft Drive, Manchester, M9 8PU
14 Newcroft Drive, Manchester, M9 8PU
7 Bellfield Close, Manchester, M9 8QA
9 Carrsdale Drive, Manchester, M9 8PQ
6 Wallbrook Drive, Manchester, M9 8PX
5 Wallbrook Drive, Manchester, M9 8PX
3 Wallbrook Drive, Manchester, M9 8PX
1 Sandybrook Drive, Manchester, M9 8NY
32 Newcroft Drive, Manchester, M9 8PU
30 Newcroft Drive, Manchester, M9 8PU
28 Newcroft Drive, Manchester, M9 8PU
26 Newcroft Drive, Manchester, M9 8PU
26 Bottomley Side, Manchester, M9 8EP

22 Bottomley Side, Manchester, M9 8EP
25 Imperial Way, Manchester, M9 8FE
24 Bottomley Side, Manchester, M9 8EP
21 Imperial Way, Manchester, M9 8FE
23 Imperial Way, Manchester, M9 8FE
19 Imperial Way, Manchester, M9 8FE
17 Imperial Way, Manchester, M9 8FE
15 Imperial Way, Manchester, M9 8FE
11 Imperial Way, Manchester, M9 8FE
9 Imperial Way, Manchester, M9 8FE
5 Imperial Way, Manchester, M9 8FE
3 Imperial Way, Manchester, M9 8FE
1 Imperial Way, Manchester, M9 8FE
7 Imperial Way, Manchester, M9 8FE
Vascular Studies Room Park House, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Park House, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Outpatients A, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Pharmacy Adjacent Park House, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Limbert Home, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 25, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 24, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 23, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 22, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 21, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 20, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 19, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 18, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 17, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 16, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 15, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 14, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 13, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 12, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 11, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB

Doctors New Residence 10, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 9, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 8, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 7, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 6, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 5, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 4, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 3, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 2, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Doctors New Residence 1, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Anglia Crown, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Renal Clinic, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
Pharmacy Adjacent Main Entrance, North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
49 Birch Road, Manchester, M8 5RT
53 Birch Road, Manchester, M8 5RT
51 Birch Road, Manchester, M8 5RT
47 Birch Road, Manchester, M8 5RT
91B Delaunays Road, Manchester, M8 4RE
91A Delaunays Road, Manchester, M8 4RE
Flat 2, 91 Delaunays Road, Manchester, M8 4RE
Flat 1, 91 Delaunays Road, Manchester, M8 4RE
Medical Centre, 66 Delaunays Road, Manchester, M8 4RF
155 Delaunays Road, Manchester, M8 4RE
143 Delaunays Road, Manchester, M8 4RE
137 Delaunays Road, Manchester, M8 4RE
131 Delaunays Road, Manchester, M8 4RE
7 Birch Road, Manchester, M8 5RT
29 Birch Road, Manchester, M8 5RT
97 Delaunays Road, Manchester, M8 4RE
21A Birch Road, Manchester, M8 5RT
19B Birch Road, Manchester, M8 5RT
149 Delaunays Road, Manchester, M8 4RE
139 Delaunays Road, Manchester, M8 4RE
125 Delaunays Road, Manchester, M8 4RE
39 Birch Road, Manchester, M8 5RT
17 Birch Road, Manchester, M8 5RT
145 Delaunays Road, Manchester, M8 4RE
127 Delaunays Road, Manchester, M8 4RE
43 Birch Road, Manchester, M8 5RT
37 Birch Road, Manchester, M8 5RT
33 Birch Road, Manchester, M8 5RT
19 Birch Road, Manchester, M8 5RT

Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA