

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135449/VO/2022

Date registered valid: 14 November 2022

Proposal: CITY COUNCIL DEVELOPMENT for the demolition of the former library building to create temporary staff car park to serve Gorton Hub, including new 2.4 metre high boundary fencing, new pedestrian gate from Garratt Way, new lighting and CCTV

Address: Gorton Library, Garratt Way, Manchester, M18 8HE

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Paul Waite, Manchester City Council Corporate Core Directorate, Town Hall, PO Box 532, Manchester, M60 2LA

Agent (if any): Tim Kilpatrick, IBI Group, 4th Floor Dantzic Building, Dantzic Street, Manchester, M4 2AL

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 January 2023

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 22 November 2022 Expired: 13 December 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Gorton Library have moved into the Gorton Hub building on Hyde Road. The former library building to which this application relates is now empty and at risk from occupation by squatters. The existing parking area to the rear of the former library premises had planning approval in September 2022 to be used as a temporary car park . This permission is currently being Implemented.

Planning History

134600/VO/2022- CITY COUNCIL DEVELOPMENT for works to existing car park to create staff car parking for a temporary period of 3 years to serve Gorton Hub including new boundary fencing, new pedestrian gate, new vehicular gates to existing access off Sibley Street, new lighting & CCTV to existing / new columns and new markings to existing surface
Gorton Library , Garratt Way, Manchester, M18 8HE
Approved 28.09.2022

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Background

The provision of Gorton Community Hub which lies to the south east of the library site, has been designed to support an improvement in patient / customer care and the ability to deliver service efficiencies through integration.

The Hub has been designed to provide an opportunity to make changes in the management and delivery of public services through co-location and integration within a modern, innovative and efficient environment. The scheme for the new hub premises incorporates the provision of 76 visitor car parking spaces and 12 staff car parking spaces, in association with a building which when fully occupies will accommodate upwards of 250 staff, including health & social

care workers, GP practice staff, Job Centre Plus staff, Library staff, Pharmacy staff and mental health workers. As part of the consideration of that scheme, final details for off site staff car parking provision options were being explored, in order to ensure that staff parking provision was provided at an appropriate level and in a suitable location. The planning consent was conditioned accordingly, and required that the measures were approved before any future occupation of the site.

This application has been submitted to enable a temporary arrangement to be approved to enable the Gorton Hub to open and be fully operational .

Description of area

The site is located to the north of Gorton District Centre, and comprises the former library premises which is located in an area of mixed uses with City of Manchester Institute of Gymnastics to the west, a care facility to the east and residential development to the northeast and north of the site .

Description of development

Consent is sought by the City Council for the demolition of the former library building to create temporary car park for staff for a period of 3 years to serve Gorton Hub.

The proposed works would include the installation of 2. 4m high green (RAL6005) weldmesh boundary fencing to the perimeter of the parking area. A new pedestrian gate would be incorporated in the southern boundary to Garratt Way , with 2no. dual headed lighting columns within the proposed parking area, and two no. single headed new lighting columns, within the parking area along the southern boundary. CCTV is proposed to be located to the dual headed lighting columns at 4.5m above ground level. The proposed lighting scheme would comprise mid grey 6m high lighting columns with associated lanterns (a Kirium Eco Midi column mounted floodlight) (RAL 7046) .

The scheme would also involve the incorporation of demarcations to the proposed surfacing of the proposed parking area. The proposed parking spaces would be surfaced in permeable materials.

This proposal would provide 62 parking spaces (Phase 2 planning ref: 135449) to be used in conjunction with the 36 spaces on the former car park serving the former library (Phase 1 planning approval ref: 134600/VO/2022), thereby creating 98 spaces overall (including 10 spaces for disabled users) , 2 motorcycle spaces for use of the staff working at the Gorton Hub to the south west of the site. Works to the existing access from Sibley Street were considered as part of planning ref: 134600/VO/2022.

The car park would be used whilst the Gorton Hub building is open which is Monday-Sunday 7am-10pm. An induction loop will be at the vehicular exit allowing egress in a vehicle at any time. There will be a “push-to-exit” button along with an emergency “break-glass” at the pedestrian exit allowing egress at any time.

The car park would be for sole use of staff/tenants who are located at the Gorton Hub building. Users will have their ID pass updated for access at the Gorton Hub building by the security team.

The fitted access control system would be a Genetec/Grantfen system compatible with MCC’s standard ID passes. Both the vehicular and pedestrian entrance gates would be equipped with a card reader to validate access. The access control system would be interfaced into MCC’s network allowing access to be updated/removed from off-site.

Consultations & Notification Responses

Local residents and local businesses – no comments received .

Highway Services - The proposal for works to existing car park will be contained within the site boundary and will not impinge upon the adopted highway, this is acceptable to Highways.

TRIP GENERATION AND JUNCTION CAPACITY:

As this development is catering for the approved Gorton Community Hub which was conditioned to require additional parking, it is not considered that it will generate any additional trips above those projected in the approved Transport Assessment which is acceptable to Highways.

PARKING AND ACCESS:

The existing car park is accessed via an existing entrance point on Sibley Street. Submitted information confirms that there will be no alterations made to the adopted highway. It is noted that 98 car park spaces will be available of which 10 of them will be allocated for disabled parking.

The indicative layout of the area is considered acceptable, with appropriate bay sizing, aisle width and space demarcation. A one-way system will be in place so there will be no requirement for vehicles to reverse into/from the site. Appropriate stacking space is provided.

Highways recommends continual monitoring of parking demands that maybe generated on the highway network. Sustainable travel to and from the site should be fully endorsed for both staff and visitors to the site.

LIGHTING

Clarification is sought in regard to the lighting luminance level.

EVC

It is understood that Manchester City Council are currently developing a City-Wide EV strategy which will determine the appropriate car charging approach to adopt at Gorton Community Hub.

BOUNDARY

Highways have no objections regarding the proposed erection of a 2.4-metre-high weld mesh fence. It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network.

The proposed gates are considered acceptable from a Highways perspective, ensuring no obstruction to passing footway users.

CONSTRUCTION AND DEMOLITION

A Construction and demolition Management Plan should be provided detailing any impacts on the highway e.g. the phasing and quantification / classification of vehicular activity associated with planned construction and demolition, evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway, details of contractor parking, wheel wash facilities, waste management, site plan showing welfare compound and security fencing, etc. Dilapidation surveys are requested, this should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

It is noted that there is no on-site car parking proposed. Highways require all contractor and construction vehicles to be accommodated within the site boundary or alternatively, within an appropriate off-street location. The surrounding residential roads are already heavily parked, with limited capacity to support any further accumulation of vehicles.

The document should also consider ongoing construction works in the locality. It is recommended that the above is conditioned and attached to any planning permission that may be granted.

The proposed working hours are considered appropriate.

Prior to the works commencing the contractor undertaking the works should contact the appropriate officers at the Highways Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk or Contact Manchester (Tel. 0161 234 5004), as the associated hoardings and fencing to be erected around the site will require highway

licences and the granting of temporary traffic regulation orders for the closures of any highway on a temporary basis. As part of the licensing and approvals process the routing of construction traffic and site access arrangements will be determined.

Following the receipt of the Draft CEMP and swept path for the car park updated comments have been received on 3rd January 2023 the draft CEMP and swept path are acceptable to Highways.

They await the noted site set up plan, indicating contractor parking, welfare cabins, security etc.

Environmental Health – recommend any approval has conditions attached relating to lighting , and electric charging points.

They advise that construction/demolition hours in the submitted Construction Management plan are accepted.

In regard to ground conditions, they advise that the Gorton Phase 2 Car Park. Phase I Preliminary Risk Assessment by Curtins, Reference: 070452-CUR-XX-XX-RP-GE-00001, 11th November 2022 has been reviewed in order to assess the following points:

1. The adequacy of the desk study information available for this site.
2. The adequacy of the site investigation.
3. The adequacy of the final risk assessment.
4. The acceptability of the proposed remediation strategy.
5. Whether the information submitted is sufficient to discharge the relevant contamination and/or gas condition from the planning approval.

1. The adequacy of the desk study information available for this site

The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages.

The desk study information was found to be **adequate**.

2. The adequacy of the site investigation

Not submitted

3. The adequacy of the final risk assessment

Not submitted

4. The acceptability of the proposed remediation strategy

Not submitted

5. Whether the information submitted is sufficient to discharge the relevant site investigation and/or gas condition of the planning approval

Before they can recommend discharge of the contaminated land condition from this application, the following information needs to be submitted to the Council for approval:

- (i) Submission of Site Investigation Proposals
- (ii) Submission of a Site Investigation and Risk Assessment Report
- (iii) Submission of a Remediation Strategy
- (iv) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Flood Risk Management – have the following comments:

The drainage layout GCH CUR XX XX DR C 92101 P02 - indicates intention to reuse an existing pipe to drain the site. This pipe is marked with grade 4/5 defects, which are severe enough that the outfall cannot be determined and the fitness to drain the site is not supported.

The drainage layout GCH CUR XX XX DR C 92101 P02 is not an approvable design in its current iteration and should not be recorded by the LPA as an approved design. However (on the basis of evidence presented) there should be no reason that a viable drainage scheme cannot be designed for this site.

In view of this they recommend the condition below is attached to any approval.

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.

The scheme shall also include:

- Surface water drainage layout including all components, levels, connectivity (including outfall) and proposed overland flow routes for extreme events.
- Where existing drainage infrastructure is proposed to be re-used, details of any necessary remediations which shall be carried out where required.
- For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.
- Hydraulic calculations to support the drainage proposal for the 1:2, 1:30 and 1:100 year events, including demonstration of a climate change allowance appropriate for the lifetime of the development under current EA guidelines.
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- 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.
- Details of how the scheme shall be maintained and managed after completion.

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 Core Strategy.

GMEU - The bat survey found the building to be demolished to have negligible bat roosting potential. However as bats are highly mobile creatures they request the informative below be attached to any permission, should it be granted:

Whilst the building to be demolished has been assessed as very low risk for bats, the applicant is reminded that under Conservation of Habitats and Species (Amendment)(EU Exit) Regulations 2019 it is an offence to disturb, harm or kill bats. If a bat is found all work should

cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The only other ecological issue at the site would be the potential impact on nesting birds. It is not clear from the information submitted if the trees on site are being affected by the proposals. If so

they would recommend that the following condition be attached to any permission:

No removal of or works to any trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

They would expect any such scheme to include measures to enhance biodiversity at the site and to provide a net gain for biodiversity, in line with the requirements of the National Planning Policy Framework, and therefore recommend that the following condition be attached to any permission, if granted:

A scheme for the Biodiversity Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

Design for Security – No comments received, but have previously advised in relation to the parking facilities approved directly on the car park area to the north of the library building:

-that the surfacing should be checked to ensure it remains uniform in coverage and well consolidated.

- Appropriate signage must be legible and up to date.

- Lighting to parking areas should be in accordance with BS 5489, and display an average lux of 20 (urban areas) with a uniformity level of no less than 25%. These figures should be evidenced by a lighting layout/lux plan.

The success of the proposed development will be dependent upon the effective management and maintenance of the site and the applicant should be required to provide a security management plan which includes measures to deal with the following:

-Frequent inspection and prompt repair of security features (e.g. lighting CCTV, signage, barriers, locks, fencing and rails).

-Regular litter and graffiti removal (if applicable)

-Maintenance of car parking surface

-Vegetation management

- Installation & Monitoring of CCTV and procedures for response to any incident/recording of images.

Arboricultural officer- No comments received

Policy

The National Planning Policy Framework (2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 2 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

There should be a presumption in favour of sustainable development and plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

Section 11 'Making effective use of land' states that 'planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions' (paragraph 119). Decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services - both existing and proposed - as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places. (paragraph 124).

Paragraph 125 (c) states that Local Planning Authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the NPPF.

The Development Plan

The Development Plan consists of:

- The Manchester Core Strategy (2012); and

- Saved policies of the Unitary Development Plan for the City of Manchester (1995)

The Core Strategy was adopted in July 2012 and is the key document in the Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) and sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved and 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 as directed by the National Planning Policy Framework (NPPF).

The NPPF requires application to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The relevant policies within the Core Strategy are as follows:

Policy EN16 'Air Quality' Policy EN16 requires developers to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development. The proposal would reduce the number of existing parking spaces at the site, with an associated reduction in level of impact to air quality . This matter is addressed in more detail elsewhere in this report.

Policy T2 states that the Council will actively manage the pattern of development to ensure that new development is easily accessible by walking , cycling and public transport

; connecting residents to jobs, centre health, leisure, open spaces and educational facilities Furthermore, that in all parts of the City proposal should provide appropriate car parking facilities , and should have regard to the need of disabled and cycle parking . The proposed facility has been designed to provide off street parking for staff at the Gorton Hub , which is in close proximity to the south west of Garratt Way, which includes medical staff .

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The proposed parking facility is designed to support staff based at an integrated service centre for local residents.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- 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 and 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.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Issues

Principle

This site lies directly to the north of Gorton District Centre, and the principle of using this site in connection with commercial hub comprising health care services, a pharmacy, a library, office accommodation for a housing association and the Council, and an ancillary café is considered to be acceptable in this location for the temporary period proposed. The site directly to the north of the former library building was previously used for car parking associated with the former Gorton library , and has been subject of a recent planning approval in September 2022 for works to existing car park to create staff car parking for a temporary period of 3 years to serve Gorton Hub including new boundary fencing, new pedestrian gate, new vehicular gates to

existing access off Sibley Street, new lighting & CCTV to existing / new columns and new markings to the existing surface (ref: 134600/VO/2022).

As such the principle for the site to be used for staff parking on a temporary 3 year basis is considered to be acceptable . This matter is explored further elsewhere in this report .

Traffic Generation

The application is accompanied by a Transport Statement. The current proposals represent an increase in car parking capacity of 62 spaces at the site . This equates to one additional vehicle per minute during the peak periods travelling along Sibley Street, Mercer Road and onto Wellington Street. This increase in traffic has been considered across the wider highway network as part of the Community Hub Transport Assessment and was concluded not be significant.

Access

This application would effectively expand the parking configuration approved as part of planning permission ref: 134600/VO/2022. As part of that application, the access from Sibley Street was to remain as existing, however, 2.4m high green weld mesh double gates were proposed to secure the car park from public access in associated with boundary treatment to the perimeter of the parking bays . The proposed gates were to be set 5.5m back into the access from the back of pavement to reduce the potential for cars waiting to access the car park affecting traffic flows on Sibley Street. The proposal currently under consideration would not involve any changes to the access arrangements approved as part of planning permission ref: 134600/VO/2022.

Car Parking

In connection with the Gorton Hub development at the junction of Hyde Road, Whitwell Way and Garratt Way a new public car park providing 76 spaces has been created for use by visitors to the facility, with an essential user staff car parking area providing 12 spaces in proximity to the north western boundary of the site along Whitwell Way, with access to the car park from Garratt Way to the north (ref: 124359/VO/2019) . However, as part of that scheme final details for off site staff car parking provision options were being explored, in order to ensure that staff parking provision was provided at an appropriate level and in a suitable location. The planning consent was conditioned accordingly, and required that the measures were approved before any future occupation of the site.

This application is the second to be submitted to enable a temporary arrangement to be approved to enable the Gorton Hub to open and be operational, with the first application involving the demarcation of the existing library car park (including the provision of 4 spaces for disabled users), with associated identified protected pedestrian routes through the car park, with the provision of 36 parking bays .

The scheme under consideration would expand the previously approved facility onto the site of the former library, following the demolition of the building. The proposal would increase the level of off street parking provision on the wider site to 98 spaces (including 10 spaces for disabled users) and 2 motorcycle spaces.

The existing library facility has recently relocated to the Gorton Hub facility at the junction of Garratt Way and Whitwell Way. As such users of the library will be able to park within the parking facility which has been provided to serve the Hub to the south of Garratt Way. The request for the installation of electric charging points has been considered fully, however, the proposal is for a temporary car parking facility for only three years, with the installation of perimeter fencing , provision of limited lighting and CCTV cameras is considered to be onerous. This approach was taken with the scheme for the 36 spaces approved as part of application ref: 134600/VO/2022. If after 3 years there is a requirement to retain the facility for a further period for staff parking, this matter will be able to be reviewed .

It is also understood that Manchester City Council are currently developing a City-Wide EV strategy which will determine the appropriate car charging approach to adopt at Gorton Community Hub site.

Other highway matters

Comments from Highways offices continual monitoring of parking demands that maybe generated on the highway network have been noted. However, as part of the Gorton Hub development , Manchester City Council Facilities Management will prepare and implement a travel plan for both the main hub site and also the off-site car park at nearby Gorton Library, when the Hub becomes fully operational.

This will include continual monitoring of parking demands that maybe generated on the highway network ,and the need for sustainable travel to and from the site to be fully endorsed for both staff and visitors to the site.

Visual Amenity

It is considered that the installation of 2.4m green weldmesh fencing and gates to the perimeter of the proposed hard surfaced parking area , would be acceptable in visual terms in this location.

Trees

The application is accompanied by a Tree Survey and Arboricultural Constraints report which covers the application site , and the car park area to the north (which has been the subject of an earlier approval to use the area as a temporary staff car park). The trees on the site were planted as part of the landscape scheme for the former Library. The trees are mainly immature and semi-mature broadleaved trees, a mix of native trees and ornamental (garden) tree varieties. The report accompanying the application suggests that tree health is generally reasonable given the context. The report (prepared by GMEU) goes onto advise that the trees are of limited, local landscape value and limited nature conservation value, although they do contribute to local tree cover in an area where tree cover is generally sparse.

The trees on the site are confined to the site perimeter, particularly to the rear around the existing car park within a grassed buffer strip between the hard surfaced car park and the adjacent footways to Sibley Street and Engell Close (which does not form part of this application), with several semi-mature 'feature' trees along the road frontage at the entrance to the former Library.

The proposed location of the parking spaces to be located on the former library building following its demolition would not require the removal of the existing trees. However , it is proposed to attach a condition in relation to the protection of the trees to be retained, particularly to ensure that any excavation near the existing tree root zone will be undertaken in general accordance with the recommendations of BS5837.

Ecology

The application is accompanied by a Bat Survey report and Ecological Appraisal . The survey findings concluded that the building has a low potential to support roosting bats and that no bats were recorded as roosting in the building at the time of the surveys. The surrounding habitat in the immediate vicinity of the site was considered to be poor for bat foraging and commuting. The building is located on a busy main road and is very well lit, with high levels of disturbance. Although, it is concluded that development works can take place with low risk of damaging a bat roost, precautions are recommended to ensure that bats are not harmed by the proposed works in the event that bats are discovered during works. It is proposed to deal with this issue , by attaching an informative to any approval.

There are hedges and scattered trees and shrubs around the periphery of the site, which have the potential to support nesting birds. Although the report states there were no old birds nests in evidence at the time of the survey, it is recommended that any removal of shrubs and any of the trees, if required, should not be undertaken in the main bird breeding season (March to July inclusive), and that this aspect of the scheme is conditioned. Furthermore, that if vegetation needs to be removed during bird nesting season it is recommended that they are inspected by a suitably qualified ecologist prior to any works commencing

There is a small area of grass to the front of the existing building (to be demolished) which would be removed as part of the proposed scheme.

Invasive Species

The submitted ecological report states that Cotoneaster present on the site, but not which species. A condition to require appropriate treatment is therefore proposed, as nine species of Cotoneaster are on the Schedule 9 of the Wildlife and Countryside Act invasive species list.

Lighting

The request for the attachment of a condition to require the submission of an external lighting scheme has been noted. However, an isolux plan accompanies this application which shows that any light spill at the perimeter of the site would not be significant, and this takes account of the proposed lanterns and column heights being proposed. It is therefore proposed to attach a condition to require that the lighting be implemented in accordance with the submitted details, but that a further condition be attached to any approval to enable mitigation measures to be required if any lighting glare were to occur in connection with the approved lighting scheme.

Drainage

This application is accompanied by a drainage strategy report and drainage plan. The scheme indicates that the proposed parking bays would be surfaced with permeable materials, and that attenuation storage would be included. However, in view of the comments received from the LLFA regarding surface water drainage, it is recommended that a condition be attached to any approval to state that notwithstanding the submitted drainage scheme, that prior to the commencement of development a surface water drainage scheme shall be submitted to and approved in writing by the LPA and the scheme shall be fully implemented before the development is brought into use.

Ground conditions

A Phase I Preliminary Risk Assessment has been submitted for consideration. The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages. The desk study information is considered to be acceptable.

The report suggested that some Made Ground is anticipated to be present considering the site's history of redevelopment and has been recorded in the nearby BGS borehole record. Superficial deposits generally comprise Glacial Till (sandy, silty clays) underlain by bedrock noted as the Chester Formation (sandstone). The risk, from Made Ground, posed to site end-users is considered to be Moderate/Low due to the site's limited historical and lack of industrial use but accounting for the potential for localised contamination; and the risk posed to groundwater and surface water is low. The risk posed to end-users from ground generating gases is considered to be Moderate/Low.

The recommendations in the report are that further works at the site include :

1. An intrusive ground investigation;
2. A Generic Quantitative Risk Assessment (GQRA) as part of the ground investigation; and
3. Ground Gas Monitoring.

As the former library building is currently on site, it has not been possible to provide detailed site investigation data , and an associated final risk assessment, and proposed remediation strategy.

It is therefore proposed to attach a contaminated land condition to any approval, which would also require the subsequent submission of a verification report in addition to the matters referenced above.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. The application has been determined in accordance with the guidance contained within, the Core Strategy, the National Planning Policy Framework and all other material considerations. In this instance the local planning authority had no other issues to raise with the agent, but have attached appropriate conditions to the approval.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1)The permission hereby granted is for a limited period only, expiring on 09 January 2026; and the car parking use comprising the development for which permission is hereby granted is required to be discontinued.

Reason - The development is of a temporary nature, and to safeguard visual and residential amenities of occupiers of adjoining properties, in accordance with policy DM1 of the Manchester Core Strategy (2012)

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

Gorton Hub Staff Car Park library site Existing Site Location plan ref; GCH-IBI-WS-XX-DR-A-100-001;
Gorton Hub Staff Car Park library site Existing Site plan ref: GCH-IBI-XX-XX-DR-A-100-0002_P02;
Gorton Hub Staff Car Park library site Proposed Site plan ref: GCH-IBI-XX-XX-DR-A-100-0006_P05;
Gorton Hub Staff Car Park library site Proposed Boundary Treatments plan ref: GCH-IBI-XX-XX-DR-A-100-0008 rev. P01
Gorton Hub Staff Car Park library site Proposed Boundary Details plan ref: GCH-IBI-XX-XX-DR-A-100-0007 rev. P02;
Gorton Hub Staff Car Park library site Proposed Electrical Services Layout plan ref: GCH-QUA-XX-XX-DR-E-6302 rev.P01;
Gorton Hub Staff Car Park library site Topographical Survey with tree locations S23925-T rev.01;
Gorton Hub Staff Car Park library site Utility Records S23925
Gorton Hub Staff Car Park library site Utility Survey drawing standards
Gorton Hub Staff Car Park library site Utility Survey plan ref: S23925-U rev.01
Gorton Library Bat Survey Report dated January 2019 – Updated September 2022
Gorton Library Ecological Appraisal;
Gorton Library Tree Survey & Arboricultural Constraints report September 2022
Gorton Hub Staff Car Park library site Civil Engineering Construction Details sheet 1 plan ref: GCH-CUR-XX-XX-DR-C-90111 rev.P03;
Gorton Hub Staff Car Park library site Transport Statement 082712-CUR-XX-XX-T-TP-00001-P01 dated 1st November 2022
Gorton Hub Staff Car Park library site Swept Path Analysis – Large Car plan ref: 082712-CUR-XX-00-D-TP-05001 rev.P03
Gorton Hub Staff Car Park library site Operating Strategy
Gorton Hub Staff Car Park library site Phase 1 Preliminary Risk Assessment 070452-CUR-00-XX-RP-GE-00001-P01dated 11th November 2022;
Jacksons Fencing EuroGuard Regular product sheet
Jacksons Fencing EuroGuard Swing Gate product sheet
DW Windsor Kirium Eco Brochure April 2021

Received 14th November 2022

Gorton Library Construction & Environmental Management Plan rev. P01FINAL , and Traffic management plan for the demolition of Gorton Library
Received 5th January 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 (2012).

3)Prior to the commencement of the development, a detailed construction management 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;

- o The routing of construction traffic ;
- o Detail the vehicular activity associated with the construction including appropriate swept path assessment;
- o Details of the location and arrangements for contractor parking;

- o The identification of the vehicular access points into the site;
 - o Identify measures to control dust and mud, including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
 - o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
 - o For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
 - o Identify measures to reduce noise emissions;
- Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

4) The car parking spaces, as indicated on Proposed Site Plan ref: Gorton Hub Staff Car Park library site Proposed Site plan ref: GCH-IBI-XX-XX-DR-A-100-0006_P05; shall be demarcated and available for use before the car park is brought into use. The implemented car parking layout shall be retained and maintained for the duration of the permission hereby approved.

Reason - To ensure sufficient car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

5) The boundary treatment shall be implemented in accordance with the details on plan refs: Gorton Hub Staff Car Park library site Proposed Site plan ref: GCH-IBI-XX-XX-DR-A-100-0006_P05;
 Gorton Hub Staff Car Park library site Proposed Boundary Treatments plan ref: GCH-IBI-XX-XX-DR-A-100-0008 rev. P01;
 Gorton Hub Staff Car Park library site Proposed Boundary Details plan ref: GCH-IBI-XX-XX-DR-A-100-0007 rev. P02;
 Jacksons Fencing EuroGuard Regular product sheet
 Jacksons Fencing EuroGuard Swing Gate product sheet
 The development shall be implemented in accordance with the approved details, and the approved boundary treatment shall be implemented prior to the proposed parking facilities being brought into use.

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 in order to comply with policies SP1 and DM1 of the Manchester Core Strategy (2012) .

6) The lighting scheme shall be implemented in accordance with the details on plan ref: Gorton Hub Staff Car Park library site Proposed Electrical Services Layout plan ref: GCH-QUA-XX-XX-DR-E-6302 rev.P01; and DW Windsor Kirium Eco Brochure April 2021.

The development shall be implemented in accordance with the approved details, and the approved lighting scheme shall be implemented prior to the proposed parking facilities being brought into use.

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the car park pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012) .

7) If, when the lighting units are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as LPA confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

8) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) 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 identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or 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 previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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).

9) No removal of or works to any trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Manchester Core Strategy (2012).

10) A scheme for the Biodiversity Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to parking spaces hereby approved being brought into use and shall be retained thereafter.

Reason - To provide habitats for wildlife to improve the ecological value of the site, to comply with policy EN15 of the Manchester Core Strategy (2012).

11) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans specified in condition no.2 and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order to avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

12) Prior any above ground works, an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Cotoneaster on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason - To prevent the spread of Cotoneaster, which has been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

13) Notwithstanding the drainage details on the Gorton Hub Staff Car Park library site Proposed Drainage Layout GCH-CUR-XX-XX-DR-C-92101-P02 and in the Gorton Hub Staff Car Park library site Drainage Strategy GCH-CUR-XX-XX-RP-C-92100-P02 dated 11th November 2022;

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 (2012).

Informatives

1. Whilst the building to be demolished has been assessed as very low risk for bats, the applicant is reminded that under Conservation of Habitats and Species (Amendment)(EU Exit) Regulations 2019 it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Appendix 1 – List of consultees & neighbours notified

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

Flat 27, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
86 Engell Close, Manchester, M18 8LA
4 Swindon Close, Manchester, M18 8JQ
35 Middlewich Walk, Manchester, M18 8JL
10 Millwall Close, Manchester, M18 8LL
78 Engell Close, Manchester, M18 8LA
68 Engell Close, Manchester, M18 8LA
54 Engell Close, Manchester, M18 8LA
Flat 1, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
St James Rectory, 44 Wellington Street, Manchester, M18 8LJ
Flat 7, James Court, 44A Wellington Street, Manchester, M18 8LJ
4 Engell Close, Manchester, M18 8LA
38 Engell Close, Manchester, M18 8LA
14 Sibley Street, Manchester, M18 8LN
4 Sibley Street, Manchester, M18 8LN
1 Hampden Crescent, Manchester, M18 8JN
25 Millwall Close, Manchester, M18 8LL
20 Millwall Close, Manchester, M18 8LL
96 Engell Close, Manchester, M18 8LA
94 Engell Close, Manchester, M18 8LA
Flat 4, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
22 Engell Close, Manchester, M18 8LA
114 Engell Close, Manchester, M18 8LA
Tesco Mobile, TESCO Extra, Hyde Road, Manchester, M18 8LD
TESCO Extra, Hyde Road, Manchester, M18 8LD
2 Hampden Crescent, Manchester, M18 8LE
City Of Manchester Institute Of Gymnastics, Garratt Way, Manchester, M18 8HE
The Manse, Mercer Road, Manchester, M18 8JR
Flat 31, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Gorton District Centre, Garratt Way, Manchester, M18 8HE
Tesco Cafe, TESCO Extra, Hyde Road, Manchester, M18 8LD

Vision Express, TESCO Extra, Hyde Road, Manchester, M18 8LD
Coopers Family Butchers, Unit 10 To 12, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Subway, Garratt Way, Manchester, M18 8LD
5 Hampden Crescent, Manchester, M18 8JN
The Dell, 55 Sibley Street, Manchester, M18 8LN
10 Sibley Street, Manchester, M18 8LN
AGE CONCERN MANCHESTER, Units 1 To 2, Gorton District Centre, Garratt Way, Manchester, M18 8HE
Pharmacy, TESCO Extra, Hyde Road, Manchester, M18 8LD
Kings Dental Centre, Unit 3, Gorton District Centre, Garratt Way, Manchester, M18 8HE
Unit 7, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 6, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 4, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 1, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 5, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 8, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 3, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 2, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 9, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
28 Dunnerdale Walk, Manchester, M18 8AW
24 Dunnerdale Walk, Manchester, M18 8AW
9 Millwall Close, Manchester, M18 8LL
26 Dunnerdale Walk, Manchester, M18 8AW
32 Millwall Close, Manchester, M18 8LL
Gorton Cultural Centre, Garratt Way, Manchester, M18 8HE
6 Millwall Close, Manchester, M18 8LL
41 Millwall Close, Manchester, M18 8LL
Flat 28, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 17, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
36 Engell Close, Manchester, M18 8LA
30 Swindon Close, Manchester, M18 8JQ
4 Millwall Close, Manchester, M18 8LL
34 Millwall Close, Manchester, M18 8LL
28 Millwall Close, Manchester, M18 8LL
18 Millwall Close, Manchester, M18 8LL
13 Millwall Close, Manchester, M18 8LL
11 Millwall Close, Manchester, M18 8LL
22 Heptonstall Walk, Manchester, M18 8LF
8 Engell Close, Manchester, M18 8LA
74 Engell Close, Manchester, M18 8LA
60 Engell Close, Manchester, M18 8LA
Flat 30, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 23, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 9, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 6, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 9, James Court, 44A Wellington Street, Manchester, M18 8LJ
44 Engell Close, Manchester, M18 8LA
34 Engell Close, Manchester, M18 8LA
16 Engell Close, Manchester, M18 8LA
12 Engell Close, Manchester, M18 8LA
118 Engell Close, Manchester, M18 8LA
108 Engell Close, Manchester, M18 8LA

106 Engell Close, Manchester, M18 8LA
39 Millwall Close, Manchester, M18 8LL
76 Engell Close, Manchester, M18 8LA
Flat 5, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 3, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 5, James Court, 44A Wellington Street, Manchester, M18 8LJ
104 Engell Close, Manchester, M18 8LA
12 Sibley Street, Manchester, M18 8LN
48 Swindon Close, Manchester, M18 8JQ
28 Swindon Close, Manchester, M18 8JQ
26 Swindon Close, Manchester, M18 8JQ
24 Swindon Close, Manchester, M18 8JQ
22 Swindon Close, Manchester, M18 8JQ
10 Swindon Close, Manchester, M18 8JQ
33 Middlewich Walk, Manchester, M18 8JL
31 Millwall Close, Manchester, M18 8LL
30 Millwall Close, Manchester, M18 8LL
64 Engell Close, Manchester, M18 8LA
Flat 6, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 4, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 1, James Court, 44A Wellington Street, Manchester, M18 8LJ
10 Engell Close, Manchester, M18 8LA
40 Swindon Close, Manchester, M18 8JQ
36 Millwall Close, Manchester, M18 8LL
16 Millwall Close, Manchester, M18 8LL
92 Engell Close, Manchester, M18 8LA
Flat 21, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
16 Sibley Street, Manchester, M18 8LN
Flat 19, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 8, James Court, 44A Wellington Street, Manchester, M18 8LJ
110 Engell Close, Manchester, M18 8LA
44 Swindon Close, Manchester, M18 8JQ
42 Swindon Close, Manchester, M18 8JQ
3 Hampden Crescent, Manchester, M18 8JN
7 Millwall Close, Manchester, M18 8LL
42 Millwall Close, Manchester, M18 8LL
35 Millwall Close, Manchester, M18 8LL
29 Millwall Close, Manchester, M18 8LL
23 Millwall Close, Manchester, M18 8LL
22 Millwall Close, Manchester, M18 8LL
2 Millwall Close, Manchester, M18 8LL
17 Millwall Close, Manchester, M18 8LL
15 Millwall Close, Manchester, M18 8LL
1 Millwall Close, Manchester, M18 8LL
98 Engell Close, Manchester, M18 8LA
90 Engell Close, Manchester, M18 8LA
66 Engell Close, Manchester, M18 8LA
Flat 16, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 13, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 10, James Court, 44A Wellington Street, Manchester, M18 8LJ
32 Engell Close, Manchester, M18 8LA
46 Swindon Close, Manchester, M18 8JQ
24 Millwall Close, Manchester, M18 8LL
70 Engell Close, Manchester, M18 8LA

Flat 26, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
24 Engell Close, Manchester, M18 8LA
36 Swindon Close, Manchester, M18 8JQ
8 Swindon Close, Manchester, M18 8JQ
2 Swindon Close, Manchester, M18 8JQ
8 Millwall Close, Manchester, M18 8LL
37 Middlewich Walk, Manchester, M18 8JL
45 Millwall Close, Manchester, M18 8LL
43 Millwall Close, Manchester, M18 8LL
37 Millwall Close, Manchester, M18 8LL
14 Millwall Close, Manchester, M18 8LL
18 Heptonstall Walk, Manchester, M18 8LF
84 Engell Close, Manchester, M18 8LA
72 Engell Close, Manchester, M18 8LA
6 Engell Close, Manchester, M18 8LA
Flat 20, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 18, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 15, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 11, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 3, James Court, 44A Wellington Street, Manchester, M18 8LJ
46 Engell Close, Manchester, M18 8LA
42 Engell Close, Manchester, M18 8LA
26 Engell Close, Manchester, M18 8LA
112 Engell Close, Manchester, M18 8LA
3 Millwall Close, Manchester, M18 8LL
21 Millwall Close, Manchester, M18 8LL
19 Millwall Close, Manchester, M18 8LL
30 Engell Close, Manchester, M18 8LA
6 Sibley Street, Manchester, M18 8LN
33 Millwall Close, Manchester, M18 8LL
50 Engell Close, Manchester, M18 8LA
88 Engell Close, Manchester, M18 8LA
82 Engell Close, Manchester, M18 8LA
56 Engell Close, Manchester, M18 8LA
28 Engell Close, Manchester, M18 8LA
100 Engell Close, Manchester, M18 8LA
44 Millwall Close, Manchester, M18 8LL
12 Millwall Close, Manchester, M18 8LL
62 Engell Close, Manchester, M18 8LA
58 Engell Close, Manchester, M18 8LA
Flat 24, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 7, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
48 Engell Close, Manchester, M18 8LA
8 Sibley Street, Manchester, M18 8LN
2 Sibley Street, Manchester, M18 8LN
38 Swindon Close, Manchester, M18 8JQ
20 Swindon Close, Manchester, M18 8JQ
6 Swindon Close, Manchester, M18 8JQ
7 Hampden Crescent, Manchester, M18 8JN
46 Millwall Close, Manchester, M18 8LL
40 Millwall Close, Manchester, M18 8LL
38 Millwall Close, Manchester, M18 8LL
26 Millwall Close, Manchester, M18 8LL
20 Heptonstall Walk, Manchester, M18 8LF

Flat 25, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 22, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 8, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 2, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 2, James Court, 44A Wellington Street, Manchester, M18 8LJ
20 Engell Close, Manchester, M18 8LA
2 Engell Close, Manchester, M18 8LA
14 Engell Close, Manchester, M18 8LA
102 Engell Close, Manchester, M18 8LA
47 Millwall Close, Manchester, M18 8LL
30 Dunnerdale Walk, Manchester, M18 8AW
Flat 14, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 10, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 12, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
27 Millwall Close, Manchester, M18 8LL
James Court, 44A Wellington Street, Manchester, M18 8LJ
34 Swindon Close, Manchester, M18 8JQ
80 Engell Close, Manchester, M18 8LA
40 Engell Close, Manchester, M18 8LA
18 Engell Close, Manchester, M18 8LA
120 Engell Close, Manchester, M18 8LA
116 Engell Close, Manchester, M18 8LA
52 Engell Close, Manchester, M18 8LA
46 Wellington Street, Manchester, M18 8LJ
32 Swindon Close, Manchester, M18 8JQ
16 Swindon Close, Manchester, M18 8JQ
18 Swindon Close, Manchester, M18 8JQ
14 Swindon Close, Manchester, M18 8JQ
12 Swindon Close, Manchester, M18 8JQ
5 Millwall Close, Manchester, M18 8LL
48 Millwall Close, Manchester, M18 8LL
Flat 29, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE

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 Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA