

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 143740/FO/2025

**Date registered valid:** 14 August 2025

**Proposal:** Erection of a 3-storey building with rooftop plant to form new pathology department and associated clinical accommodation (Class C2), following demolition of temporary Block 29 building (Derek Crowther Building); erection of a link-bridge to the Christie Hospital, along with landscaping and associated works.

**Address:** Site of the Temporary Block 29 at The Christie Hospital, Wilmslow Road, Manchester, M20 4BX

**Ward(s):** Withington Ward

**Applicant:** Northern Pathology Developments Ltd

**Agent (if any):** Miss Charlotte Maynard, Deloitte LLP

**Case officer:** David Lawless  
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**Recommendation:** Approve

**Date of recommendation:** 18 November 2025

## **Application details**

**Type of application:** Full Application Consent

**Development type:** Major Other

**Date of site visit:** 27 August 2025

### **Standard consultations:**

Printed: 20 August 2025    Expired: 11 September 2025

### **Neighbour notifications**

Printed: 20 August 2025    Expired: 11 September 2025

### **Site notice**

Posted: 27 August 2025    Expired: 17 September 2025

### **Press advert**

Published: 26 August 2025    Expired: 16 September 2025

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## **Description of site/building and surroundings**

The site comprises the existing Block 29, known as the Derek Crowther Building, within the Christie Hospital estate. This building currently accommodates a mix of clinical and non-clinical facilities associated with the hospital.

The site is situated to the northeast of the main Christie Estate and is bounded by a private hospital access route to the south, residential development to the west, and local amenities and retail units to the north. Wilmslow Road runs immediately along the eastern boundary.

To the north of the Christie Hospital lie local shops and retail units line along Wilmslow Road. Beyond this, lies Withington District Centre.

To the west of the site is a multi-storey car park serving the hospital, alongside a residential nursing and dementia care home. Further west, beyond Palatine Road, the area is predominantly residential in character.

To the east, across Wilmslow Road, is Withington Dental Care Centre, with the surrounding area characterised by relatively low-density, two-storey residential properties.

To the south, beyond Cotton Lane, is the Manchester Cancer Research Centre.



View of application site from Wilmslow Road

Part of the northern part of the site, adjacent to Tatton View falls within the bounds of Withington Conservation Area. There are no listed buildings on or immediately adjacent to it.

**Listed building:** Not applicable

**Conservation area:** Withington Conservation Area 1983

**Tree Preservation Order:** No

### **Description of development**

Planning permission is sought for the redevelopment of the temporary Block 29 building (Derek Crowther Building) to deliver a new pathology facility and associated clinical accommodation (Use Class C2). The proposal includes a link bridge connecting to the existing Christie Hospital, landscaping, and other related works.

The removal of the existing temporary building currently on the site (known as the Derek Crowther Building) as part of temporary permission referenced 123630/FO/2019.

The new building would accommodate the Christie Pathology Partnership (“CPP”), a joint venture providing pathology services for all Christie patients and supporting cancer care across the wider Greater Manchester health economy. It would include biochemistry and blood science laboratories.

Currently, pathology services operate from Blocks 19 and 20, which form part of the older and increasingly outdated section of the Christie Estate.

As part of the Christie redevelopment strategy, Blocks 19 and 20 are scheduled for demolition to make way for the Advanced Scanning and Imaging Centre Development (“ASICD”), a project that has already secured planning approval. The strategy also includes the removal of Block 29 (Derek Crowther Building), originally erected as a temporary structure and no longer aligned with the Trust’s long-term vision for the site.

The proposed development comprises a new, purpose-built pathology facility within a three-storey building (1,421.5 sqm GIA), with essential plant equipment located centrally on the roof. A first-floor link bridge will connect the new building to the existing Christie Hospital estate. The design includes a primary stair core and lift to the southeast, serving all three storeys, and a

secondary service stair core to the southwest, providing access to all floors and the roof. Landscaping will introduce additional planting between neighbouring properties and the proposed layby.

To the rear, the scheme includes a bin store, a vacuum-insulated evaporator (VIE) tank, and an extended layby.

## **Consultations & Notification Responses**

### **Local Residents/Occupiers**

1 representation has been received objecting to the proposal. Concerns are raised in relation to parking and noise generated by rooftop ventilation, as well providing appropriate boundary treatment in the Conservation Area.

### **Arboriculture**

The proposed tree losses will have a minor impact on the overall visual amenity of the area. There is no objection to the proposals, subject to the retained trees being adequately protected during the development.

### **Highway Services**

It is not considered that the proposed development will result in any material impact to the highway capacity.

The developer should ensure that all pedestrian routes within the curtilage of the site are constructed to a minimum width of 1.8m to cater for wheelchair and any pushchair users.

The proposed development does not include any car parking spaces on-site

It is noted that the Christie Hospital provides a total of 1,258no. car parking spaces across the site (877 staff spaces and 381 visitor/patient spaces), comprising a multi-storey car park (565no. parking spaces), and surface level car parking (283no. parking spaces) present off Cotton Lane. Additional car parks are located off Palatine Road and Wilmslow Road.

The proposed development does not anticipate any net increase in staff or visitors to the Christie Hospital. Therefore, no changes are proposed to the car parking provision. This is considered acceptable in principle.

No cycle parking provision is proposed which is considered acceptable in principle.

A S278 agreement will be required for any highways work which impacts the adopted highway.

A Waste Management Strategy should be conditioned as part of any planning approval, along with a Delivery Management Plan.

The proposed development should be integrated into the existing Christie Hospital Travel Plan

A construction environmental management plan has been provided. This is considered acceptable.

### Environmental Health

Conditions are advised in relation to construction management, servicing hours, external lighting, external plant equipment, waste management, air quality and ground conditions.

### MCC Flood Risk Management

The proposed drainage strategy is acceptable, with the landscaping above the culvert to be agreed.

### Work & Skills Team

Further information is required in relation to local labour. A condition is requested.

### United Utilities Water

Conditions are recommended in relation to surface and foul water drainage and for its subsequent maintenance.

### Greater Manchester Ecology Unit (GMEU)

A Preliminary Roost Assessment & Ground Level Tree Assessment (GLTA) by Tyler Grange (August 2025) has been submitted. A full internal and external inspection of the property and GLTA of the trees found negligible potential for the building to support roosting bats and while some of the trees had potential roost features, they are being retained. GMEU have no reason to question the finding of the report

After construction of the development, onsite biodiversity remediation and the 10% net gain requirement there is due to be a gain of 0.07 Area Habitat units and 0.01 linear hedgerow units. All habitat trading rules have been met.

The onsite biodiversity mitigation/enhancement is not considered to be significant.

Biodiversity enhancements should be provided on-site in the form of bat and bird boxes.

### Withington Civic Society

The permanent replacement of the temporary block is welcomed.

Comments are made in relation to the accuracy of the submitted information in terms of the Conservation Area boundary.

The area of hard and soft landscaping the rear of the building sits within the Conservation Area. We would expect the hard landscaping, retaining wall, proposed tree and shrub planting and the proposed screening to Tatton View to be fully detailed. There are no details of the proposed landscape screening to Tatton View. The Society would prefer to see a traditional brick garden wall matching the materials used to construct Tatton View at least 1.8m high to secure the properties of Tatton View and maintain their amenity. The proposed shrub and tree planting has not been selected

Any planning permission granted should contain condition to secure details of boundary treatment with Tatton View, landscaping adjacent to Tatton View, retaining wall details, all hard landscaping, the specification of the bin store and VIE tank screening.

The plant screen on the roof of the building is not continuous as there is a gap underneath the screen where it meets the roof. This is a potential point where noise could break through. Any planning permission granted should contain a condition to secure the details of the plant screen and ensure it meets the requirements of the acoustic report.

Root protection areas of the three mature trees affected by the development are not indicated on the development area, apart from the bin store/ tank area. The proposed building is likely to have deep excavations to construct foundations and drainage, so the assumption that a proposed building sitting on the same footprint will not impact the trees long-term condition is not realistic.

The gable wall of the end terrace should form the boundary line with Tatton View. There would be no need for a boundary treatment here as the house will form this condition. There is concern significant trees are proposed by the gable wall. There will need to be a maintenance strip adjacent to the house gable to facilitate future maintenance of the gable wall and roof, so ground cover planting adjacent to the building should be adequate.

The proposed boundary with Tatton View should sit along the party wall and fence line aligning with the end gable of Tatton View. The narrow gap between the end house and proposed boundary wall should not exist as this area is not owned by the residents of Tatton View and will therefore not be maintained.

Cadent Gas Ltd – No objection. An ‘informative’ is recommended in relation to their assets and infrastructure.

Greater Manchester Police (Design for Security) – It is recommended that the proposed development achieved ‘secured by design’ accreditation.

## **Policy**

The following policy and guidance is considered relevant to the consideration of this application.

- Saved policies WB2, DC18.1, DC19.1 of DC26 of the UDP;
- Policies SP1, DM1, EC1, EC2, EC9, T1, T2, C10, EN1, EN3, EN4, EN8, EN9, EN14-19 of the Manchester Core Strategy
- Policies JP-S1, JP-S2, JP-P1, JP-P6, JP-C1, JP-C3, JP-C5, JP-C6, JP-S5, JP-G2, JP-G6, JP-G8 of Places for Everyone Joint Development Plan.
- The Christie SPF (2014)
- Manchester’s Green and Blue Infrastructure Strategy (2022)
- Greater Manchester Combine Authority Net Zero Design Guidance (2025)
- Manchester City Council Climate Change Action Plan (2020-2025)
- The Guide to Development in Manchester (SPD)’
- National Planning Policy Guidance (NPPF).
- National Planning Practice Guidance (NPG)

## **Issues**

### **Principle**

The proposed development would introduce a three-storey building that is considered entirely appropriate for its setting along Wilmslow Road. Its scale and design have been carefully considered to respect the established character of the area, whilst contributing positively to the visual quality of the streetscape. The building would integrate sympathetically with its surroundings, reinforcing the identity of this important healthcare corridor.

The site plays a pivotal role in The Christie's long-term redevelopment strategy. It has been identified as an optimal location for new development, enabling the removal of an outdated temporary structure that no longer meets operational requirements or reflects the architectural standards expected of a world-class cancer centre.

The location offers operational advantages. Its proximity to proposed clinical departments ensures that pathology services can function effectively, with direct connectivity provided by a planned first-floor link bridge. This arrangement will streamline workflows, improve efficiency, and enhance patient outcomes by supporting integrated clinical pathways.

Architecturally, the building would establish a strong and active frontage along Wilmslow Road, creating a sense of presence without appearing dominant. Its massing and relationship with neighbouring structures have been appropriately balanced to ensure the development sits comfortably within the existing streetscape.

Situated on the eastern edge of the site, the proposal preserves and enhances the established landscape buffer along the western boundary. Additional tree and shrub planting would strengthen this green edge, safeguarding privacy for nearby residential properties and improving biodiversity.

The development would complement the adjacent Paterson Building and the recently approved ASIC scheme, adopting a coherent approach to materiality and design.

The principle of the proposed development is considered acceptable and would align with the overarching objectives of the development plan and planning guidance, reflecting the strategic direction set out in The Christie's master planning framework.

The proposed development would replace an outdated temporary structure with a purpose-built facility that meets current and future operational needs. It represents an efficient and sustainable use of previously developed land, consistent with the ambition to prioritise urban and brownfield sites for high-quality development.

The proposal also responds to the wider aspiration to maximise the positive contribution of new development to health and wellbeing. By improving connectivity between departments and creating a building designed for operational efficiency, the scheme would directly support better patient outcomes and staff experience.

On this basis, the proposal is considered acceptable. Specific planning issues are outlined further below.

## Design, Scale and Appearance

The proposed building would be three storeys high, which is considered appropriate given its location on Wilmslow Road and the surrounding hospital estate. Its scale and design would integrate harmoniously into the existing streetscape.

As part of the wider redevelopment strategy, the site was identified as an optimal location for new development, enabling the removal of a temporary structure that no longer aligns with The Christie's operational needs or architectural vision.

The Christie Strategic Planning Framework (SPF) states that "Sites for new Christie development are likely to be on currently undeveloped parts of the site or on parts of the site that could be redeveloped at a greater scale." It also specifically identifies this site as suitable for a "stand-alone building of up to three storeys."

From an operational perspective, the site offers an ideal location for pathology services due to its proximity to proposed departments that require direct access to pathology. This connection would be facilitated by a planned link bridge at first-floor level.

The building would create a strong frontage along Wilmslow Road and given its relationship with neighbouring structures, would not appear dominant or out of place within the streetscape.

Positioned on the eastern side of the site, the development allows for enhancement of the existing landscape buffer along the western boundary through additional tree and shrub planting, maintaining privacy for dwellings on Tatton View.

Adjacent to the proposed site are the Paterson building and the approved ASIC scheme (January 2024). The new development aims to complement these buildings in both materiality and style, incorporating design elements from the ASIC to ensure a cohesive appearance. This approach reinforces the established material palette of this part of The Christie estate and strengthens its visual identity. A condition is included to ensure the exact specification of materials are appropriate.



Proposed eastern elevation



Image of proposed development

### Heritage Impact

The northern section of the site, adjoining Tatton View, lies within the Withington Conservation Area. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities are required to give special regard to the desirability of preserving or enhancing the character and appearance of such designated areas.

This principle is reinforced by Core Strategy policies EN3 and DC18.1, alongside Section 16 of the revised National Planning Policy Framework (NPPF), all of which emphasize the importance of assessing the impact of new development on heritage assets.

The proposal seeks to replace an existing temporary hospital building within the context of a long-established hospital site, characterised by a backdrop of larger-scale, similarly purposed structures. The scheme would deliver a high-quality building that, whilst contemporary, would integrate sympathetically with its surroundings rather than appearing incongruous within the immediate streetscape.

Whilst the development will inevitably introduce a degree of visual change, any resulting harm is considered to be less than substantial. In accordance with Paragraph 214 of the NPPF, such harm must be weighed against the significant public benefits of the proposal. These benefits include the comprehensive redevelopment of a section of the site currently occupied by a temporary structure, visual enhancements along Wilmslow Road and the wider hospital estate, a net biodiversity gain through additional planting, improved healthcare facilities, local employment opportunities, and the provision of cutting-edge treatment for residents and the broader community.

On this basis, the impact to local heritage and the character and appearance of the conservation area is considered acceptable.

### Residential Amenity

The proposed development is located on a site currently occupied by a temporary hospital building and within the context of a hospital adjacent to a commercial frontage. It is not therefore anticipated that given the location and scale of the development coupled with the relationship of

the proposed building with its surrounding, that there would be any significant harmful impact to the nearest residential occupiers in terms of any over-dominance, overshadowing or loss of privacy. Specific issues that could impact amenity are outlined below.

### *Daylight/Sunlight*

A comprehensive Daylight and Sunlight Assessment has been submitted alongside the application, evaluating the potential impact of the proposed building's increased height on surrounding residential properties. The findings confirm that all neighbouring homes would continue to comply with the Building Research Establishment (BRE) guidelines for daylight and sunlight. As a result, the proposed development is not expected to cause any significant loss of light or amenity and is therefore considered acceptable.

### *Noise Impact*

An Acoustic Planning Report has been submitted in support of this application. The report outlines the representative background noise levels recorded during the survey and specifies the maximum noise levels that the proposed plant equipment should not exceed.

The development includes a plant area positioned centrally on the roof, set back from the façade. This rooftop plant will be enclosed with acoustic screening to reduce potential impacts on existing and proposed uses at The Christie and nearby residential properties.

Environmental Health has reviewed the assessment and concluded that the limits set out in the report do not meet the required criteria. The external plant is currently assessed to achieve only 2dB below background levels during both daytime and nighttime, which is insufficient. The required criteria must be met. Furthermore, noise from the proposed emergency plant exceeds the limit of 10dB above background at the nearest noise-sensitive receptor, which is also unacceptable. An updated assessment addressing these issues is therefore required by an attached condition.

Provided the necessary criteria is achieved, and considering the hospital's location adjacent to a main arterial route, it is not considered that noise would present a barrier to development.

### Impact to the Highway

The site currently comprises occupied clinical facilities within The Christie Hospital. Car and cycle parking requirements for The Christie are already managed holistically across the wider estate, utilising a combination of surface car parks, multi-storey car parks, and dedicated cycle storage facilities.

The proposed development would not result in the loss of any existing car or cycle parking spaces. It is intended that the proposal would facilitate the decant of other facilities and the transfer of existing staff within the Christie Estate. Consequently, no net increase in trips to and from the wider hospital estates is anticipated and the development is not expected to result in any material change in travel patterns. Highway Services concur with the finding of the submitted Transport Statement and raise no concerns in terms of trip generation, highway safety or parking demand.

The hospital currently operates a comprehensive Travel Plan, which details existing staff travel patterns and sets out measures and initiatives to encourage sustainable and active travel to and from the site. The Travel Plan includes a target for 60% of staff journeys to be made by sustainable modes by 2030.

It is proposed that a planning condition be attached requiring the submission and agreement of an updated Travel Plan to reflect the proposed development and ensure continued progress towards the sustainability targets.

### Inclusive Access

The Proposed Development has been designed to ensure compliance with Part M of the Building Regulations throughout.

### Trees and Landscaping

5 of the existing trees have been assessed as unsuitable for retention. All Category B trees, however, are considered capable of being retained. The Council's Arboriculturist has raised no objection to this approach, provided that replacement tree planting is undertaken and appropriate root protection measures are applied to the retained specimens.

To compensate for the loss of trees, the proposal includes the planting of 10 new trees alongside areas of mixed native understorey vegetation. Of these, 7 trees would be positioned close to the locations of those removed, whilst 3 additional street trees are proposed along Wilmslow Road. This strategy is regarded as an appropriate form of mitigation and aligns with the requirements of the Development Plan.

The introduction of new tree planting would enrich the diversity of green infrastructure within the site, whilst the overall landscaping scheme would create a more cohesive and visually appealing green frontage along Wilmslow Road.

On balance, the combination of retained trees, new planting, and wider landscaping enhancements is expected to significantly improve the site's current condition. Although the loss of any trees is regrettable, it is considered necessary to enable the redevelopment. The impact would be effectively offset through the proposed tree and shrub planting, which has been designed to deliver a more structured, sustainable, and resilient landscape, offering enhanced amenity value and long-term environmental benefits.

Further, in order to safeguard visual amenity, conditions have been included which require details of all boundary treatment (including details of a screen to the VIE) and a hard and soft landscaping scheme to be submitted and agreed. The landscaping scheme shall take account of the culvert on site.

### Ecology and Biodiversity

An Ecological Impact Assessment, including a Biodiversity Net Gain (BNG) Assessment, accompanies the application. The findings demonstrate that the proposed development would deliver a significant biodiversity net gain in the form of 24.06% in habitat units and 21.50% in hedgerow units, in accordance with national planning policy and legislative requirements.

In terms of bats, the submitted Preliminary Roost Assessment and Ground-Level Tree Assessment concludes that the building offers negligible potential for supporting roosting bats. Whilst certain trees were identified as having potential roost features, these are to be retained as part of the scheme. The Greater Manchester Ecology Unit (GMEU) has reviewed the assessment and have raised no concerns regarding its conclusions.

On this basis, the overall impact on local ecology and biodiversity is considered acceptable. Nevertheless, to further enhance ecological value, a planning condition would require on-site

measures, specifically the installation of bat and bird boxes, ensuring tangible ecological improvements within the development.

### Environmental Standards and Climate Change

The application is accompanied by a comprehensive Energy Statement, confirming that the proposed building will integrate a suite of advanced energy-efficient measures. These include a fully electric design powered by Air Source Heat Pumps, alongside highly efficient air-handling systems serving all laboratories and ancillary spaces, featuring low Specific Fan Power (SFP) and high-performance heat recovery. Cooling will be provided where necessary through energy-efficient, low-SFP fan coil units. The scheme also incorporates high-efficacy LED lighting with intelligent energy-saving controls, complemented by a photovoltaic array installed across the roof spaces.

Furthermore, the proposal is not expected to result in increased car usage, as the site benefits from a highly accessible and sustainable location, well-served by public transport and active travel networks.

Conditions are included which requires verification of the proposed energy standards along with a requirement of a BREEAM rating of at least 'very good'.

### Waste Management

The waste management strategy concludes that the quantity of waste arising from the operation of the development can be managed in alignment with the Christie Hospital's established waste management arrangements. Environmental Health and Highway Services are satisfied with the arrangements. A condition is included to ensure the submitted strategy is adhered to.

### Archaeology

GMAAS were consulted prior to the submission of the application to request their feedback on the potential for impacts on this as a result of the proposal and have confirmed that upon checking their records, there is no archaeological interest at the site.

### Drainage and Flood Risk

The application site is located in flood zone 1 'low probability of flooding'.

The submitted information has reviewed all sources of flood risk to both the proposed development and to existing adjacent developments. The report concludes that the proposed development is not at significant flood risk and through appropriate mitigation would satisfactorily address any residual risks that could remain.

The submitted information has been considered by the City Council's Flood Risk Management who consider the proposed measure acceptable. If these measures are successfully implemented, the drainage strategy is considered acceptable.

### Air Quality

An Air Quality Assessment was submitted with the application to establish baseline conditions and determine whether construction or operational activities could materially affect local air quality. The assessment includes analysis of the impacts during the construction and operational phases.

In summary, the proposed development is not expected to result in significant air quality impacts and therefore does not present a constraint to planning approval. Compliance with the mitigation measures outlined in the assessment is to be secured through an attached planning condition.

### Construction Management

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

### **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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

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

040100/P01 (site location plan), 040201/P03 (proposed site plan), 040406/P01 (plant screen sections), 040404/P02 (site sections), 040403/ P02 (proposed sections), 040401/P05 (proposed general arrangement elevations (1 of 2), 040401/P05 (proposed general arrangement elevations (2 of 2), 040501/P04 (proposed external works), 040405/P01 (proposed bay study), 040404/P03 (proposed site sections), 040403/ P03 (proposed sections), 040301/P07 (Level 00 proposed general arrangement plan), 040302/P07 (Level 01 proposed general arrangement plan), 040303/P06 (Level 02 proposed general arrangement plan), 040304/P04 (Level 03 proposed general arrangement plan) and 040502/ P02 (proposed refuse strategy), received by the City Council as Local Planning Authority on 14 August 2025.

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

3) No above ground construction works shall commence until samples and specifications of all materials to be used in the external elevations as detailed on the approved drawings have been submitted to and approved in writing by the City Council as Local Planning Authority. The submitted details shall include:

- i. baseline samples and specifications of all materials to be used on all external elevations including sample panels;
- ii. jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames;

The development shall only be carried out in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy and policy JP-H3 of the Places For Everyone Joint Development Plan.

4) Prior to the commencement of development and notwithstanding the details submitted, an updated Construction Management Plan outlining working practices during development works shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.
- Loading and unloading of plant and materials;
- Storage of plant and materials;

- Site hoarding; scaffolding and acoustic fencing;
- A dilapidation survey for public pavement adjoining the development site.

The development shall only be carried out in accordance with the approved construction management plan.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

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

5) a) Notwithstanding details submitted, prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

b) Prior to first occupation of the development hereby approved, 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 and policy JP-P1 of the Places for Everyone Joint Development Plan.

6) No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy and policy JP-G7 of the Places for Everyone Joint Development Plan Document.

7) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Arboricultural Impact Assessment and Method Statement - Prepared by Tyler Grange (16986 Rev C), received by the City Council as Local Planning Authority on 14 August 2025 and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the buildings for their 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 and policy JP-G7 of the Places for Everyone Joint Development Plan.

8) Notwithstanding details submitted, no above ground development shall commence until a hard and soft landscaping treatment scheme, has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy and policies JP-S1, JP-P1 and JP-H3 of the Places for Everyone Joint Development Plan.

10) Notwithstanding details submitted, full details of replacement tree planting, to include street trees, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy and policies JP-S1, JP-P1 and JP-H3 of the Places for Everyone Joint Development Plan.

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

Reason - In the interests of security and to ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity

of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

12) Prior to first occupation of the development hereby approved and in addition to statutory biodiversity net gain requirements, a scheme for the enhancement of the site for ecological purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Details should include bat and bird boxes. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason - Pursuant to biodiversity enhancement of the site, in accordance with policy EN15 of the Core Strategy and the National Planning Policy Framework and policy JP-G8 of the Places for Everyone Joint Development Plan.

13) a) Prior to the first occupation of the approved development, external lighting shall be designed and installed in accordance with a scheme submitted to and approved in writing by the City Council as Local Planning Authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties and to minimise impacts on protected species that may commute and forage in the area pursuant to Core Strategy policies DM1 and EN15 and policies JP-P1 and JP-G8 of the Places for Everyone joint development plan.

14) Within 1 month of first occupation of the development hereby approved, the City Council as Local Planning Authority must acknowledge 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 Manchester Core Strategy and policies JP-S1 and JP-P1 of the Places for Everyone Joint Development Plan.

15) The development hereby approved shall only be carried out in accordance with mitigation measures detailed within the submitted Air Quality Assessment produced by Hoare Lea (Rev 1), received by the City Council as Local Planning Authority on 14 August 2025.

Reason - To minimise the impact upon air quality and in order to minimise the environmental impact of the development, pursuant to policy EN16 of the Manchester Core Strategy and policy JP-S5 of the Places for Everyone Joint Development Plan.

16) The development hereby approved shall only be implemented in accordance with the Operational Waste Management Strategy prepared by WSP (Rev 3), waste management pro forma and drawing referenced 040502/P02, received by the City Council as Local Planning Authority on 14 August 2024.,

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. No bins shall be stored outside the curtilage of the site other than on the day of collection.

Reason - In the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and policy JP-P1 of the Places for Everyone Joint Development Plan.

17) a) The development hereby approved shall be implemented in accordance with the measures contained within the submitted Energy Statement (Ref: M5387-DSSR-XX-XX-RP-ME-0001- P03), prepared by DSSR, dated July 2025, received by the City Council as Local Planning Authority on 14 August 2025.

b) Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures, including dated photographic documentary evidence of the implementation and completion of required works.

c) Any non-conformity from the approved scheme shall be clearly set out along with measures required to ensure compliance with the agreed details.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy and policies JP-S1, JP-P1 and JP-S2 of the Places for Everyone Joint Development Plan.

18) a) Prior to above ground development commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve carbon savings.

b) Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures, including dated photographic documentary evidence of the implementation and completion of required works.

c) Any non-conformity from the approved scheme shall be clearly set out along with measures required to ensure compliance with the agreed details.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy and policies JP-S1, JP-P1 and JP-S2 of the Places for Everyone Joint Development Plan.

19) Prior to installation of the VIE tank hereby approved, details of an enclosure or screen shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details and shall be retained thereafter.

Reason - To safeguard visual amenity, pursuant to saved policy DC18.1 of the Unitary Development Plan for the City of Manchester and policies EN3, DM1 and SP1 of the Manchester Core Strategy.

20) Notwithstanding details submitted, a detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the units hereby approved. In this condition a Travel Plan means a document which includes:

(1) The measures proposed to be taken to reduce dependency on the private car;

- (2) A commitment to surveying the travel patterns during the first three months of the development and thereafter from time to time;
- (3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
- (4) Measures for the delivery of specified travel plan services; and 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 development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as Local Planning Authority for approval. 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, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy, The Guide to Development in Manchester (SPD) and policies JP-S1, JP-S1, JP-P1 and JP-C1 of Places for Everyone Joint Development Plan.

21) a) Notwithstanding details submitted, before commencement of the development hereby approved, a (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 the 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 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. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy and policy JP-S1 of the Places for Everyone Joint Development Plan.

22) 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 after development commences, 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 is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved 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 and policy JP-S1 of the Places for Everyone Joint Development Plan.

23) Notwithstanding details submitted, prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.

- 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.

- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.

- Development must be limited to greenfield runoff on Greenfield sites up to a 1 in 100-year event, including climate change allowance.

- A finalised drainage layout showing all components, outfalls, levels and connectivity.

- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

- Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

- A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.

- A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).

- Construction details of flow control and SuDS elements.

- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m

easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

The development shall be constructed and completed in accordance with the approved details prior to the first occupation of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN8 and EN14 and policy JP-S4 of the Places for Everyone Joint Development Plan.

24) Prior to the first occupation of the development hereby approved, details of the implementation of the surface water drainage scheme, together with the maintenance and management regime for the approved scheme shall be submitted for approval in writing by the City Council, as local planning authority. Those details shall include:

- Verification report providing photographic evidence of constructed flow control and SuDs components as per approved design drawings.
- Provide As Built construction drawings or confirm that they align with the original design construction drawings.
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

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 within the NPPF and NPPG , Core Strategy policies EN8 and EN14 and policy JP-S4 of the Places for Everyone Joint Development Plan Document.

25) a) Any externally mounted ancillary plant, equipment and servicing (with the exception of emergency generators) shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to first occupation of the development hereby approved a scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full prior to first occupation of the development.

b) Details of noise levels for emergency plant items (including the days and times of testing) shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall only operate in accordance with the agreed details.

c) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements approved under parts a and b of this condition. The report shall also undertake post completion testing to confirm that the noise criteria have been met.

d) In the event of any non-conformity with the approved scheme, then any further measures that are required to ensure conformity shall be carried out. Any required measures/mitigation shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority, prior to first occupation of the development.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26 and policy JP-P1 of the Places for Everyone Joint Development Plan.

26) Prior to the commencement of the development hereby approved, a detailed landscaping strategy for planting in proximity to the culvert shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a layout drawing showing:

- A no-planting strip directly above the culvert and of the same width as the culvert.

- Planting outside of the no-planting strip should be designed in accordance with Section 6/Annex 1 species easements and Section 6.6. root protection of the document standard-conditions-for-works-adjacent-to-pipelines-issued-july-2015.pdf

- Show the appropriate easements and species choice, with annotations summarising how they are in line with the guidance.

The agreed landscaping strategy shall only be implemented in accordance with the agreed details.

Reason - To protect culverted watercourse assets from damage and flood risk in line with Policy EN4 of the Manchester Core Strategy and policy JP-S4 of the Places for Everyone Joint Development Plan Document

27) Prior to the first occupation of the development hereby approved, a Servicing Strategy shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The strategy shall include details of the number and frequency of deliveries/collections, vehicle sizes, delivery times, access and safety arrangements. The agreed Strategy shall be implemented as part of the development and remain in use so long as the approved use is operational.

Reason - To mitigate harm to the operation of the highway and the amenity of noise sensitive occupiers, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

28) Prior to the commencement of development, a 30 year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
Neighbourhood Team Leader (Arboriculture)  
MCC Flood Risk Management  
Work & Skills Team  
Heritage & Urban Design  
Greater Manchester Police  
United Utilities Water PLC  
Greater Manchester Ecology Unit  
Withington Civic Society  
Cadent Gas Ltd

Pharmacy, Christie Hospital Nhs Trust, 550 Wilmslow Road, Manchester, M20 4BX  
Pharmacy Outpatient Dispensary, Christie Hospital Nhs Trust, 550 Wilmslow Road, Manchester, M20 4BX  
Private Care Clinic, Christie Hospital NHS Trust, 550 Wilmslow Road, Manchester, M20 4BX  
Marks And Spencer, Christie Hospital Nhs Trust, 550 Wilmslow Road, Manchester, M20 4BX  
Flat 2, 531A Wilmslow Road, Manchester, M20 4BA  
Flat 4, 531A Wilmslow Road, Manchester, M20 4BA  
Flat 3, 531A Wilmslow Road, Manchester, M20 4BA  
Flat 1, 531A Wilmslow Road, Manchester, M20 4BA  
6 Tatton View, Manchester, M20 4BU  
16 Tatton View, Manchester, M20 4BU  
14 Tatton View, Manchester, M20 4BU  
10 Tatton View, Manchester, M20 4BU  
4 Tatton View, Manchester, M20 4BU  
LOC At The Christie, 550 Wilmslow Road, Manchester, M20 4BX  
527A Wilmslow Road, Manchester, M20 4BA  
Top Flat, 540 Wilmslow Road, Manchester, M20 4BY  
538 Wilmslow Road, Manchester, M20 4BY  
Withington Community Clinic, 535 Wilmslow Road, Manchester, M20 4BA  
523 Wilmslow Road, Manchester, M20 4BA  
529 Wilmslow Road, Manchester, M20 4BA  
534 Wilmslow Road, Manchester, M20 4BY  
10 Tatton Grove, Manchester, M20 4BP  
12 Tatton View, Manchester, M20 4BU  
525 Wilmslow Road, Manchester, M20 4BA  
525A Wilmslow Road, Manchester, M20 4BA  
Flat Above, 534 Wilmslow Road, Manchester, M20 4BY  
531 Wilmslow Road, Manchester, M20 4BA  
533 Wilmslow Road, Manchester, M20 4BA  
542 Wilmslow Road, Manchester, M20 4BY  
527 Wilmslow Road, Manchester, M20 4BA  
523A Wilmslow Road, Manchester, M20 4BA  
521 Wilmslow Road, Manchester, M20 4BA  
540 Wilmslow Road, Manchester, M20 4BY  
8 Tatton Grove, Manchester, M20 4BP  
536 Wilmslow Road, Manchester, M20 4BY  
8 Tatton View, Manchester, M20 4BU  
6 Tatton Grove, Manchester, M20 3WB  
2 Tatton View, Manchester, M20 4BU  
20 Tatton Grove, Manchester, M20 4BP

Photopheresis Unit, Christie Hospital Nhs Trust, 550 Wilmslow Road, Manchester, M20 4BX  
Manchester Muslim Prep School, 551 Wilmslow Road, Manchester, M20 4BA

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Conservation Area - Withington Conservation Area 1983

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA