List No. 4

Crumpsall Ward	**Application Number**	**Date of Appln**	**Committee Date**
	081760/MO/2006/N1	7th Mar 2007	28th Jun 2007

Proposal RESERVED MATTERS APPLICATION for layout, scale, appearance and landscaping for the erection of 194 no. residential units (63 no. apartments in 3 no. four storey blocks and 131 no. two and three storey houses). Associated car parking, boundary treatments and landscaping. Provision of public open space.

Location Avecia Chemical Works, Old Market Street, Blackley

Applicant Taylor Woodrow Developments Ltd Taylor Woodrow House, The Beacons, Warrington Road, Birchwood, Warrington, WA3 6XU

Agent

Description

This is a reserved matters application seeking approval for layout scale, appearance and landscaping in relation to the erection of 194 dwellings in Blackley Village. Outline planning approval was granted for the development 200 dwellings (at a density of approx 42 dwellings per hectare), together with a total of 1,000 sq.m of commecial floorspace comprising Class A1 (retail), A2 (offices) and A3 (cafe/restaurant) uses on a larger site including land to the east of 95 Old Market Street on 21st September 2006. All matters of detail apart from access were reserved for future approval. Vehicular access was approved from Crumpsall Vale, Old Market Street (to serve the proposed retail floorspace), Quilter Grove and Lawson Street. Additional pedestrian access points from Gilman Close, Old Market Street, and Old School Drive were to be provided, and the principle of re-routing the footpath from Crumpsall Vale to Bottomley Side was considered.

This scheme comprises 131 houses (48 four and 83 three bedroom) and 63 two bedroom apartments. It is proposed that the residential properties would be 2 and 3 storeys in heights, with the proposed block of apartments being 3and 4 storeys in height. A pocket park would be created within the site at the junction of the east-west route from Crumpsall Vale to Gilman Close, and an internal estate road. A footpath cycleway route is also indicated along the western boundary. The road layout would provide permeability for pedestrians and cycles as well as vehicles, and demonstrates 100% off street parking provision can be accommodated in the form of integral garages or within gated rear courtyards, together with 100% cycle storage provision for the proposed apartments.

The site covers an area of 4.675 ha, and currently comprises laboratory buildings and chimney, ancillary car parks, ornamental garden with landscaped areas, and overgrown scrubland with extensive areas of hardstanding. The site was previously used by the dye works / chemical industry since 1865.

Consultations

Local Residents and Local Businesses - 27 letters and 6 e-mails have been received objecting to this proposal on the following grounds: -

* The four storey apartment blocks are not in keeping with the area and are unsightly. Three of these blocks would be a blot on the landscape and adversely affect the privacy of the residents to the north of Old Market Street. If these blocks were reduced to two storeys they would not give rise to privacy issues.
* The development of the site is a good idea, which will aid further regeneration of the area, just not the four storey apartment blocks.
* Following recent environmental problems with the site on Waterloo Street, residents require reassurances regarding any potential problems with contaminated land and associated effects on public health.
* This application will increase the amount of traffic using an already congested system. Residents seek reassurance that the scheme would not lead to parking and congestion problems, and associated highways safety issues for pedestrians.
* Opening up Lawson Street and Quilter Grove to vehicles would lead to highway and pedestrian safety issues.
* The scheme does not include any shops, leisure facilities, or GP surgery. How will the village cope with a larger population and lack of facilities. Large numbers of houses should not be built without a village core.
* There are too many flats proposed, which seem to be in a segregated gated community. The gated approach to the scheme should be reconsidered. Also the apartments do not face out onto the road, which has not been considered in the crime report.
* Traffic calming measures proposed appear to be totally inadequate to stop the proposed scheme being used as a rat-run to avoid the traffic signals at Old Market Street/Lion Street.
* The development seems to go against the vision of having a village feel to the area to be very much targeted at the buy to let market.
* Residents are concerned whether the rear boundary treatment to properties on Old School Drive would be retained.
* Residents are concerned regarding the quality of the finish of the proposed dwellings.
* An alternative road must be in place to the Old House at Home public house before any development commences to ensure access is not obstructed and trade is not lost.
* At present the Old House at Home public house advise their sewers and drains run under Bottomley Side and have to be pumped from the pub down to reach the main sewer at Crumpsall Vale. The landlord has asked whether the developers have plans to connect the pub when the new road network and drains for the proposed dwellings on the former route of Bottomley Side are laid.

* The application totally ignores the strong statements in the Blackley Village Local Plan.

Blackley Village Residents' Association - object to the application on the following grounds:-

* The four storey apartment blocks are not in keeping with the area and would give rise to overlooking, and privacy issues. They should be restricted to two storeys.
* The number of apartments is considered to be excessive and inappropriate for this area, as it is believed that it will attract the buy to let investor and cause

considerable problems include ding creating a highly transient population. The proposed apartments should be built to the high standards.
* The flats appear to be in a gated community, which is wholly unacceptable.
* There appears to be no road access from Old Market Street, even though the Blackley Vision statement indicates such an access.
* The flats appear to back onto Old Market Street.
* The traffic calming measures do not come up to a standard to prevent a rat-run occurring through this site. Traffic calming within this site should be of a high standard to ensure rat running does not occur.
* Concerns are expressed that there are insufficient parking paces to serve the proposed apartments, potentially giving rise to on-street parking problems.
* The design is an 'of the peg design' with little thought or consideration to integrating the estate into the wider community to create the village feel.
* There are no plans for the retail development, and they feel that these plans should be incorporated into this application , as they believe that the current plans would deter a potential retailer, as the site is and will remain isolated from the village core.

Councillor Leese - Has expressed major concerns about this application. He advises that Councillors, Council Officers, and residents have been working together for sometime to develop a Regeneration Framework for Blackley Village and this has been formalised in the Blackley Village Local Plan. The Avecia site is one of two major development opportunities within the Village and if we get its redevelopment wrong we will lose the renaissance of the Village for at least a generation.

Whilst the proposals submitted at outlined stage were less than perfect they did at least provide a basis on which we could agree to move forward. The implementation of the current proposals from the applicant would be nothing short of disastrous. Concerns with the proposals include:

1. As part of the Blackley Village Local Plan we have identified an opportunity for a new road following the line of Crumpsall Vale and then turning to meet the bottom of Chapel Lane in a crossroads. This would deal at a stroke with two major traffic management issues within the Village. The current planning application builds at least in part over the line of that road.
2. The apartment blocks proposed for the Old Market Street frontage apart from being mediocre in design are built completely the wrong way round. Their frontages and main entrances should be to Old Market Street. Boundary treatments to Old Market Street should be consistent with an active street scene, ideally a low wall topped with low railings.
3. There should not be a public footpath running through the middle of these apartments. Rather direct access from the development to Old Market Street should be via the roadway referred to in one above, or via opening up Gilman Close.
4. The proposals for the commercial area are unsatisfactory both in layout and provision of parking and the applicant ought to engage in discussions with the City Council about the incorporation of the Council owned land on the corner of Old Market Street and Domett Street into the commercial development.
5. The outline planning consent had an indicative layout showing housing separated from the riverbank by a roadway and footpath. This layout not only prevented housing being built too close to the river but could also ensure direct servicing to the Old House at Home Public House throughout the development

process. The replacement of this roadway with a number of cul-de-sacs is completely unacceptable.
6. I am concerned that the pocket park is already to small but the current application affectively transforms it into what you would describe as incidental open space rather than a usable park or garden. Again , the indicative layout at outline stage showed housing being separated from the pocket park in a way that would have significantly increased its utility value.
7. There is little detail of the proposed Traffic Calming Scheme for the area. I am concerned, as are local residents, that this should be both innovative and of high quality, not simply a series of speed platforms.
8. Finally, I am concerned about the design of the houses themselves. They are typically mediocre volume house builder standard house types and as such could be literally anywhere in the U.K. There appears to have been no attempt made to introduce design elements that will bring a distinctiveness and sense of place to the development. With regard to design matters no reference appears to have been made at all to the historical context of the site. In addition parking proposals and boundary treatments are unacceptable.

In summary, I am totally opposed to this planning application as it currently stands. I hope that the applicant can be persuaded to enter into meaningful dialogue with the Council and make substantial changes. If that is not the case I will be urging rejection of the application.

Revised plans have been forwarded and any further comments will be reported to committee.

Environment Agency - Advise they object to the proposed development on the following grounds:
The application site lies in an area that may present a significant flood risk from the generation of surface water run-off. In order that they may fully consider the issue of flood risk, the applicant should prepare and submit a flood risk assessment for the site as advised PPS25 Development and Flood Risk. The flood risk assessment must be submitted and agreed before the application is determined. Should any increase in discharge from the site occur then the development must provide an element of on-site storage for excess run-off with a restricted discharge to the connecting sewer as detailed in the Interim Code of Practice for Sustainable Drainage Systems.

From the layout drawing number (PL01 Rev J),gardens and an access road would encroach within 8m of the River Irk corridor. This is unacceptable as this would lead to a loss of existing greenspace and mature trees along the wildlife corridor and limited detail pertaining to boundary treatment works along the river. They would seek to avoid such designs with development 'backing' onto the river, which generally leads to long term encroachment and pollution problems, as well as poor ecological and landscape value, and restricted Environment Agency access.

They would wish to see such a riparian development integrate with the watercourse, seeing it as an important resource, i.e. front facing properties all the way along the river corridor, public amenity and landscaped buffer zone of no less than 8m along the river.

However, if the Council is minded to approve the application as submitted, then, in accordance with paragraph 65 of PPG25, we should be notified in order that further representations may be considered.

Revised plans have been forwarded and any further comments will be reported to committee.

Director of Housing - Any significant comments will be reported to Committee.

Head of Engineering Services - Advises that a section 106 agreement has been agreed on the outline application, therefore the design of the streetscape on the existing roads must be linked to the proposals. In addition detailed comments have been made regarding adoption of highways, gated car park access, drop kerbs, traffic calming, bins collection arrangements for plots 189-192, turning head requirements at Crumpsall Vale and boundary treatments. Also particular reference is made to Bottomley Side which is currently unadopted, as this road will have to be adopted through to the boundary line for the public house, and access to the pub would need to be reviewed in view of servicing requirements.

Head of Regulatory Services (pollution)- recommend conditions relating to storage and collection of refuse, acoustic insulation in relation road traffic noise, and external building lighting.

Head of Regulatory Services (contaminated land section)- Any significant comments will be reported to committee. Conditions were attached to require the submission of a contaminated land and landfill gas survey to be submitted at the outline planning stage.

North Manchester Health Care Trust - Any significant comments will be reported to Committee.

Natural England - Any significant comments will be reported to Committee.

Greater Manchester Archaeological Unit - Any significant comments will be reported to Committee.

Greater Manchester Police Architectural Liaison Officer - Any significant comments will be reported to Committee.

Lancashire Wildlife Trust - Any significant comments will be reported to Committee.

North Manchester Partnership - Has no objections to the principles of residential uses, which are supported in the Blackley Village Vision and Framework document.
The partnership does, however, have the following concerns: -
1. Layout - overall this is still a disappointing layout, acknowledgement is given to the changes to the removal of the cul-de-sacs on the highway adjacent to River Irk which is an improvement however the rationale behind the decision not to extend this highway to ensure more direct access to the Old House at Home Public House is awaited.

List No. 4

Ideally they would have liked to have explored the possibility of a new road direct from Old Market Street which would improve access and was part of the Master Plan, but it is understood that at the outline stage there no requirement on the part of the developer to respond to this need, but local members and residents were led to believe that such a condition would be placed on the outline approval.

The Partnership raised the opportunity of opening up Gilman Close to traffic at a meeting with Taylor Woodrow which was dismissed as inappropriate given the outline approval makes clear how access will be achieved to the site. However had a vehicular access through Gilman Close been secured a partial closure of Lawson St or Quilter Grove which would help deal with rat running issues that are of local concern. The Partnership would have also been able to incorporate a small piece of Council owned land that would have aided the redevelopment of the site allocated for retail use, which will form part of a separate application from Taylor Woodrow.

2. Traffic Management - there have been no changes to this (i.e. just speed ramps suggested) however a Traffic Section response on the proposals is needed. Local ward members were keen to secure a quality scheme that would complement the works that will be undertaken by the Traffic Section as part of the Section 106 funding that has been secured on this development at the outline planning stage.

3. Public Open Space - Satisfactory details have been provided on how the remainder of the pocket park area would be utilised as a Public Open Space area and as a usable park area.

4. The pedestrian linkages to the commercial area are considered to be poor.

5. The Partnership remains concerned that a car park fronts onto Old Market Street. This does not create live frontage and nor does it support the concept of rebuilding a Village Core. If this car park could be re-sited elsewhere there would be more potential to re-site the apartments fronting Old Market Street and this would ensure they could retain the land for a possible new road link to Crumpsall Vale should funding become available (see point 1 above).

6. Some improvements have been made with regards the positioning of the proposed apartments on Old Market Street, which aids the street scene, and new boundary treatments have been suggested which are more acceptable. The properties however will still have entrances at the back so there is still a strong element of the scheme backing onto Old Market Street.

7. Design - The Vision and Framework document developed in partnership with the former owners has not had any influence on Taylor Woodrow's in terms of design and the scheme has the appearance of a volume house builder standard house type scheme. Concerns were expressed to the developer at the meeting, when the need for a high quality scheme given the regeneration background to this area was reiterated. However, revised plans appear to indicate additional detailing bolted onto a standard house type scheme.

In conclusion although the applicant has made some changes / improvements, they are not of a substantive nature .

List No. 4

Director of Environment & Operations - Any significant comments will be reported to committee.

Greater Manchester Passenger Transport Executive - This site lies within walking distance of bus services on Old Market Street and Lion Street. It is encouraging to note this revision includes pedestrian footpath links between the apartment blocks and Old Market Street. This will result in much shorter walking distances to and from the bus stops for future residents when using public transport. It is hoped that GMPTE's other previous comments regarding the provision of lighting along the main pedestrian route between the development and Old Market Street has also been incorporated into the development however this is not clear from the drawing received.

Greater Manchester Ecology Unit - Recommends that conditions relating to measures to deal with Japanese Knotweed; protection of the river corridor during the construction period; and in relation to bats although the survey results were adequate, 3 trees were identified with some roosting potential and it is recommended that a condition is required to undertake further investigation of these trees or to propose a felling methodology.

In addition, a recent application (081817/FO/2007/N1) recommended that a 'bat friendly' lighting scheme be implemented near to Crumpsall Bridge. If at all possible they recommend that this lighting be implemented along the river corridor.

Further comments have been received (05/06/2007) advising that the Ecological Assessment provides an accurate reflection of the current condition of the site and makes recommendations in keeping with the locality and will be beneficial to the local biodiversity. Also that the tree and shrub native mix are appropriate for this location.

United Utilities - Have no objections to the proposal, but advised that the site must be drained on separate systems.

Aboricultural Officer- Advises that the proposed construction works will necessitate the removal of the vast majority of trees from the site, however, the proposed landscaping and replacement planting will compensate for the removal of trees. He notes that all trees to be removed should be checked for signs of nests, and any trees with nests must be retained until after the bird nesting season.

Landscape Practice Group -Advise that all trees appear to be being cleared from this site and note that no tree survey was provided with the application; a tree survey should be carried out before the layout design. Some of the trees proposed to be retained have appeared to been felled already and there is currently major felling works ongoing on the site. There are a small number of trees to be retained in the area of open space and along the river edge but this does not compensate for such a loss. They have concerns that tree felling on the site has already commenced and was taking place at their site visit. It is currently in the bird-nesting season and no felling should be taking place at all.
They welcome the use of native species within some of the shrub & tree planting, particularly along the river edge where it will create a more natural appearance on the riverside walk, but advise the native mix proposed would not be suitable for the open land between plot 112 and the Old House at Home

public house, and could give rise to security risks in the future. They confirm the acceptability of the trees proposed, but recommend that they be increased in size to heavy standards.

They request further details in relation to the pocket and hard materials to be used in the landscaping scheme. Revised plans have been forwarded and any further comments will be reported to committee.

Issues

Relevant Planning Policies

Planning Policy Statement Note No.1 (PPS1): Creating Sustainable Communities

PPS1 encourages the promotion of urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed-use developments that create linkages between different uses and create more vibrant places.

The principle of the development proposed is clearly in accordance with PPS1.

Planning Policy Guidance Note No.3 Housing

This guidance strongly encourages the re-use of previously developed vacant or under utilised land and buildings and lends support to new housing within urban areas at high densities that are in close proximity to existing services and facilities and public transport provision.

The proposal accords with this guidance in that it would create a high density residential development of up to 194 dwellings on a brownfield site on a busy west / east route with transport links.

Planning Policy Statement Note No.23 Planning and Pollution Control

This note provides advice on the relationship between controls over development under planning law and pollution control legislation. It is particularly relevant to the redevelopment of contaminated land and lays particular emphasis on developments, which would have significant environmental benefits through the regeneration of land and the recycling of brownfield sites for new sustainable development.

Planning Policy Guidance Note no.25 - Development and Flood Risk.

Planning Policy Guidance Note no.25 reiterates the need for urban regeneration and the redevelopment of previously developed land to minimise the need for the development of greenfield land. Essentially, the PPG advises a balanced flexible approach, which addresses the risk of flooding whilst recognising the benefits of recycling previously developed land. Although only a very narrow strip of land along the western margins of the site falls within the flood plain,

(which the plan shows as being the route of the footpath cycleway) it is recommended that appropriate flood board conditions are applied to any planning permission to safeguard future occupiers. It is not considered that this development would have an adverse impact on the existing floodplain, particularly as the replacement of industrial use by housing can result in an increase in gardens and thereby reduce run-off.

Regional Planning Guidance for the North West

Policy UR1 identifies the sustainable regeneration of the Region's urban areas as being a clear priority, and policy UR4 establishes targets for the recycling of land and buildings. It sets a target of achieving 90% in Manchester between 1996 and 2016. Policies DP1, Economy in the Use of Land and Buildings, DP2, Enhancing the Quality of Life, DP3, Quality in New Development, are also relevant.

Environmental Impact Assessment

The applicant requested a screening opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) at outline planning stage. It was considered that although the development would have some impact on the area, an Environmental Impact Assessment was not required in this instance. Not withstanding this screening opinion, and this is a reserved matters application, a further screening opinion has been carried out and concludes that an Environmental Impact Assessment is not required in this instance.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance

This site falls within the one of the City's character areas, referred to as 'an area of change'. These are areas of regeneration activity, within which the aim is to extend housing choice to better provide for the needs of existing and future residents; broaden the mix of uses to accommodate new shopping and employment areas; provide jobs, services, and local facilities; and improve sustainability by providing a mix of activities, buildings and facilities. New developments are expected to provide quality in-curtilage amenity space and adequate car parking. It is considered that the proposed development would accord with the aspirations of the guidance.

UNITARY DEVELOPMENT PLAN
Part One of the Unitary Development Plan.

Policy H1.2 states that the Council wishes to ensure that housing stock contains a wide enough range of housing types to meet the needs of people who want to live in Manchester.

The proposal is in accordance with Policy H1.2 in that the scheme provides a range of 2, 3 and 4 bedroomed accommodation to cater for the needs of people at different stages in their life or with different housing requirements. The scheme will also widen the range of property types within the local area, and this in turn should lead to better use of the existing housing stock.

List No. 4

Policy H2.7 advises that new housing schemes will be expected to be of a high standard of design and make a positive contribution towards improving the City's environment.

Policy E1 advises that that major new development will be required to be located where it can be easily served by pubic transport, policy E3.4 aims to create a network of safe and attractive recreational open spaces by linking river valleys, canals, policy E3.5 states that the Council will promote measures, which will lead to a safer environment for all people living in and using the City and policy E3.1 encourages the reclamation of derelict land with a view to re-use. It is considered that these proposals would accord these policies.

Policy T3.6 seeks to promote cycling by developing a safe network of routes and facilities for cyclists. The propose footpath cycleway along the river would link to sections of the riverside route which have been implemented, and would accord with policy T3.6

Part 2 of the UDP

This site falls within an area covered by policy CC2, which advises that "the Irk Valley will continue to be subject to policies aimed at environmental improvement, recreational development, and protection of wildlife. Improvements will be made not just to benefit nearby communities, but also to produce linear pedestrian and cycle routes through the valley with the route being positioned near to the river wherever practicable." This proposal would allow for a footpath/cycleway alongside the river, which clearly accords with this policy.

Flood Risk Areas - Policy DC21.1 advises that 'development including the raising of land, will not normally be permitted where it would be at risk from flooding or would unacceptably increase the risk of flooding elsewhere. However, planning application ref. 073513 (which relates to the land to the south west of this site) included the creation of flood attenuation ponding areas to ensure a flood plain, which can accommodate anticipated 1 in 100 year flood levels.

However, as a narrow strip of this site along the western boundary falls within the flood plain for the river Irk, it is recommended that a condition should be added to ensure floor levels of the proposed development are constructed 600mm above the design flood level (100 year flow + 20%, and a condition relating to the requirement for a surface water regulation system.

The Environment Agency's comments have been noted, and revised plans which take on board the issue of 8m clearance alongside the watercourse have been submitted. Six dwellings would face onto the river, leaving only four dwellings
being side on or backing onto the River Irk. Due to the route of Bottomley Side and issue of gradients in the south western corner of the site adjacent to the river it has not been possible to re-orientate these properties to face onto a highway.

In terms of flood risk , previous correspondence between the Environment Agency and the applicant confirms that this site is not considered to be at any

significant flood risk, and a s a result the Agency agreed to the principle of residential development , but advised that would not wish to see an increase in surface water disposal for the site than already exists.

Blackley Village Vision and Framework Document - recommends that the new street pattern should take existing important links and extend them into Avecia's site to provide the basis for a new internal movement structure. It also identifies the site as being appropriate for residential development with the potential for a landmark building of four storeys facing onto Hexagon Tower and the River Irk and including an area as a pocket park for future residents. The Framework also identifies a potential vehicular connection from Old Market Street to Crumpsall Vale along the eastern boundary of Hexagon Tower, and a requirement for a green route along the River Irk, which would form part of the proposed development.

Proposed design/massing/layout of scheme and context within area

Buildings adjoining the site are currently a mix of two and three storey existing dwellinghouses and apartments, with Hexagon Tower (12 storey), and two storey commercial development abutting the development site on the Old Market Street frontage. The four storey apartment blocks on Old Market Street would be located on the site of the former Hexagon House office building (five storeys) and is therefore considered to be acceptable in terms of massing within the streetscene. The reminder of the development would comprise 2 and 3 storey properties, which is considered to be in keeping with recent developments in the local area. The proposed apartment buildings have been relocated to be sited closer to the back of pavement on Old Market Street to have more of a presence in the streetscene.

Following concerns expressed regarding the nature of the elevational treatment proposed to the dwellings and particularly the apartment blocks, revised plans have been drafted which go some way to respond to the issues raised have been submitted and forwarded to appropriate consultees. On-going discussions are still taking place regarding revisions to the elevations and further revisions are now awaited.

The finish and materials will be crucial as regards the creation of an acceptable scheme, and it is therefore recommended that a condition regarding materials is imposed upon a grant of Planning Approval to ensure the quality and durability of the materials.

Potential overlooking of adjacent sites

Concern has been expressed by residents that this development has the potential to give rise to overlooking issues particularly due to height of the proposed apartment blocks, and relationship to existing houses. The majority of the proposed properties comply with the City Council's guidelines on privacy distances. However, the distance between two of the proposed apartment blocks would fall below the guidelines, and the applicant has been asked to incorporate measures to overcome potential overlooking issues.

List No. 4

Access

Vehicular access from Crumpsall Vale, Old Market Street (to serve the proposed retail floorspace, Quilter Grove and Lawson Street was approved as part of the outline application, with additional pedestrian access points from Gilman Close, Old Market Street , Old School Drive also approved at that time. The re-routing of the footpath from Crumpsall Vale to Bottomley Side was also considered at that time.
No access was indicated between Old Market Street and Crumpsall Vale at the outline planning stage, as was indicated within the draft Blackley Village Regeneration Vision and Framework Document, and although the parameters plan had an area of land which could accommodate such a route within the north -western area of the proposed development, this access did not form part of the outline planning approval. Although the provision of this route has been raised with the developer to be given further consideration, it has not come forward as part of the reserved matters application and a justification statement has been provided which refers to the steep gradient of such a route which would occur as a result.

Pedestrian access has been provided form Old Market Street to Crumpsall Vale, and the proposed internal estate roads would link up to Lawson Street and Quilter Grove , and form a grid within the proposed development.

Traffic Calming

The Traffic Impact assessment submitted at outline planning stage demonstrated that, with the exception of the Old Market Street/Lion Street junction where particular problems already occur (this junction will have traffic signals shortly), the anticipated traffic generation would generally be satisfactorily accommodated at other existing junctions.
It was anticipated that conditions created by this development and the traffic from Hexagon tower would give rise to conditions which would be sufficient to start deterring traffic from using the local area, and that under constrained capacity, local traffic would be likely to increasingly replace external traffic.
The traffic calming shown on the plans is indicative and would be designed in conjunction with the head of Engineering Services to ensure that a limitation of traffic speed to 20mph is achieved , and potential for rat-running is deterred. A condition would be attached to any approval to ensure this matter is fully addressed.

Ecology

The site has been surveyed for Bats , Badgers, Water Voles, Otters, birds and flora. 22 bird species were recorded and a small number of butterflies. No protected species were recorded either on the site or close to the boundary during the survey work. Two of the bird species occur on the RSPB list of high conservation concern, but there was no evidence of breeding sites within this site.

Three trees were identified as having the potential to support roosting bats, and it was previously recommended that a condition be attached to any planning permission to require a pre-felling inspection before removal in case at Reserved Matters stage these trees are requested to be removed. It was also

recommended that this aspect of the scheme is conditioned, together with the requirement that any works take place outside the bird nesting season, and that any Japanese Knotweed is appropriately treated. It is considered that these conditions should be attached to this application.

Contaminated Land

The site comprises part of a former chemical and dye company. The applicants have submitted an overall remediation strategy, which responds to the matters regarding a clean 600mm capping layer and appropriate sub-floor venting and gas membranes. It is recommended that a condition be attached relating to contaminated land and landfill gas measures be attached to any approval pending implementation of such measures. A validation report would also required to be submitted following completion of the works.

Secure by Design

The priority has been to create a quality development, which encompasses the key principles to ensure a safe and secure environment. The design strategy has been to avoid corners and elements that can be climbed over/vandalised to encourage passive surveillance. The entire site would be lit and managed. A Crime Impact Statement has been submitted which makes recommendation in regard to boundary treatment, glazing, doors, locks and electronically operated gating to parking courts etc, which provided they are complied with will mean the scheme will achieve secure by design accreditation.

Field Footpath

The principle of re-routing the route of a footpath running eastwards from Crumpsall Vale to the Old House at Home public house on Bottomley Side considered at outline planning application stage. A pedestrian footpath/cycleway has been indicated as running alongside the river from Crumpsall Vale linking back up to Bottomley Side in close proximity to the Old House at Home. In addition an estate road with footways following a similar alignment to the current route of FFP52 on Bottomley Side would be created thereby providing a vehicular route to the Old House at Home public House. Although, the applicant has confirmed that access will be maintained between the public house (Old House at Home) and Crumpsall Vale either on the existing route or by means of diversion, it is recommended that a condition is attached to any approval to request a diversion route to be available for public use before any development takes place.

Access for Disabled People

The applicants have confirmed that consideration has been given to access for disabled people both within buildings and when moving around the development. The proposed apartments would have level thresholds, lift access and appropriate turning circles in living rooms, bathrooms, and kitchen area, together with suitable door widths. However, in relation to the proposed dwellinghouses, although all would have level thresholds, only 15 properties would be fully visitor accessible at ground floor level(39% of houses). The applicant has advised that the other properties would require a significant re-

design to accommodate disabled access requirements, which would result in an increase in the size of these houses , and ultimately an increase in the market price beyond that of researched dwellings in the locality, thus making them uneconomical. This is a privately owned site.

Landscaping

The plan indicates the provision of a 800 sq.m pocket park and landscaped footpath/cycleway alongside the River Irk. Both areas would include significant tree planting and the proposed park would include a seating area , pathways , planting beds and would be bounded by hoop topped railings around the perimeter.

The overall development would necessitate the removal of 25 trees and two groups of trees, with the subsequent planting of 176 trees, in front and rear gardens and parking court yards. Hedging is also indicated set behind front garden boundary railings.

Comments regarding plot 112 have been noted , and the applicant has revised the scheme to incorporate appropriate species.

Quality design and good management of the public realm will be essential to creating a safe and viable location. To this end it is important to create pedestrian-friendly environments, whilst accommodating the vehicle requirements.

Boundary treatment

The applicant was requested to consider the use of low wall and railing boundary treatment to front garden areas , and the back of pavement on Old Market Street, but wishes to retain the treatment shown in the submitted plans i.e. railings with hedging behind. Rear gardens would be bounded by 1.8m close boarded fencing, fencing to enable some surveillance of the riverside walkway.
In addition the application has been requested to remove the low railing fence which currently separates the riverside walkway from the road in front of plots 89 to 97, and replace the existing boundary treatment to the rear of nos.4-12 Old School Drive. Confirmation regarding this matter is now awaited.

Sustainability

The applicant has considered the sustainability of the scheme as part of a pre-estimator for Eco Homes and aspires to achieve a "very good" rating. Other key sustainability issues that have been considered in the development of the scheme include :

(1) Sourcing of materials.
(2) Cycle storage spaces.
(3) Home office provision.
(4) Low energy lighting and eco labelled white goods.
(5) The design of the building envelope to minimise heat losses and solar gains, and the provision of energy efficient lighting to key areas and general circulation

spaces. The buildings have been orientated to allow habitable rooms to be adequately lit with natural light, wherever possible.
(7) Bin storage including recycling bins.

A site wide waste management strategy has been developed. The aim of the development will be to encourage segregation of refuse and recyclable waste by clear delineation.

Legal Agreement - The outline application was subject to a Section 106 of the Town and Country Planning Act including junction and traffic movements, any necessary housing amenity space required in the final scheme, and a footpath/cycleway set in a linear riverside walkway.

CONCLUSION

It is felt that this scheme in conjunction with other recently approved residential developments in the vicinity to the south along the Irk Valley can make a positive contribution to the regeneration of this area, improve the appearance of a vacant site and river corridor, and other development proposals in the immediate area.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents 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. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation MINDED TO APPROVE

Subject to revised elevational plans , and on the basis the proposal accords with policies CC2, H1.2 , H2.1 H2.3 ,H2.7, E1, E 3.1, E3.4, T3.6, DC 7.1, DC21.1 of the Unitary Development Plan, and there are no other material considerations of sufficient weight to indicate otherwise

Conditions and/or Reasons

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

List No. 4

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

2) Before any building or phase of development is commenced, the applicant shall submit detailed plans and particulars to the Council, and obtain their approval under the Town and Country Planning Acts, of the following matters as are required by condition nos.3 to 32 of this permission.

Reason - To ensure the satisfactory development of the site and because this application is in outline only, and to ensure that the conditions attached to the consent are complied with for each phase or contract related to the implementation to which they are relevant

3) Construction of any building or phase of development hereby approved by this permission shall not take place unless and until samples and specifications of the materials to be used on all external elevations of that building or phase of development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason

To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

4) No building or phase of development shall be occupied until a scheme for the storage and disposal of refuse of that building or phase of development has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall remain in situ whilst the building or phase of development is occupied.

Reason

In the interests of amenity and public health, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

5) The landscaping scheme approved by the City Council as Local Planning Authority shall be implemented in accordance with a programme to be submitted to and approved in writing.The scheme shall include a planting schedule based on native species. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within 3 years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted unless otherwise agreed in writing by the City Council as local planning authority.

Reason

To ensure that a satisfactory landscaping scheme for the development is carried out pursuant to policy H2.2 and policy E3.4 of the Unitary Development Plan for the City of Manchester.

6) All trees, shrubs and hedges within the site and/or trees whose root structure may extend within the site, which are to be retained shall be fenced off before any building or other operation approved by this permission is carried out within the vicinity in accordance with British Standard 5837 (1991). Thereafter, no excavation or other building or engineering operations shall take place and no plant, machinery or materials (including excavated material) shall be placed, deposited, stored or stacked within any such fence during the construction period.

Reason

In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area, pursuant to policy E 2.6 of the Unitary Development Plan for the City of Manchester.

7) The development hereby approved shall be carried out in accordance with the drawings numbered SK-6CL-20/001-01, SK-6CL-30/001-01,(Clifford) SK-6CY-24/001-01, SK-6CY-34/001-01,(Conway), SK-6LN-20/001-01, SK-6LN-30/001-01,(Longworth), SK-6SF-20/001-01, SK-6SF-30/001-01,(Stratford), SK-6TA-20/001-01, SK-6TA-30/001-01,(Tatherton), SK-6TW-20/001-01, SK-6TW-30/001-01,(ThawKstead), SK-6WE-21/001-01, SK-6WE-34/001-01, (Wessex),
TR-20-01, 12361-CS-1 (cycle storage) , Standard garage details (1) rev.B, Fencing plans NSR-2, NSR-2, NSR-3, SF/1, SF/13, SW/1,
Substation UU-A2-016/02 rev.F, 06-894-WM02,
Drainage plans NH50909/1213/1, NH50909/124/01,
Topographical plan M/0657 rev.A
06/894/OS/01
Planning Statement, Crime Impact Statement, Design and Access Statement,received and date stamped 7th March 2007; 06/894 WM01 rev.A , 3002.01 rev.C , 3002.02, 3002.03 , Tree Survey report, and Eco-Homes Ecological Assessment received and date stamped 31st May 2007 ;

PO5MAF/-/20, P05 MAF/-/33 rev.A , (Mayfield), PO5GOS/-/20 rev.A, P05 GOS/-/32 rev.A, PO5GOS/-/33 rev.A,(Gosforth), P05 GOS/-/20 rev.A, PO5GOS/-/33 rev.A, (Feature Gosforth), SK-6CS-21/001-01 rev.A, SK-6CS-35/001-00 rev.A,(Chester), SK-6CS-21F/001-01 rev.A, SK-6CS-35F/001-01 rev.A,(Feature Chester), SK-6HA-21/001-01 rev.A, SK-6HA-34/001-01 rev.A,(Harvington), SK-6HA-21/001-01 rev.A, SK-6HA-34/001-01 rev.A,(Feature Harvington), SK-6MN-20/001-01 rev.A, SK-6MN-30/001-01 rev.A,(Manningford), SK-6MN-20F/001-01 rev.A, SK-6MN-30F/001-01 rev.A,(Feature Manningford), 3 scanned perspectives elevation plans, SK-BA-03 rev.A , SK-BA-04 rev.A, SK-BA-05 rev.A, SK-BA-06 rev.A, SK-BA-06 rev.A, SK-BA-07 rev.A and 06/894/PL01 rev.N received and date stamped 4th June 2007 unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason

To ensure that the development is carried out in accordance with the approved plans.

8) Details to be submitted in accordance with condition no.1 above shall include details of any necessary acoustic attenuation of buildings in accordance with an acoustic attenuation scheme to ensure that the amenity of

occupants of the development is not harmed by from traffic on Old Market Street , Crumpsall Vale , and adjacent commerical use. The approved acoustic attenuation scheme for any dwelling shall be implemented in full before that dwelling is occupied.

Reason

To protect the amenity of the occupants of the development, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

9) No part of the development approved by this permission shall be commenced until a scheme for the provision and implementation, of a surface water regulation system for that part of the development has been approved by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority . The scheme shall be completed in accordance with the approved plans.

Reason

To reduce the risk of flooding pursuant to policy DC 21.1 of the Unitary Development Plan for the City of Manchester.

10) No building or phase of development approved by this permission shall be commenced until details of the existing and proposed floor levels for that building or phase of development have been submitted and approved by the City Council as Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved details. Floor levels within the proposed development shall be constructed at least 600mm above the design flood level (100 year flow +20%), as indicated within the approved revised Flood Risk Assessment, unless otherwise agreed with the City Council as Local Planning Authority.

Reason

To ensure that the development is subject to minimum risk of flooding , pursuant to policy DC 21.1 of the Unitary Development Plan for the City of Manchester

11) All vehicles entering and leaving the site during the construction period are to pass through a wheel wash. Details of the wheel wash shall be submitted to and approved in writing by the City Council as local planning authority prior to the development commencing.

Reason

To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester

12) All contractors vehicles entering and leaving the site during the construction period shall be sheeted.

Reason

To ensure that the proposed development is not prejudical or a nuisance to adjacent dwellings, and in the interests of public health and amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester

13) Car parking shall be surfaced, demarcated and made available for use as each building or phase of development is occupied, in accordance with details to be submitted to and approved in writing by the City Council as Local Planning Authority. The car parking spaces shall then be available at all times whilst the buildings are occupied.

Reason

To ensure that there is adequate car parking for the development proposed when the buildings are occupied, pursuant to policy E3.5 of the Unitary Development Plan for the City of Manchester.

14) The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secure by Design' accreditation awarded by the Greater Manchester Police. Written confirmation of those measures are to be provided to the City Council, as the Local Planning Authority.

Reason - In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in PPS1 "Delivering Sustainable Development".

15) No trees shall be felled, or have any works undertaken on them, during the bird nesting season (March to July inclusive), unless otherwise agreed with the City Council as Local Planning Authority.

Reason

To ensure the protection of wildlife habitats in the locality , pursuant to policy E2.4 of the Unitary Development Plan for the City of Manchester.

16) No part of the development shall be occupied until space and facilities for bicycle parking to serve that part of the development have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. These facilities shall then be retained and permanently reserved for bicycle parking.

Reason

To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport, pursuant to policy T3.7 of the Unitary Development Plan for the City of Manchester.

17) Details of access proposals to each building or phase of development for mobility impaired persons including route widths, levels and gradients, shall be submitted to and approved in writing by the City Council as local planning authority before that building or phase of development commences. The approved details shall be implemented before that part of the development is first brought into use.

Reason

To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester and the Disability Discrimination Act 1995. However, in approving the relevant drawings, the City Council as the local planning authority does not hereby give any warranty that the provisions of the Disability Discrimination Act 1995 have been complied with.

18) The details of an emergency telephone contact number shall be displayed throughout the construction period in a publicly accessible location on the site and shall remain so displayed unless otherwise agreed in writing by the City Council as local planning authority.

Reason

In the interests of local amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

19) Before the development hereby approved commences a report to assess the likely extent of any ground contamination and/or ground gas being present on or affecting the site shall be submitted to and approved in writing by the City Council as local planning authority. Any necessary site investigations shall then be carried out according to a scheme to be agreed in advance with the City Council as local planning authority and implemented in accordance with the approved scheme.

Reason

To ensure that the presence of or the potential for any contaminated land/ground gas is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy H2.2 of the Unitary Development Plan.

20) The development hereby approved shall achieve a Building Research Establishment Environmental Assessment Methodology (BREEAM) rating of 'very good' unless otherwise agreed in writing by the City Council as local planning authority.

Reason

In the interests of minimising the environmental impact of the development, pursuant to Manchester Unitary Development Plan policy E1.5.

21) All highways within the development hereby approved shall be subject to 20 mph speed restrictions. A scheme to achieve this restriction shall be

submitted to, and approved in writing by, the City Council as Local Planning Authority.

Reason

In the interests of highway safety pursuant to policy H2.7 of the Unitary Development Plan for the City of Manchester.

22) Before the development hereby approved commences, the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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 equipment.

Reason

To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

23) No development shall take place until a diversion order in respect of the affected right of way has been confirmed , and a diversion route with adequate width and way marking is available for public use.

Reason - To comply with the appropriate orders as may be necesary, pursuant to policy DC22.1 of the Unitary Development Plan for the City of Manchester.

24) No part of the development hereby granted permission shall be commenced until a a pre-felling survey of all trees to be removed has been conducted by a person, the identity of whom has been previously agreed in writing by the City Council as local planning authority, to investigate whether the trees are inhabited by bats or by barn owls, and the survey results passed to the local planning authority. If the presence of bats or barn owls is established, a scheme for the protection of the wildlife habitat shall be submitted to and agreed in writing by the City Council as local planning authority before work commences.

Reason

To ensure the protection of habitat of bats and barn owls which are protected species under the Wildlife and Countryside Act 1981.

25) Prior to the commencement of any development, full details of a scheme for the management, destruction and/or disposal of Japanese Knotweed and Ragwort, to be carried out by the developer, shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority for approval, in order to ensure that the agreed scheme is still applicable.

Reason - To prevent the spread of Japanese Knotweed and Ragwort, pursuant to H2.1 of Manchester City Council's adopted Unitary Development Plan.

26) No building or phase of development shall be carried out on the site, which is the subject of this permission, until satisfactory details of the colour and finishe sof the elevations of the proposed boundary walls, fences and gates for that part of the development have been submitted to and approved in writing by the City Council as Local Planning Authority, and the development shall be carried out in accordance with such details.

Reason

To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority, pursuant to policy H2.7 of the Unitary Development Plan for the City of Manchester.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 081760/MO/2006/N1 held by Planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are all held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Chief Executive's Landscape Practice Group
Engineering Services
Environmental Health
Contaminated Land Section
Director Of Housing
Environment & Operations (Trees)
Environment & Operations (Highway Authority)
North Manchester Partnership
Environment Agency
GMPTE
United Utilities
Greater Manchester Ecology Unit
Natural England
Lancashire Wildlife Trust
Environment & Operations (Refuse & Sustainability)
The Chief Executive
Greate Manchester Archaeological Unit
Blackley Village Residents Association
Greater Manchester Ecology Unit
Greater Manchester Ecology Unit
Blackley Village Residents Association
Greate Manchester Archaeological Unit
The Chief Executive
Environment & Operations (Refuse & Sustainability)
Chief Executive's Landscape Practice Group
Engineering Services
Environmental Health

List No. 4

Contaminated Land Section
Director Of Housing
Environment & Operations (Trees)
Environment & Operations (Highway Authority)
North Manchester Partnership
Environment Agency
GMPTE
United Utilities
Natural England
Lancashire Wildlife Trust
Springfield Hospital, Delaunays Road, Manchester, M8 5RD
2 –10 Raysonhill Drive, Manchester, M9 8PW
76 Old Market Street, Manchester, M9 8FB
1 – 27, 2 – 26 Silverlea Drive, Manchester, M9 8EN
24 –40 Blackley New Road, Manchester, M9 8DB
130 –136 Old Market Street, Manchester, M9 8FH
1-11 Chapel Lane, Manchester, M9 8PT
42 Blackley New Road, Manchester, M9 8DB
185 Cleveland Road, Manchester, M8 4GX
183 Cleveland Road, Manchester, M8 4GX
The Imperial, Delaunays Road, Manchester, M8 4RH
Tonge & Young Ltd, Blackley New Road, Manchester, M9 8ER
B I C C Ltd, Delaunays Road, Manchester, M9 8FP
8- 22 Lion Street, Manchester, M9 8BZ
1 – 53, 2 – 24 Lawson Street, Manchester, M9 8DD
2 - 36 Quilter Grove, Manchester, M9 8DE
1 Surrey Street, Manchester, M9 8EQ
95 Old Market Street, Manchester, M9 8DX
97 Old Market Street, Manchester, M9 8DX
14 – 40 Old Market Street, Manchester, M9 8DY
52 –72 , 72A Blackley New Road, Manchester, M9 8EG
31 Blackley New Road, Manchester, M9 8ES
50-52 Bottomley Side, Manchester, M9 8EP
1 – 27, 2 – 32 Walsh Avenue, Manchester, M9 8DL
1 –7, 2 – 24 Westgate Avenue, Manchester, M9 8DZ
1 -21 Domett Street, Manchester, M9 8DF
2 Gilman Close, Manchester, M9 8DG
4 Gilman Close, Manchester, M9 8DG
20 - 46 Domett Street, Manchester, M9 8DA
47 –63 Domett Street, Manchester, M9 8DA
2 – 10 Oakworth Street, Manchester, M9 8DH
71-93 Slack Road, Manchester, M9 8AZ
Pike Fold Nursery School, Lawson Street, Manchester, M9 8DD
1 –25 , 2 – 26 Old School Drive, Manchester, M9 8DR
Flats 1 – 36 , Old School Court, 2 Old School Drive, Manchester, M9 8DR
54 Blackley New Road, Manchester, M9 8EG
11 Hill Lane, Manchester, M9 6PE
1 – 63, 2- 30 Cobble Bank, Manchester, M9 5FA
7 Hill Lane, Manchester, M9 6PE
9 Hill Lane, Manchester, M9 6PE
1 –9, 2- 8 Warren Bank, Manchester, M9 6FE
1 – 27 French Barn Lane, Manchester, M9 6PB
69 -81Chapel Lane, Manchester, M9 8EJ
3 – 7 Surrey Street, Manchester, M9 8EQ

List No. 4

1 –29, 2 – 6 Chapelhill Drive, Manchester, M9 8FJ
23A Chapelhill Drive, Manchester, M9 8FJ
23B Chapelhill Drive, Manchester, M9 8FJ
25A Chapelhill Drive, Manchester, M9 8FJ
25B Chapelhill Drive, Manchester, M9 8FJ
31A Chapelhill Drive, Manchester, M9 8FJ
31B Chapelhill Drive, Manchester, M9 8FJ
School House, Pike Fold Lane, Manchester, M9 8ED
12 – 18 Oakworth Street, Manchester, M9 8DH
Old House At Home, 48 Bottomley Side, Manchester, M9 8EP
11A Cobble Bank, Manchester, M9 5FA
47B Domett Street, Manchester, M9 8DA
Ye Golden Lion, 47 Old Market Street, Manchester, M9 8FB
1A Raysonhill Drive, Manchester, M9 8PW
1B Raysonhill Drive, Manchester, M9 8PW
1C Raysonhill Drive, Manchester, M9 8PW
1D Raysonhill Drive, Manchester, M9 8PW
1E Raysonhill Drive, Manchester, M9 8PW
1F Raysonhill Drive, Manchester, M9 8PW
Flat A, 12 Raysonhill Drive, Manchester, M9 8PW
Flat B, 12 Raysonhill Drive, Manchester, M9 8PW
Flat C, 12 Raysonhill Drive, Manchester, M9 8PW
Flat D, 12 Raysonhill Drive, Manchester, M9 8PW
Flat E, 12 Raysonhill Drive, Manchester, M9 8PW
Old House At Home, 52 Bottomley Side, Manchester, M9 3EP
4 Lion Street, Manchester, M9 3BZ
6 Lion Street, Manchester, M9 3BZ
School Bungalow, Pike Fold Primary School, French Barn Lane, Manchester, M9 3ED
70 Old Market Street, Manchester, M9 3FB
1A ,2A ,3A ,4A ,5A ,6A, 7A, 8A, 9A, 10a, 11A, 12A, 13A 14A 15A,16A ,17A ,18A ,19A ,20A,21A ,22A ,23A, 24A , 25A, 26A , 27A , 29A ,30A ,31A ,32A ,33A, 34A 35A and 36A Old School Court, 2 Old School Drive, Manchester, M9 8DR
Flat 1a, Plant Terrace, 1 Hill Lane, Manchester, M9 2RG
12 Raysonhill Drive, Manchester, M9 8PW
Flat F, 12 Raysonhill Drive, Manchester, M9 8PW
Mills And Allen013701 Gable, Millstone Inn, 31 Blackley New Road, Manchester, M9 8ES
More O Ferral Adshel Limited1503 Gable, 72 Blackley New Road, Manchester, M9 8EG
Ici, Crumpsall Vale, Manchester, M9 8DB
Zeneca, Crumpsall Vale, Manchester, M9 8DB
Vale Works, Delaunays Road, Manchester, M8 4RH
47A Domett Street, Manchester, M9 3DD
E C Blanchard, Domett Street, Manchester, M9 3DD
First Floor Part, Pike Fold Court, 20 French Barn Lane, Manchester, M9 2PB
Ground Floor Part And First Floor Part, Pike Fold Court, 20 French Barn Lane, Manchester, M9 2PB
Pike Fold County Primary School, French Barn Lane, Manchester, M9 6PB
Pike Fold Works, French Barn Lane, Manchester, M9 6PB
Over, 182 Hill Lane, Manchester, M9 2RG
N Worrall And Son, Hill Lane Estates, Hill Lane, Manchester, M9 2PW
11 Old Market Street, Manchester, M9 8DT

List No. 4

74-78 Old Market Street, Manchester, M9 8FB
Arthur Maiden 1166 Adjacent Fox Inn, 97 Old Market Street, Manchester, M9 8DX
Miller Homes Limited, Old Market Street, Manchester, M9 3DY
Blackley Cemetery And Crematorium, Chapel Lane, Manchester, M9 3JP
Pike Fold Primary School, French Barn Lane, Manchester, M9 3ED
Old School Court, 2 Old School Drive, Manchester, M9 8DR
Hill Lane Estates, Hill Lane, Manchester, M9 2PW
Millstone Inn, 31 Blackley New Road, Manchester, M9 8ES
Plant Terrace, 1 Hill Lane, Manchester, M9 2RG
2 – 32 Newcroft Drive, Manchester, Manchester, M9 8PU
1 – 9, 2 – 22 Sandybrook Drive, Manchester, Manchester, M9 8NY
1 – 5, 2-8 Wallbrook Drive, Manchester, Manchester, M9 8PX
2 – 4 Castle Hill Drive, Manchester, Manchester, M9 8NX
2 – 32, 11- 21 Marshbrook Drive, Manchester, Manchester, M9 8NN
1 – 9 Carrsdale Drive, Manchester, Manchester, M9 8PQ
1 – 9 , 2- 40 Bellfield Close, Manchester, Manchester, M9 8QA
1 - 16 (all) Maplewood Close, Manchester, Manchester, M9 8NW
1 –17 (all) Elmstone Close, Manchester, Manchester, M9 8NQ
1 –29 Oakshaw Close, Manchester, Manchester, M9 8NT
1 – 19 , 2 – 44 Aspenwood Drive, Manchester, Manchester, M9 8NP
1 – 23, 2-12 Thorndale Court, Manchester, Manchester, M9 8PZ
1 – 25 , 2 –24 Brakenlea Drive, Manchester, Manchester, M9 8NU
1 –23 Quilter Grove, Manchester, M9 8DE
Flats1 – 6 , 16 Hill Lane, Manchester, M9 2PE
2 Lion Street, Manchester, M9 3BZ
Advertising Right, Junc Chapel Lane, Old Market Street, Manchester, M9 3DX
New White Lion Hotel, 27 Old Market Street, Manchester, M9 3DY
1 Hillside Gardens, Hill Lane, Manchester, M9 2PW
Village Gardens, Domett Street, Manchester, M9 3DD
Hillside Gardens, Hill Lane, Manchester, M9 2PW
Junc Chapel Lane, Old Market Street, Manchester, M9 3DX
2 Castle Hill Drive, Manchester, M9 8NX
Anthony Berbas, PO Box 31, Manchester, M9 8EB
Flats 1-6, 12 Raysonhill Drive, Manchester, M9 8PW
1 Raysonhill Drive, Manchester, M9 8PW
11 Lawson Street, Manchester, M9 8DD
1 – 29, Oakshaw Close, Manchester, M9 8NT
21 Elmstone Close, Manchester, M9 8NQ
1 –9 Lawson Street, Manchester, M9 8DD
B3 Cable Solutions, Delaunays Road, Manchester, M9 8FP
Halpin & Stanley, 1-3, Domett Street, Manchester, M9 8DF
T B S News & Wines, 52-54, Blackley New Road, Manchester, M9 8EG
The Fox Inn, 97 Old Market Street, Manchester, M9 8DX
87 – 89 Slack Road, Manchester, M9 8NJ
71- 93 Slack Road, Manchester, M9 8NJ
14 Sandybrook Drive, Manchester, M9 8NY
4 Castle Hill Drive, Manchester, M9 8NX
12 Newcroft Drive, Manchester, M9 8PU
Vision Signs, 67 Old Market Street, Manchester, M9 8DX
26 Newcroft Drive, Manchester, M9 8PU
3 Sandybrook Drive, Manchester, M9 8NY
5 Sandybrook Drive, Manchester, M9 8NY
18 Sandybrook Drive, Manchester, M9 8NY

List No. 4

20 Sandybrook Drive, Manchester, M9 8NY
22 Sandybrook Drive, Manchester, M9 8NY
3 Wallbrook Drive, Manchester, M9 8PX
4 Newcroft Drive, Manchester, M9 8PU
5 Thorndale Court, Manchester, M9 8PZ
23 Thorndale Court, Manchester, M9 8PZ
6 Thorndale Court, Manchester, M9 8PZ
28 Bellfield Close, Manchester, M9 8QA
30 Newcroft Drive, Manchester, M9 8PU
8 Newcroft Drive, Manchester, M9 8PU
16 Newcroft Drive, Manchester, M9 8PU
12 Thorndale Court, Manchester, M9 8PZ
11 Thorndale Court, Manchester, M9 8PZ
5 –9, Bellfield Close, Manchester, M9 8QA
18 Bellfield Close, Manchester, M9 8QA
32 Bellfield Close, Manchester, M9 8QA
10 Sandybrook Drive, Manchester, M9 8NY
32 Newcroft Drive, Manchester, M9 8PU
20 Newcroft Drive, Manchester, M9 8PU
7 Thorndale Court, Manchester, M9 8PZ
14 Bellfield Close, Manchester, M9 8QA
40 Bellfield Close, Manchester, M9 8QA
26 Bellfield Close, Manchester, M9 8QA
6 Newcroft Drive, Manchester, M9 8PU
14 Newcroft Drive, Manchester, M9 8PU
1 –9 Carrsdale Drive, Manchester, M9 8PQ
20 Bellfield Close, Manchester, M9 8QA
38 Bellfield Close, Manchester, M9 8QA
8 Sandybrook Drive, Manchester, M9 8NY
12 Sandybrook Drive, Manchester, M9 8NY
28 Newcroft Drive, Manchester, M9 8PU
77 Slack Road, Manchester, M9 8NJ
1 Wallbrook Drive, Manchester, M9 8PX
1 Thorndale Court, Manchester, M9 8PZ
3 Thorndale Court, Manchester, M9 8PZ
9 Thorndale Court, Manchester, M9 8PZ
15 Thorndale Court, Manchester, M9 8PZ
17 Thorndale Court, Manchester, M9 8PZ
19 Thorndale Court, Manchester, M9 8PZ
21 Thorndale Court, Manchester, M9 8PZ
2 Thorndale Court, Manchester, M9 8PZ
4 Thorndale Court, Manchester, M9 8PZ
8 Thorndale Court, Manchester, M9 8PZ
10 Thorndale Court, Manchester, M9 8PZ
1 –3, 2 –36 Bellfield Close, Manchester, M9 8QA
4 Sandybrook Drive, Manchester, M9 8NY
6 Sandybrook Drive, Manchester, M9 8NY
10 Newcroft Drive, Manchester, M9 8PU
18 Newcroft Drive, Manchester, M9 8PU
5 Wallbrook Drive, Manchester, M9 8PX
59 Sandybrook Drive, Manchester, M9 8NY
23a, Chapelhill Drive, Manchester, M9 8FJ
23b, Chapelhill Drive, Manchester, M9 8FJ
25a, Chapelhill Drive, Manchester, M9 8FJ

List No. 4

25b, Chapelhill Drive, Manchester, M9 8FJ
31a, Chapelhill Drive, Manchester, M9 8FJ
31b, Chapelhill Drive, Manchester, M9 8FJ
North Manchester General Hospital, Delaunays Road, Manchester, M8 6RB
Limbert Nurses Home, Crumpsall Hospital, Delaunays Road, Manchester, M8 5RJ
Staff Accommodation, North Manchester General Hospital, Delaunays Road, Manchester, M8 6RB
Vodafone 1658 Adjacent North Manchester General Ho, Delaunays Road, Manchester, M8 5RB
Crumpsall Hospital, Delaunays Road, Manchester, M8 5RJ
North Manchester General Hospital, Delaunays Road, Manchester, M8 5RB
North Manchester Health Care N H S Trust, Central Drive, Manchester, M8 5RL
Manchester Health Authority, North Manchester General Hospital, Central Drive, Manchester, M8 5RN

Representations were received from the following third parties:

Kathryn Redfern, 4 Quilter Grove, Blackley, Manchester
Matthew Clowery, 2 Wallbrook Drive, Blackley, Manchester
Delia Edwards, 16 Bellfield Close, Blackley, Manchester
Quintessential Housing Ltd, 57 Champany Fields, Dodworth, Barnsley, South Yorkshire
Marhami Arifin, 32 Belfield Close, Riverside, Blackley, Manchester
Robert Hall, 75 Chapel Lane, Blackley, Manchester
Mr N A J Clemson, 23A Old School Court, 2 Old School Drive, Manchester, M9 8DR
Vinetta Holness, 28 Bellfield Close, Blackley, Manchester
P.Dunne 5, Old School Drive. M9 8DR
Mr & Mrs Williams, 8, Old School Drive. M9 8DR
A. Hyre & D.Capore 13 Old School Drive. M9 8DR
Mr & Mrs Ward, 17, Old School Drive. M9 8DR (x2)
T. Wilson , 19, Old School Drive. M9 8DR
Mr & Mrs M.Mullen, 21, Old School Drive. M9 8DR

Local resident, 1 Westgate Avenue, M9 8DZ
Mr.S.Oke, 22, Lawson Street, M9 8DP
Mr & Mrs Schofield , 25, Lawson Street, M9 8DP
Ms Heppell, 29, Lawson Street, M9 8DP
Mr & Mrs Barber, 33 Lawson Street, M9 8DD
Mrs Margaret Finch, 39 Lawson Street, M9 8DD
J. McLoughlin, 45 Lawson Street, M9 8DD
Mr & Mrs Hannon, 47 Lawson Street, M9 8DD (x2)
M. Tierney, 49 Lawson Street, M9 8DD
Karen Dale & Danny Ford, 53 Lawson Street, M9 8DD
Mr & Mrs A. Glascoe, 9 Domett Street, M9 8DF
Mrs McCardell, 30 Domett Street, M9 8DA
Mr J.McSorley, 59, Domett Street , M9 8DA
Dr J.Roland Shrewsbury, 2 Olga Terrace M9 8ZA
Blackley Village residents Association 2, Olga Terrace,M9 8ZA
Mr Downes, Old House at Home PH, Bottomley Side M9 8EP
Mrs Whitehouse 29 Hill Lane, M9 6PE

List No. 4

Mr Holt, 13 Lion Street M9 8BZ

Relevant Contact Officer: : Sue Wills
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