

<b>Miles Platting And Newton Heath Ward</b>	<b>Application Number</b> 082567/OO/2007/N1	<b>Date of Appln</b> 25th May 2007	<b>Committee Date</b> 23rd Aug 2007
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**Proposal** OUTLINE APPLICATION for erection of a three storey medical centre and pharmacy and associated parking with layout and access for consideration

**Location** Naylor Street, Miles Platting, Manchester, M40 7JH,

**Applicant** Dr NP Vites 4 Naylor Street, Miles Platting, M40 7JH

**Agent** Bowker Sadler Partnership Hatherlow House, Hatherlow, Romiley Stockport, SK6 3DY

### **Description**

This application relates to a site of approximately 0.2 hectares located on the eastern side of Oldham Road at the corner of Naylor Street. The site is currently occupied by a two storey former public house (now used as a furniture warehouse and small food store) fronting Oldham Road, and a single storey doctor's surgery at the rear of the site. The immediate area is predominantly residential in character with two storey houses to the north of the site and a high rise tower block to the south of the site (Naylor Court). A three storey block of ground floor retail units and maisonettes above are also located to the north of the site. Oldham Road is a busy main road into the City Centre and the application site occupies a prominent site on this radial route. The existing doctor's surgery has vehicular access from Naylor Street.

This application is seeking consent to demolish the existing buildings on the site and erect a three storey medical centre and pharmacy fronting Oldham Road, with vehicular access taken from Naylor Street and car parking to the rear of the site. The medical centre would include a general practitioner's surgery with treatment facilities, a minor surgery dialysis suite, and ancillary caretaker's accommodation. The pharmacy would be 112 sq metres in total and would be located at the ground floor with pedestrian access from Oldham Road.

The application is in outline form, with the layout of the site and access being applied for at this time.

The site lies within the Miles Platting Private Finance Initiative (PFI) area. The Miles Platting Neighbourhood Plan was adopted by the City Council's Executive Committee on 26th July 2006 and details the redevelopment of the Miles Platting area. This application site, and the surrounding area, is allocated for residential use within the Neighbourhood Plan.

Outline planning permission was approved on 5th September 2006 (ref: 076933/OO/2006/N1) for the re-development of the Miles Platting area. This

permission comprises the comprehensive re-development of Miles Platting, including the erection of 875 dwellinghouses and 568 apartments, the provision of commercial and community facilities, and public open space. The proposal includes a Joint Service Centre, including a medical centre, at the corner of Oldham Road and Varley Street.

### **Consultations**

Neighbours - The owner of the former Notts Castle public house (now furniture sales) objects to the proposal as his building will have to be demolished.

Director of Housing - There are no particular concerns about the detail of the application. However, provision of this expanded facility on this site seems in appropriate as it would be isolated from the proposed clustering of medical and other community/ retail facilities further up Oldham Road on the corner of Varley Street, as outlined in the Council's approved Neighbourhood Plan. Furthermore, in terms of vehicular access and parking, it related only to the immediate situation rather than the planned and contracted additional housing development under the Miles Platting PFI scheme. This application is therefore not supported.

Head of Engineering Services - There are no major concerns with this proposal subject to the following issues being resolved:

1. The existing redundant access on Naylor Street is to be removed and the area reconstructed to back up to footway standard, in liaison with the Environment and Operations Department;
2. Further details of the boundary fence are required, especially at the vehicular access point where a 2.4m x 2.4m pedestrian visibility splay must be provided;
3. The proposed security gates onto Naylor Street must be set back a minimum distance of 5.5 metres from the back of the existing footway.

Head of Regulatory Services - Recommends that conditions related to hours of servicing, acoustic insulation, and refuse/ recycling facilities are attached to any planning permission.

Head of Regulatory Services (Contaminated Land Section) - Historical information related to this site indicates the possible presence of significant levels of contamination. It is therefore recommended that a condition requiring the relevant surveys and remedial works to be carried out is attached to any approval.

New East Manchester - The proposal is completely contrary to the Neighbourhood Plan for Miles Platting which was approved and adopted by the City Council on 26th July 2006. The Plan provides for a Joint Service Centre in which will be housed a medical centre, pharmacy, library and other

community uses. This will be located on Varley Street/ Oldham Road, along with shops and Adactus offices. The application site is programmed for other development. the PCT does not support the application. NEM therefore object to the proposal and request that the application is refused.

MEDC (Landscape section) - There are no trees on the site although there are a few self-seeded native trees along the southern boundary with the adjacent flats. Landscape proposals will need to be submitted as part of the detailed planning application, including all hard and soft landscaping details. The application is supported subject to the submission of adequate landscape proposals in any detailed application.

GMPTE - The site is well located in relation to public transport, being within walking distance of the bus stops on Oldham Road which form part of the Manchester/ Oldham/ Lees QBC. These bus stops offer access to frequent bus services to various destinations. Future staff and patients would therefore have access to a choice of travel mode other than the private car. Under the QBC programme, these bus stops on Oldham Road have been upgraded, including raised platforms, which should help to make bus services easier for all passengers. Should this application proceed to reserved matters, in order to maximise the site's location in relation to public transport facilities, it should be ensured that the pedestrian environment is designed to be as safe and convenient as possible so as not to discourage people from accessing the site on foot/ by public transport. This can be achieved through measures such as the appropriate use of surfacing, materials, landscaping, lighting, signage and road crossings.

Greater Manchester Police - No objections to proposal.

North Manchester Primary Care Trust - No comments received

Engineering Services - Head of Engineering Services - There are no major concerns with this proposal subject to the following issues being resolved:

1. The existing redundant access on Naylor Street is to be removed and the area reconstructed back up to footway standard, in liaison with the Environment and Operations Department;
  2. Further details of the boundary fence are required, especially at the vehicular access point where a 2.4m x 2.4m pedestrian visibility splay must be provided;
  3. The proposed security gates onto Naylor Street must be set back a minimum distance of 5.5 metres from the back of the existing footway.
- Contaminated Land Section - Head of Regulatory Services (Contaminated Land section) - Historical information relating to this site indicates the possible presence of significant levels of contamination. It is therefore recommended that a condition requiring a site investigation to be carried out and submitted

for approval, and any required remediation works to be carried out to the satisfaction of the City Council.

Director Of Housing - There are no particular concerns about the detail of the application. However, provision of this expanded facility on this site seems inappropriate since it would be isolated from the proposed clustering of medical and other community/ retail facilities further up Oldham Road on the corner of Varley Street, as outlined in the Council's approved Neighbourhood Plan. Furthermore, in terms of the vehicular access and parking, it relates only to the immediate situation rather than the planned and contracted additional housing development under the City Council's Miles Platting PFI scheme.

Environment Agency - Environment Agency - This application does not require a formal response from the Environment Agency.

GMPTE - GMPTE - The site is well located in relation to public transport, being within walking distance of the bus stops on Oldham Road which form part of the Manchester, Oldham, Lees Quality Bus Corridor. These bus stops offer access to frequent bus services to a number of destinations including Manchester, Newton Heath, Failsworth and Oldham. Future staff and patients would therefore have access to a choice of travel mode, which should help to reduce the number of journeys otherwise generated by this development. Under the QBC programme these bus stops on Oldham Road have been upgraded, including raised platforms, which should help to make bus services easier to access for all passengers. The pedestrian environment should be designed to be as safe and convenient as possible so as not to discourage people from accessing the site on foot/ public transport. This can be achieved through measures such as the appropriate use of surfacing, materials, landscaping, lighting, signage and road crossings.

Greater Manchester Police - Greater Manchester Police - There are no objections to this application. However, a full crime impact statement will be required for any future reserved matters applications for this development.

## **Issues**

### Planning Policy Statement 1: Delivering Sustainable Development

This government guidance advises that good design is a key element in achieving sustainable development. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. New developments should optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities, respond to their local context and create safe and accessible environments.

### Planning Policy Statement 6 (PPS6): Planning for Town Centres

This government guidance seeks to promote new retail developments within existing town centres and other retail centres identified in development plans,

and to protect the vitality and viability of existing retail centres. The guidance also seeks to ensure that any new development is accessible and encourages new sustainable development by reducing car borne journeys. Although the application site is not located within a defined centre, it is considered that the provision of 112 sq metres retail floorspace would not have a detrimental impact on the vitality and viability of nearby centres, the proposed floorspace would meet local needs within the area, and would complement and be ancillary in nature to the proposed medical centre facility.

#### Regional Spatial Strategy (RPG13)

Policy DP1 advises that new development and other investment in infrastructure and services should be located so as to make the most effective use of land, promote appropriate mixes of uses within a site and its wider neighbourhood, make efficient use of transport facilities and assist people to meet their needs locally.

Policy DP3 advises that new development must demonstrate good quality design quality and respect for its setting.

Policy UR2 states that social and community facilities should be provided in locations which optimise their contribution to social inclusion and sustainable development.

Policy UR4 advises that the re-development and re-use of vacant sites and buildings within urban areas should be a priority. Additional development should be encouraged to make best use of such sites in sustainable locations.

#### Draft Regional Spatial Strategy

Policy DP1 advises that proposals and schemes should be located so as to make effective use of land, buildings and infrastructure. They should promote appropriate mixes of uses within a site or its wider neighbourhood, contribute towards reducing the need to travel and assist people to meet their needs locally. Proposals and schemes must demonstrate excellent design quality, sustainable construction, efficiency in resource use and respect for their physical and natural setting.

#### Unitary Development Plan

The application site is located within policy area EM7 which advises that Miles Platting is a predominantly residential area. The area is in a strategic location adjoining Ancoats Urban Village and the City Centre. Within Miles Platting, community facilities, mixed use development and a local neighbourhood shopping centre will be permitted to underpin the new housing mix in this area. It is considered that a medical centre and pharmacy would be appropriate community uses for this part of Miles Platting.

Policy EM1 advises that East Manchester as a whole forms part of a major regeneration area within the City of Manchester and represents an integrated

approach to regeneration, combining social, economic and environmental considerations where land use planning can be used to positively influence outcomes. The provision of sustainable urban neighbourhoods, including Miles Platting is an objective of this policy. Policy EM2 states that the renaissance of East Manchester will be dependent on creating regeneration that is sustainable and increases the demand to live, work and visit the area, now and in the future. A sustainable pattern of development is required including the re-use of previously developed and underused land and buildings, and designs which enhance the quality of the built environment in terms of scale, density, height, layout and so on. It is considered that the provision of a contemporary medical centre on a main road location with high accessibility is in accordance with policies EM1 and EM2.

Policy H2.2 advises that the Council will not allow development which will have an unacceptable impact on residential areas in terms of scale, appearance, noise, vibration, traffic generation, road safety and air pollution.

Policy I2.1 advises that the Council will seek to ensure that new commercial/ industrial development is fully accessible by all forms of public transport, in particular, well-served by the public transport network. Policy I3.1 advises that new commercial/ industrial development will be expected to be of a good standard of design and include suitable landscaping treatment.

Policy E3.3 advises that the Council will upgrade the appearance of the City's major radial and orbital roads, including improvements to the appearance of adjacent premises and encouraging development of the highest quality.

#### Guide to Development in Manchester

The Guide advises that each new development should be designed having full regard to its context and character of the area, high quality design is vital, car parking should be sensitively located, and in areas of significant change, integration will be a key factor in determining planning applications. It is considered that this application generally complies with this guidance.

#### Principle of doctor's surgery in this location

The application site is located in a highly accessible location, by foot, public transport, or private car. It is considered that the development of the site for such a community use would result in sustainable development in close proximity to residential uses within the catchment area of the existing doctor's surgery.

It is considered that the Neighbourhood Plan is a material consideration in terms of assessing whether this location is appropriate for a medical centre and pharmacy. The Neighbourhood Plan indicates that this area is allocated for residential use with a medical centre being located to the north along Oldham Road. However, on balance, it is considered that the provision of a medical centre on this application site, together with the approved Joint Service Centre to the north of this proposal, would not jeopardise the wider

regeneration of the Miles Platting area and, in fact, would allow contemporary modern health facilities to be available for the current and future population of this area. Taking into account also the siting of the existing doctor's surgery on the application site, it is considered that the principle of locating a doctor's surgery in this location is acceptable.

#### Design, scale, massing and layout of proposal

It is considered that the current buildings on the site are of limited architectural merit. The applicant is seeking outline permission for the layout and means of access at this stage. It is considered that the proposed layout with the building fronting onto Oldham Road with vehicular access from Naylor Street is acceptable. The applicant has also submitted indicative elevations indicating the proposed scale and massing of the building. It is considered that a three storey building at back edge of footpath would be appropriate in this location and in accordance with the guidance within the Guide to Development in Manchester. Given the main road location and the existing high rise tower block to the south of the site, the scale and massing of the proposal is considered acceptable. There are two storey houses to the north of the site across Naylor Street. However, the closest property is approximately 22 metres from the proposed building and it is considered that the proposal would not result in any significant impact on the residential amenities of this property. It is considered appropriate to attach a condition requiring obscure glazed windows on the elevation facing Naylor Street in order to prevent any overlooking to these properties.

The proposal includes an ancillary caretaker's flat and 112 square metres of pharmacy floorspace. It is considered that these are appropriate uses for this area and would not have any significant impact on the residential amenities of nearby occupiers.

#### Disabled access provision

The applicant has confirmed that 2 disabled car parking spaces would be located in the patient/ visitor car park and one in the staff car park with appropriate dropped kerbs and markings being located at these points. The applicant has also confirmed that the internal arrangements for access, circulation, and facilities will be fully compliant with guidelines set out in the City Council's "Design for Access 2" standards and Part M of the Building Regulations. It is considered appropriate to attach a condition requiring the applicant to demonstrate how the building and external areas will achieve the relevant standards at reserved matters stage.

#### Traffic and highways issues

The site is well served by public transport given its location on the Oldham Road Quality Bus Corridor. The applicant is proposing a total of 25 car parking spaces for patients and visitors and a further segregated 7 spaces for staff, set behind a secure gate and fence. The applicant envisages that there will be a low frequency of patient and visitor vehicle movements at the current

time given the distribution of patients in close proximity to the surgery. However, it must be borne in mind that the numbers of patients may well increase in due course when the re-development of Miles Platting area is occupied. It is considered nevertheless that the number of car parking spaces is adequate for both current and future needs.

The applicant also states that servicing would be on a limited basis, with possibly three deliveries per week. Servicing requirements can be accommodated within the circulation area of the car park with direct access to the doors of the pharmacy and the medical centre.

The applicant has submitted further details of the development in response to the comments of the Head of Engineering Services. The applicant has confirmed that the existing redundant accesses on Naylor Street will be removed and the footway reconstructed to highways standards. The new access and footway crossovers will also be to appropriate highways standards. A revised site plan has been submitted indicating the vehicular access gates set back 5.5m from the back of the existing footway and visibility splays onto Naylor Street. Any further comments from the Head of Engineering Services will be reported at Committee.

It is considered appropriate to attach a condition requiring the developer to carry out all off-site highway works to the satisfaction of the City Council.

#### Employment

The applicant has submitted a statement confirming that the proposed facility will be managed and operated by a core administration unit of 7 staff with consultancy, nursing and associated functions being operated on a cyclical basis.

#### Security issues

Greater Manchester Police do not have any objections to the proposal. However, it is considered appropriate to attach a condition requiring the applicant to achieve "Secured by Design" accreditation.

#### Landscaping

As the site is in a prominent location on Oldham Road, it is considered appropriate that a condition is attached to any approval requiring the applicant to submit a full landscaping scheme to ensure a satisfactory appearance in the streetscene.

#### Objector's concerns

The applicant does not own the entire site but has served notice on the relevant owners. The demolition of a building that is not in the ownership of the applicant is a civil matter.

**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 APPROVE**

APPROVE in the light of the Development Plan, specifically policies DP1, DP3, UR2 and UR4 of the Regional Spatial Strategy (RPG13). policy DP1 of the Draft Regional Spatial Strategy, policies EM1, Em2, EM7, H2.2, I2.1 and E3.3 of the Unitary Development Plan for Manchester (adopted 1995), and on the basis that the proposal would re-use brownfield land, provide a community use in a regeneration area, improve the appearance of a main radial route, and would not have any significant detrimental impacts on the residential amenities of nearby occupiers, and there are no material planning considerations to indicate otherwise.

### **Conditions and/or Reasons**

1) Applications for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission. The development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2) Approval of the details of the scale, appearance, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Plans and particulars of the reserved matters shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason - To ensure the satisfactory development of the site and because this application is in outline only.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: site location plan; indicative ground floor plan; indicative first floor plan; indicative second floor plan; indicative roof level; indicative elevation to Oldham Road; indicative elevation to flats; indicative elevation to Gunson Street; indicative elevation to Naylor Street; streetscene along Oldham Road; streetscene along Naylor Street; Design and Access statement - all received 21st March 2007; Supplementary Statement received 12th April 2007; revised site layout plan (06/105) received 02/08/07; letter from applicant received 02/08/07.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EM1, EM7, E3.3 and H2.2 of the Manchester Unitary Development Plan.

4) The development shall not be occupied unless accreditation, confirming achievement of the Secured by Design standards in respect of the development has been issued by Greater Manchester Police, unless otherwise agreed in writing by City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

5) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good' or 'excellent' and at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

6) PPG23

No development shall commence until:

a) The site has been investigated for the presence of ground contamination and/or ground gas and for the effects of any ground contamination and/or ground gas emanating from outside the site. The

investigation shall be carried out in accordance with a scheme previously approved in writing by the City Council as local planning authority.

b) A report using the results of the approved scheme of investigation and containing plans and particulars of the extent of ground contamination and ground gas present on or affecting the site and the means of remediation has been submitted to and approved in writing by the City Council as local planning authority.

c) The site has been remediated in accordance with the report approved under b) above and written confirmation thereof has been submitted the City Council.

If ground contamination and/or ground gas or the effects of any ground contamination and/or ground gas emanating from outside the site and not included in the report approved under b) above is discovered during the course of remediation of the site, no development shall commence until:

i) A report containing plans and particulars of the extent of the new ground contamination and/or ground gas present on or affecting the site and the means of remediation has been submitted to and approved in writing by the City Council as local planning authority.

ii) The site has been remediated in accordance with the report approved under i) above and written confirmation thereof has been submitted to the City Council

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 in order to comply with Policies H2.1, H2.2, E3.1 and E3.2 of the adopted Unitary Development Plan for the City of Manchester.

7) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the 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, as specified in policy E3.3 of the Unitary Development Plan for the City of Manchester.

8) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. 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.

Reason - In the interests of the residential amenities of nearby occupiers, pursuant to policy H2.2 of the Unitary Development Plan for Manchester.

9) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

10) Before first occupation of the development 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 Manchester Unitary Development Plan.

11) PPG24

Before the development commences an acoustic attenuation scheme including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of the development shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full before use of the residential premises first commences.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

12) Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours:

07.30am - 08.00pm Monday - Saturday.

No deliveries or waste collections on Sundays or Bank Holidays.

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

13) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Monday - Saturday - 8.00am - 6.00pm

Sunday (pharmacy only) - 10.00am - 5.00pm

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

14) No 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, 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 that respects the character and visual amenities of the area, in accordance with policy E3.3 of the Unitary Development Plan for the City of Manchester.

15) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before first occupation of the building hereby approved. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with Policies H2.2, E3.3 and E3.5 of the Unitary Development Plan for the City of Manchester.

16) Before the development hereby permitted is commenced a scheme showing the provision to be made for disabled people to gain access to the building hereby approved; and including route widths, levels and gradients, shall have been submitted to and approved by the City Council as local planning authority. The agreed scheme shall be implemented before the development hereby permitted is 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 Policies DC9.1. The approved details shall be retained and operational for so long as the building is in use.

17) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.

18) The windows in the northern elevation facing Naylor Street elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

19) Details of a Travel Plan with the objective of reducing reliance on the private car and including particulars of its implementation and monitoring of effectiveness and how measures to improve effectiveness shall be implemented shall be submitted to and approved in writing by the City Council as local planning authority by first occupation of the development. For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority.

Reason - To encourage methods of transport other than the private car, pursuant to policy T3.1 of the Unitary Development Plan for Manchester and government advice in PPG13.

### **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: 082567/00/2007/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  
Head Of Valuation & Property Services  
Environmental Health  
Contaminated Land Section  
Environment & Operations (Highway Authority)  
Environment & Operations (Refuse & Sustainability)  
Director Of Housing

Director Of Housing  
Environment Agency  
GMPTE  
Greater Manchester Police  
New East Manchester  
New East Manchester  
North Manchester PCT  
Forward Planning  
4 Naylor Street, Manchester, M40 7JH  
1 Eastleigh Drive, Manchester, M40 7JD  
10 Eastleigh Drive, Manchester, M40 7JD  
11 Eastleigh Drive, Manchester, M40 7JD  
12 Eastleigh Drive, Manchester, M40 7JD  
13 Eastleigh Drive, Manchester, M40 7JD  
14 Eastleigh Drive, Manchester, M40 7JD  
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23 Sleaford Close, Manchester, M40 7JE  
25 Sleaford Close, Manchester, M40 7JE  
27 Sleaford Close, Manchester, M40 7JE  
1 Burnell Close, Manchester, M40 7JJ  
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13 Burnell Close, Manchester, M40 7JJ  
15 Burnell Close, Manchester, M40 7JJ  
3 Burnell Close, Manchester, M40 7JJ  
5 Burnell Close, Manchester, M40 7JJ  
7 Burnell Close, Manchester, M40 7JJ  
9 Burnell Close, Manchester, M40 7JJ  
342 Oldham Road, Manchester, M40 7NS  
14 Airton Close, Manchester, M40 7NZ  
16 Airton Close, Manchester, M40 7NZ  
25 Morestead Walk, Manchester, M40 7PP  
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41 Morestead Walk, Manchester, M40 7PP  
43 Morestead Walk, Manchester, M40 7PP  
45 Morestead Walk, Manchester, M40 7PP  
47 Morestead Walk, Manchester, M40 7PP  
22 Eastburn Avenue, Manchester, M40 7WZ  
24 Eastburn Avenue, Manchester, M40 7WZ  
26 Eastburn Avenue, Manchester, M40 7WZ  
28 Eastburn Avenue, Manchester, M40 7WZ  
30 Eastburn Avenue, Manchester, M40 7WZ  
32 Eastburn Avenue, Manchester, M40 7WZ  
34 Eastburn Avenue, Manchester, M40 7WZ  
36 Eastburn Avenue, Manchester, M40 7WZ  
38 Eastburn Avenue, Manchester, M40 7WZ  
Flat 1, Naylor Court, Gunson Street, Manchester, M40 7WS  
2 Medway Walk, Manchester, M40 7HS  
4 Medway Walk, Manchester, M40 7HS  
6 Medway Walk, Manchester, M40 7HS  
8 Medway Walk, Manchester, M40 7HS  
10 Medway Walk, Manchester, M40 7HS  
12 Medway Walk, Manchester, M40 7HS  
14 Medway Walk, Manchester, M40 7HS  
16 Medway Walk, Manchester, M40 7HS  
18 Medway Walk, Manchester, M40 7HS  
20 Medway Walk, Manchester, M40 7HS  
Flat 2, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 3, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 4, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 5, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 6, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 7, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 8, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 9, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 10, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 11, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 12, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 13, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 14, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 15, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 16, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 17, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 18, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 19, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 20, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 21, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 22, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 23, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 24, Naylor Court, Gunson Street, Manchester, M40 7WS  
Flat 25, Naylor Court, Gunson Street, Manchester, M40 7WS



145 Naylor Street, Manchester, M40 7NF  
151 Naylor Street, Manchester, M40 7NF  
155 Naylor Street, Manchester, M40 7NF  
Naylor Court, Gunson Street, Manchester, M40 7WS  
Doctors Surgery, 4 Naylor Street, Manchester, M40 7JH

**Representations were received from the following third parties:**

Chief Executive's Landscape Practice Group  
Engineering Services  
Environmental Health  
Contaminated Land Section  
Director Of Housing  
Environment Agency  
GMPTE  
Greater Manchester Police  
New East Manchester  
Ishmall Shiranny, Naylor Street , Miles Platting,

**Relevant Contact Officer:** : Julia Ward  
**Telephone No.** : (0161) 234 4636  
**Email** : j.ward1@manchester.gov.