
Application Number	Date of Appln	Committee Date	Ward
087472/VO/2008/S1	20th Aug 2008	23 rd October 2008	Hulme Ward

Proposal CITY COUNCIL DEVELOPMENT Redevelopment of school site, involving erection of a single storey building with double height hall, to form 40 place school and 15 place assessment centre, demolition of existing school buildings, formation of multi-use games area, associated landscaping and car parking with access onto Linby Street

Location Castlefield Campus, Jackson Crescent, Hulme, Manchester, M15 5AL,

Applicant Mr Alister Burns, Manchester City Council, Town Hall Ext, Albert Square, M60 3NY

Agent Aedas Architects Ltd Parsonage Chambers, 3 The Parsonage, Manchester, M3 3HW

Description

The application site relates to the Castlefield Campus, a special educational needs school, located within a residential area of Hulme. The site is approximately 1.2 hectares and is occupied by the main school building, car parking area and multi-use-games area.

Jackson Crescent bounds the school to the front, a residential street of three storey blocks of flats and two storey houses. These properties are of modern design and construction and are reflective of the change and regeneration that has undergone in the area for a number of years. Linby Street bounds the site to the west and is characterised by two storey houses. Hulme Court, a 13-storey clock of flats sits towards the north of Linby Street. The Mancunian Way lies to the north of the school site which separates the Hulme Ward from the City Centre. To the east of the school is York Street a narrow underused road which separates the site from a playground and additional residential properties. The road is currently used for the servicing of the school.

The existing school site is made up of a single storey building, with a flat roof. The school was originally built in the 1960s, but has been sporadically extended over time which has created a poor mix of buildings which have no character, relate poorly to each other and do not offer functional teaching accommodation. There is currently a playground and all weather pitch at the school, both of poor quality and not suitable or secure for the children to play. There is also a large grass sport pitch to the north of the site which is part of the school campus but is currently over grown and not in use.

The vehicular access is off Linby Street which leads to a small car park at the back of the school. The main pedestrian access is off Jackson Crescent, which is a heavy screened entrance by planting and mature trees, and obscures the front aspect of the building. The perimeter of the site is bounded by a mixture of poor quality fencing types that have degraded over time and in much need of replacement.

The proposal is for the comprehensive redevelopment of the site for a predominately single storey building with a double height hall. The new school will have a capacity of 40 places, which will provide key stage 4 education for pupils in the Manchester area offering statutory curriculum learning and vocational training. In addition, there will be a 15-place assessment centre which will be used by children with specific behavioural needs. The old school building will remain open whilst the new school is built. Once complete the old buildings will be demolished and in their place will be a new multi-use games area and soft landscaped pedestrian entrance space to the building. At the rear of the site, a small 17-space car park will be created (including two disabled) coupled with improvements to the large football space near the Mancunian Way.

The building form takes the shape of an 'E' forming two informal courtyards that will be used for teaching and recreation. The internal space is divided to create identified space for administration, hall/dining and teaching. The external design has followed a simplistic approach coupled with a subtle colour scheme. This is further coupled with an extensive landscaping scheme and tree maintenance for the existing dense tree coverage.

The new school is being delivered as part of the Building Schools for the Future Programme (BSF) which is the biggest government investment programme for improving school buildings with the intention of rebuilding or renewing every secondary in England over the next 10-15 years. In Manchester, it is the intention to rebuild or remodel 9 secondary schools and 7 special educational needs as part of the first wave of the BSF programme. The Castlefield school is part of this first phase of redevelopment works due to its special needs status.

Consultations

Local Residents/ Businesses - 2 letters of objection has been received for this application. The comments can be summarised as follows:

Highway/Traffic

1. Resident of Hulme Court is concerned about the new access off Linby Street aggravating the shortage of on street car parking. This further exacerbated by the recycling station at the end of Linby Street and at present there is difficulty in refuse vehicles access Hulme Court;
2. Access should be from York Street;
3. The access off Linby Street will cause pedestrian safety issues – York Street is quite and this should be considered.

Trees

1. There should be tree cover or shrubs outside of the main building on Linby Street;
2. Many of the existing trees on site are being lost unnecessarily. New trees will take many years to grow sufficiently to restore the aesthetic appearance of the current site.

Head of Engineering – There are no specific objections to the proposal from a highway perspective.

- The new vehicular/pedestrian accessed at the interference with the adopted highway will need to be installed either by or with the approval of Manchester City Council Technical Services;
- Access for deliveries is proposed for York Street and maintaining this as an adopted highway will be beneficial.

An assessment of the lighting scheme proposed has also been undertaken, the drawing and luminaire information is sufficient for this scheme and is acceptable. Further detail is required showing illumination values at ground level and 3 metres above ground level for the whole area and from the school boundary to the adjacent buildings.

MEDC Landscape Practice – Support this application, however, more information is required in terms of the protection of the trees to be retained, clarification as to how the site frontage to Jackson Crescent will be managed and further soft landscaping details are required.

Head of Environmental Health – A condition relating to the hours of operation of the school should be applied to any planning approval.

Head of Environmental Health (Contaminated Land) – Some of the details submitted in respect of this application are incomplete. If the application is recommended for approval then a prior to commencement condition should be imposed on the approval and supporting documents submitted.

City Council Arborist – There is no objection to the development with regards to its affect on the existing tree cover. All works relating to the retained trees should be undertaken in accordance with British Standard 5837: Trees in relation to construction.

South Manchester Regeneration Team - The redevelopment of the school and the proposal contained with the BSF programme are extremely welcome. The school plays an important part in the Hulme community and these proposals will assist in providing welcome community access to facilities as part of the school environment. The redevelopment is supported and will add a modern facility for a vital service delivered in the key area of the ward.

There are historical problems associated with anti-social behaviour on York Street. Any security measures that can be focused on this area would be welcomed including the possibility of CCTV cameras that could act as a deterrent.

Environment Agency – Object to the proposal on the grounds of surface water run off.

Greater Manchester Architectural Liaison Officer – The scheme will achieve Secured By Design subject to the design changes outlined with the Crime Impact Statement.

Travel Change Team – The school has not yet produced a full travel plan to the required Department of Transport standard due to survey work not being

completed until March 2009. A condition should be imposed on the permission what states that a full travel plan must be submitted.

Greater Manchester Public Transport Executive (GMPTE) – GMPTE has noted and reviewed the application but on this occasion has no comment to make.

Sport England – Sport England have no comments to make regarding the proposals.

Greater Manchester Ecology Unit – It is recommended that conditions be imposed on the application relating to the protection of bats when the building is demolished and the removal of vegetation.

Consideration should also be given to the possibility of a green/brown roof.

North West Regional Assembly – As the site has been previously developed, broad support for the reuse of the site is offered by policy DP1 of both the adopted and submitted draft RSS and policy DP4 in the Secretary of States proposed changes to the North West Plan.

Issues

Major Development - The proposal, by virtue of the size of the site and floor space created, as been classified as a major development. As such, the proposal has been advertised in the local press as a major development.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The application site is unallocated within the UDP. However, the existing school buildings and its associated curtilage currently occupy the site.

In addition, in dealing with applications of this nature, regard is given to policies HU1, H2.2, E1.1, E1.5, E1.6, E3.5, T1.1, T3.4, T3.6, T3.7, T2.4 within part one of the UDP.

Policy HU1 provides general guidance on the attitudes towards new developments in Hulme. These include:

- a) Bring about lasting regeneration of Hulme;
- b) Provide a radically improved physical, social and economic environment;

Policy H2.2 states that the Council will not allow development which will have an unacceptable impact on residential areas. The matters which the Council will consider in coming to such decisions will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Policy E1.1 outlines the Council's aspirations to reduce the levels of air pollution caused by vehicle fumes. In order to achieve this the Council will:

- c) Promote public transport and cycling and improve conditions for pedestrians;

- d) Discourage the use of the private car for peak times trips to the City Centre and other manor areas;
- e) Require all major new development to be located where it can be easily served by public transport.

In addition, to sustainable travel patterns, policy E1.5 states that the City Council will contribute towards energy conservation by:

- a) Ensuring where practicable that new major development is located where it can be easily served by public transport; and
- b) Encouraging high standards of energy efficiency in new developments.

Building materials for new developments will also need to be environmentally friendly (Policy E1.6).

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. These measures will include:

- a) Ensuring that the layout of new development is designed with safety in mind and does not lead to the creation of isolated areas;
- b) Designing landscaping schemes so as to minimise the risk of attack;
- c) That community facilities area located where they are easy and safe to get to;
- d) Providing safe places for children to play;
- e) Improving road safety.

The Council will expect new developments to make adequate provision for their car parking requirements. In deciding appropriate levels of provision, regard will be had for the sites environmental capacity, physical appearance and effect on neighbouring activities. In addition, consideration will also be given to the local road networks ability to accommodate the traffic generated (Policy T2.4).

Improvement to public transport provision to educational facilities is a key consideration in the determination of planning applications (Policy T1.1). In addition, the Council will seek to develop safer routes for schools policy throughout the whole City (policy T3.4).

Priority is also given to cycling provision. Policy T3.6 states that the Council will promote cycling in the City by developing a safe network of routes and facilities for cyclists. Priority will be given to routes to educational establishments. Secure cycle parking provision at educational establishments is also a must and all new major developments will be expected make provision (Policy T3.7).

The proposal is considered to be in accordance with the UDP policies for the reasons outlined further in this report.

Other relevant guidance

North West of England Plan Regional Spatial Strategy (RSS) to 2021 (Adopted September 2008) -

Policy DP1 'Regional Development Principles' states that proposals and schemes should be located so as to make effective use of land, buildings and infrastructure and a sequential approach to development should be adopted to meet development needs.

Policy DP2 'Promote Sustainable Communities' seeks to create places where people want to live and work.

Policy DP4 states that a sequential approach should be given the development site selection. Existing building and previously developed land should be used first. Secondly, suitable infill within settlements should be utilised. Finally, land should be well located to other services and infrastructure.

Policy L1 'Health, Sport, recreation, cultural and Education Service Provision' seeks to encourage proposals and schemes for the provision of services for all the community. Specific encouragement is given to providing a full spectrum of education provision.

PPS1 sets the overarching planning policies on the delivery of sustainable development through the planning system. There are four aims identified in the statement to deliver sustainable development which should be a priority for the planning process:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- The prudent use of natural resources; and
- The maintenance of high and stable levels of economic growth and employment.

PPS25 requires sites over 1ha to undertake a full flood risk assessment.

The Guide to Development in Manchester Supplementary Planning Guidance (Adopted April 2007) outlines the City Council's objectives for creating a more attractive, accessible and useable City for Manchester People.

The guidance clearly states that a high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Each new development should therefore recognise the uniqueness of individual areas of the City and these characteristics should be built upon by new developments by having full regard to its context and the character of the area.

Principle – Castlefield School is a long established educational facility to the North of Hulme. The existing buildings are in a poor state of repair, particularly in relation to its play space provision.

The application site currently comprises a single storey building of poor quality design and construction. The recreational and play space is inadequate and infrequently used. Collectively these site attributes have a detrimental impact on the appearance and visual amenity of the area, particularly for such a prominent site for Jackson Crescent.

In line with policies DP1 and DP4 of the adopted RSS, the proposal is to comprehensively redevelop the school site. This is in line with the City Council's aspirations to provide modern teaching facilities and play space provision. In addition, given the Special Educational Needs (SEM) status of the school, it will provide an invaluable teaching environment for children with learning difficulties.

The proposal is therefore appropriate in principle. However, consideration must be given as to whether the siting, design, appearance, scale and mass of the proposal is acceptable. In addition, the proposal has been assessed to see whether it is acceptable in terms of the hard and soft landscaping improvements, whether there are any impacts on the highway and the adequacy of the car parking provision including of travel planning initiatives. Consideration has also been given as to whether there is any impact on surrounding residential amenity, if the proposal has addressed contaminated land and surface water issues, the overall sustainability of the proposed building and whether crime has been designed out of the scheme adequately.

Each point will be addressed in terms.

Siting – The Guide to Development in Manchester SPD places importance on new buildings having presence in the street scene.

The existing building, whilst positioned at the front (Jackson Crescent) of the site, is insignificant when viewed from the street. The buildings presence is also lessened by a heavy tree and planting presence.

The redevelopment proposals will see the proposed new school building positioned deep into the site. The proposal has overcome the lack of site frontage through a cleverly designed tree and hedged lined boulevard which draws pedestrians towards the main entrance and the double height hall. This designed approach to the set back of the building is considered to be appropriate and gives the building presence off Jackson Crescent.

At the front of the site there will be a five a side pitch installed which will be screened from Jackson Crescent by the dense coverage.

Off Linby Street a small car park will be sited. Although, this will have a main road frontage, existing trees will screen the car park when viewed from the road.

Scale and Mass – The proposed building will be predominately single storey with a double height hall at the centre of the building. The resulting effect is a building which is lower than many of the surrounding building, particularly given the size of the application site and the recessed nature of the building from the street scene.

However, the scale of the building is reflective of the needs of the school in terms of its overall capacity levels and the specific accessibility requirements relating to the schools special needs status. Having said that, the glazed double height hall and the innovative landscaping layout gives the building presence.

Design and Appearance – The Guide to Development in Manchester SPD places importance on the need to provide strong design for public buildings of this nature.

The layout of the building, on plan, forms a rotated 'E' shaped block with the three wings of the 'E' facing away from Jackson Crescent towards the Mancunian Way. These three wings form the boundary of two internal courtyards which provide secure outdoor teaching space.

The functional shaped building also allows the internal teaching space (private space) and the more public administration element of the school to be split easily. This has subsequently been expressed in the elevations and overall appearance of the building with the main hall/dining space being expressed through the double height ceiling of 'reglit' glass. This glass will be lit to strengthen the appearance of the feature. As a result, the frontage of the building is clearly identified as the main entrance and gives presence to the street scene.

Other design features include the recessed windows and doors on the external elevations. These recessed elements will be further highlighted by a pixelated colour scheme ranging from yellow to green. These colours have also been introduced to either side of the 'reglit' for the sports hall. The majority of the building will be made up of brickwork. The type chosen, 'Ash Grey', will blend appropriately with the yellow/green colour scheme. The final colour and materials scheme, however, has yet to be agreed and thus a condition is recommended on the approval of planning permission.

It is considered that the simple mix of high quality materials and vibrant colour scheme provides a simple but positive visual appearance for this predominately single storey building which in turn will give presence in the street scene.

Hard and Soft Landscaping – The new school will have a comprehensive hard and soft landscaping scheme. The site has a significant amount of trees already on site, some of which will be lost as part of the proposal. However, the additional planting that is being put in place to replace this is considered appropriate and has been endorsed by the MEDC Landscape Practice.

The tree-lined boulevard to the main entrance to the proposed building is considered to create a usable and inviting pedestrian space.

Further detail has been requested in terms of the type of soft landscaping that is to be put in place. The applicant has submitted further information in respect of this matter and this is currently being assessed for its appropriateness. Until these details have been agreed, it is recommended a condition be placed on the planning approval to ensure landscaping is agreed prior to the commencement of the development.

Trees – There are a total of 97 trees on site of varying quality. The proposal will see 36 of those trees removed, 8 are of moderate quality and value, 26 are of low quality value and 2 have already been removed.

The loss of these trees is a concern for a local resident.

There will be 44 trees replaced as part of the landscaping proposals. These will be a mixture of mature ornamental trees (31 trees) and woodland trees (13). It is considered that whilst the loss of trees is regrettable, this has been appropriately mitigated by the type and quality of replacements. This is a view shared by the City Council's arborist and landscape architect.

Boundary Treatment – There will be new boundary treatment installed around the perimeter of the application site. This will be a 2.4 metre high weldmesh fence which is considered to be of an appropriate material from a visual amenity perspective and will ensure that the site is secure. At the various entrance points to the site there will be new pedestrian and sliding gates to the car park (all 2.4 metres in height).

There will be a 4-metre highball stop fence around the multi-use games area which will stop balls from going into the surrounding road and footpath. There will also be a 1.8 metre high weldmesh fence to secure the courtyards of the building.

The boundary treatment is considered to be acceptable, however, the colour of this is yet to be agreed and this will be conditioned as part of the approval.

Ecology –As there are mature trees and buildings on site, a full ecological survey of the site was undertaken to examine the presence of bats and birds at the site. The survey has not revealed any unusual results. As such, the Greater Manchester Ecology Unit only recommends that care is taken when removing roof tiles etc, new roosting area created and that vegetation is not cleared during bird nesting season. Such conditions will be contained within any planning approval.

Highway/Car Parking/Travel Plan – The Head of Engineering has no specific objections to the proposal from a highway/road safety perspective. There will be a total of 17 car parking spaces (including 2 disabled) provided at the application site. This is mainly for staff car parking and will not have a detrimental impact on the level of traffic from the site.

The school children are mainly brought to and from site by mini bus every day. As such, there is no requirement for additional visitor parking or bus turning facilities. As a result, the impact on street parking at peak times will be minimal. The separate access and egress into to the car parking will also help reduce the impact on traffic flows along Linby Road.

The arrangements for bringing the school children to and from the site is linked to the school travel plan. The full travel plan has yet to be considered due to surveying work not being completed until March 2009. Once this work has been completed the travel plan will be submitted for consideration. However, it is anticipated that this will include appropriate and sustainable methods of transportation of the children and staff to the school site.

The school will be serviced from York Street which is a quiet road at the side of the school. Amendments have been made to the access of the site from York Street due to concern by the police that the recess was too deep. The recess has been reduced and the Head of Engineering is currently assessing if this amendment is acceptable from a highway perspective. Until it has been

established if this access arrangement is acceptable, the application recommendation is minded to approve.

An objection has been received from a resident of Hulme Court who is concerned about the impact on the surrounding road network as a result of the proposal and the impact on street car parking. Given the small scale parking area and the opening hours of the school the proposal is unlikely to cause serious problems for residents of Hulme Court. In addition, the access and egress is either side of the Hulme Court access meaning the school traffic will not be in direct conflict with Hulme Court. Coupled with the low school pupil numbers, the traffic generation will be low compared to a standard primary.

Residential and Visual Amenity – Two residential streets, Jackson Crescent and Linby Road, bound the application site. There is also a residential block of flats, Hulme Court, located off Linby Street.

It is not considered that the proposal will have any greater impact on current levels of residential amenity as the existing school. The siting of the multi-use game pitch on the Jackson Crescent side may increase the level of noise and activity at this part of the site, however, this is not considered to be a significant issue given that it will predominately be used in the day in association with the operations of the school. In order to mitigate against any impact from the community use of this facility, the hours of use and lighting will be restricted.

The proposal will see the removal of a tired and dull look building and replaced with a vibrant and modern teaching facility. This coupled with the improvements of the hard and soft landscaped aspects of the site, will contribute to the continued regeneration of this part of the Hulme ward.

Although objections have been received from local residents this relate to traffic, parking and tree issues which have been covered in more depth in other sections of this report.

Contaminated Land – The historical use of the site indicates that there is possible presence of significant levels of contamination at the site. A contaminated land report has been submitted with the planning application which provided an investigation of the site in terms of the ground contamination and water and gas conditions.

The Head of Environmental Health recommends that additional information be provided in terms of remediation at the site. Details have been submitted to satisfy these concerns and are currently being considered by the Head of Environmental Health. Until this has been agreed, it is recommended that a condition is imposed on the planning permission that prior to the commencement of the development further work is undertaken at the site to understand the extent of the contamination and an appropriate remediation strategy put forward. This has been reiterated by the Environment Agency.

Flooding – The application site does not fall with a flood risk area, however, as the site area exceeds 1 hectare, PPS25 requires a flood risk assessment be undertaken.

The Environment Agency have raised a concern about the drainage and surface water run off at the site. Until this matter has been resolved the Environment Agency objects to the proposal. Further information has been submitted in respect of this matter to overcome the concerns and this is currently being considered by the Environment Agency. The application is therefore Mindful to Approve until this matter has been resolved.

Sustainability – Policies E1.5 and E1.6 of the UDP and the Guide to Development in Manchester SPD, seek to ensure that new developments are designed sustainable and incorporate renewable energy. The proposal has been assessed against the BREEAM pre-assessment criteria which has indicated that the proposal should achieve a ‘very good’ rating.

Whilst a green/brown roof has not been included as part of these proposals, the sustainability credentials of the proposal have been improved through the commitment to procure materials that are energy efficient. In addition, there is an extensive replanting scheme which will improve the overall biodiversity of the site.

Designing out Crime – The Greater Manchester Police (GMP) Architectural Liaison officer has examined the proposal and has concluded that the application has incorporated appropriate measures to design out crime. There are, however, several recommendations which will ensure that the development site and the building is secure in order that the proposal will meet secure by design accreditation.

These include the provision of an extensive CCTV converge at the site, which is welcomed by South Manchester Regeneration Team. GMP were also concerned about the deep recess of the service entrance off York Street. This has now been amended and is currently being assessed by GMP for appropriateness.

A condition is recommended to ensure that secure by design accreditation is achieved and the aspirations of the Crime Impact Statement are satisfied.

Accessibility – The proposal has been designed to comply with the Design for Access 2 document. It is recommended that an informative is placed on any planning permission to ensure that signage and specification of internal equipment etc is to disabled access standards.

Community Use- It is anticipated that the following parts of the buildings/facilities will be offered for community use:

- Multi-use games pitch out of hours;
- Hall; and
- Classrooms.

The school also anticipates being able to offer adult education, out of hours, should demand develop.

It is considered a real positive attribute of the redevelopment of the application site is that the end facilities will be open for community benefit. In order to ensure that by offering such services it will not have an impact on residential

amenity, it is recommended that the application is conditioned to control the opening hours of the building and multiuse games pitch to ensure that this element of the scheme does not cause disamenity.

Lighting Scheme – An extensive lighting scheme has been developed for the site. The City Council lighting engineer has examined the proposals and considers them to be appropriate subject to the receipt of additional information. This has been submitted and is currently being considered by the Head of Engineering. A condition should be imposed on any approval to ensure a satisfactory lighting scheme is put in place.

It is recommended that a limit be imposed on the lighting around the multi-use games pitch to ensure that it does not cause disamenity to residents on Jackson Crescent. The limit has yet to be agreed and is a condition of this approval.

Refuse/waste management - A refuse management plan has been submitted with the application which outlines the procedures that will be in place to appropriately dispose of the waste generated by the school. This is to the satisfaction of the Head of Environmental Health. The bin store area will be situated behind the multi-use games area providing screening and a close proximity to the catering area.

In conclusion, it is considered that the proposal will have a beneficial impact in terms of providing a modern teaching facility for the school. The redevelopment of the existing site ensures that the school will remain at the heart of the community. The building will be of sufficient quality to improve the visual amenity of the area as well as the building and the external facilities being available for community use. The building will also be of a suitable sustainability coupled with travel planning initiatives.

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)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by the 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 the resolution of

issues relating to surface water run off and access issues off York Street.

The application site is the existing Castlefield Campus and its associated curtilage. The proposal will see the comprehensive redevelopment of the site for a new school building and new sports facilities. It is considered that the proposal is of a high quality design and will provide a modern teaching facility.

A detailed hard and soft landscaping scheme is proposed as well as the retention of many of the existing trees. It is anticipated that the proposal will satisfy the City Council's objectives for sustainability and will have minimal impact on surrounding residential amenity.

The proposal is therefore in accordance with polices HU1, H2.2, E1.1, E1.5, E1.6, E3.5, T1.1, T3.4, T3.6, T3.7, T2.4 of the Unitary Development Plan for the City of Manchester (Adopted 1995), North West of England Plan Regional Spatial Strategy policies DP1, DP2, DP4 and L1, The Guide to Development in Manchester Supplementary Planning Document (Adopted 2007), PPS1, PPS9 and PPS25.

Conditions and/or Reasons

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

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Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations and hard landscaped areas of the development have been submitted to and approved in writing by the City Council as local planning authority. Details of the colour of the boundary treatment shall also be submitted prior to the commencement of the development. 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 H2.2; of the Unitary Development Plan for the City of Manchester.

4) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing ref #####, shall be implemented not later than 12 months from the date of commencement of works. 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 H2.2 of the Unitary Development Plan for the City of Manchester.

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

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

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

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

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Policies 2.4 and 2.6 of the Unitary Development Plan for the City of Manchester.

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

7) 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.

8) Details of a Travel Plan with the objective of reducing the dependence of the 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 May 2009; 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 assist promoting the use of sustainable forms of travel to the school, pursuant to policies T1.1 and T3.4 of the Unitary Development Plan for the City of Manchester, the Guide to Development in Manchester SPD and PPG13.

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) Prior to the commencement of works on site, a strategy for the management of construction traffic, including information regarding site approach routes, hours of deliveries and directional signage shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To safeguard the amenities of nearby residents, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

11) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

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".

12) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good' or 'excellent'. 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, the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

13) Prior to the commencement of the development, a scheme showing the location and specification of the Closed Circuit Television (CCTV) at the application site shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The scheme shall then be implemented in accordance with the approved scheme and be in use prior to the first occupation of the building and the external areas unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the site is well monitored to reduce the risk of crime, pursuant to policy E3.5 of the Unitary Development Plan for the City of Manchester (Adopted 1995), the Guide to Development in Manchester SPD and PPS1.

14) No clearance of vegetation or trees from the site should be carried out in the bird nesting season (March to July). If clearance during the nesting season is unavoidable then a survey for nesting birds must be undertaken prior to work commencing and submitted to and approved in writing by the City Council as Local Planning Authority. If nesting birds are found by the survey and are likely to be disturbed by clearance works then clearance should be delayed until after the young have fledged.

Reason - To protect existing habitats, pursuant PPS9.

15) All weatherboards, roof tile and cladding boards of the existing school buildings should be removed by hand under the supervision of a licensed bat consultant.

Reason - To investigate the presence of bats at the site, pursuant to PPS9.

16) Prior to the commencement of the development, details of potential new roosting's for bats shall be submitted to and approved by the City Council, as Local Planning Authority.

Reason - To promote and improve the biodiversity at the site, pursuant to PPS9.

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

Monday to Friday 08:00 to 20:00
Saturday and Sunday 09:00 to 18:00

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.

18) Prior to the first use of the multi-use games area, a curfew for the lighting of the facility shall be submitted to and agreed in writing by the City Council, as Local Planning Authority. The agreed curfew shall then be implemented and adhered to for as long as the facility is in use.

Reason – In the interests of residential amenity, particularly residents of Jackson Crescent, 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.

19) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment the Desk Study) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

The Desk Study shall be prepared by a suitably qualified person whose competence to carry out the Desk Study has been approved in writing by the City Council as local planning authority (an "Expert").

In the event of the Preliminary Risk Assessment Desk Study identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal Scheme) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal Scheme shall be carried out, by an Expert before development commences and the Expert shall prepare a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy Site Investigation Report and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any

time before the development is occupied, then development shall cease and/or the development shall not be occupied until, an Expert has prepared a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy Site Investigation Report) which shall be submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy Site Investigation Report, which shall take precedence over any Remediation Strategy Site Investigation Report or earlier Revised Remediation Strategy Investigation Report.

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

20) Prior to the commencement of the development, a building and site lighting scheme shall be submitted to and approved by the City Council, as Local Planning Authority.

Reason – To ensure the site is well lit and in the interests of residential amenity pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

INFORMATIVE

Consultation should be held with the City Council Access Officer throughout the course of the development to ensure the standards outlined within the access statement are adhered to.

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: 087472/VO/2008/S1 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 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
Environment & Operations (Trees)
Environment & Operations (Refuse & Sustainability)
Access Officer
South Manchester Regeneration
GMPTE
Greater Manchester Police
Steve Hobson, Crime Reduction Officer
Greater Manchester Ecology Unit
North West Regional Assembly

Sport England (NW Region)

Travel Change Team

Environment Agency

Flat 19, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 39, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 17, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 33, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 9, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 27, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 49, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 43, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 3, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 13, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 21, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 15, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 11, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 1, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 23, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 29, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 5, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 35, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 41, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 45, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 7, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 31, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 37, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 25, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 47, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 4, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 50, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 30, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 26, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 48, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 32, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 2, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 38, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 28, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 6, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 42, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 16, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 12, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 8, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 10, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 22, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 20, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 14, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 24, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 40, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 34, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 44, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 36, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 46, Hulme Court, Linby Street, Manchester, M15 5AR

Flat 18, Hulme Court, Linby Street, Manchester, M15 5AR

6 Scotforth Close, Manchester, M15 5AP
8 Scotforth Close, Manchester, M15 5AP
4 Scotforth Close, Manchester, M15 5AP
2 Scotforth Close, Manchester, M15 5AP
27 Galgate Close, Manchester, M15 5AJ
29 Galgate Close, Manchester, M15 5AJ
31 Galgate Close, Manchester, M15 5AJ
4 Galgate Close, Manchester, M15 5AJ
2 Galgate Close, Manchester, M15 5AJ
6 Galgate Close, Manchester, M15 5AJ
8 Galgate Close, Manchester, M15 5AJ
3 Linby Street, Manchester, M15 5AN
5 Linby Street, Manchester, M15 5AN
1 Scotforth Close, Manchester, M15 5AP
7 Linby Street, Manchester, M15 5AN
9 Linby Street, Manchester, M15 5AN
3 Scotforth Close, Manchester, M15 5AP
5 Scotforth Close, Manchester, M15 5AP
11 Linby Street, Manchester, M15 5AN
7 Scotforth Close, Manchester, M15 5AP
13 Linby Street, Manchester, M15 5AN
9 Scotforth Close, Manchester, M15 5AP
11 Scotforth Close, Manchester, M15 5AP
1 Barrhill Close, Manchester, M15 5AH
3 Barrhill Close, Manchester, M15 5AH
5 Barrhill Close, Manchester, M15 5AH
7 Barrhill Close, Manchester, M15 5AH
9 Barrhill Close, Manchester, M15 5AH
67 Jackson Crescent, Manchester, M15 5EB
11 Barrhill Close, Manchester, M15 5AH
69 Jackson Crescent, Manchester, M15 5EB
13 Barrhill Close, Manchester, M15 5AH
71 Jackson Crescent, Manchester, M15 5EB
15 Barrhill Close, Manchester, M15 5AH
17 Galgate Close, Manchester, M15 5AJ
19 Galgate Close, Manchester, M15 5AJ
15 Galgate Close, Manchester, M15 5AJ
21 Galgate Close, Manchester, M15 5AJ
23 Galgate Close, Manchester, M15 5AJ
13 Galgate Close, Manchester, M15 5AJ
11 Galgate Close, Manchester, M15 5AJ
25 Galgate Close, Manchester, M15 5AJ
Flat 23, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 26, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 20, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 21, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 27, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 13, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 5, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 22, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 33, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 14, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 34, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR

Flat 3, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 17, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 25, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 32, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 18, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 4, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 30, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 1, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 10, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 7, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 19, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 29, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
3 M Uk Plc, 3 M House, 28 Great Jackson Street, Manchester, M15 4PA
Black Health Agency, Gaddum House, 6 Great Jackson Street, Manchester,
M15 4AX
Gaddum Centre, Gaddum House, 6 Great Jackson Street, Manchester, M15
4AX
The Charity Service Ltd, Gaddum House, 6 Great Jackson Street, Manchester,
M15 4AX
Laing O'rouke, Pryme Works, Silvercroft Street, Manchester, M15 4WG
Flat 57, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
62 Jackson Crescent, Manchester, M15 5AA
58 Jackson Crescent, Manchester, M15 5AA
Flat 58, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 37, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 55, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 41, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 38, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 48, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 36, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 54, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 42, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 43, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
56 Jackson Crescent, Manchester, M15 5AA
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Flat 62, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 60, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 44, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
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Flat 28, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 12, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 9, Brian Redhaed Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 31, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 24, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 16, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 2, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 6, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 11, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
Flat 15, Brian Redhead Court, 121 Jackson Crescent, Manchester, M15 5RR
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Flat 45, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 51, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR

Flat 52, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 47, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 39, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 56, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 63, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 64, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
60 Jackson Crescent, Manchester, M15 5AA
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64 Jackson Crescent, Manchester, M15 5AA
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Flat 40, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
Flat 46, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR
53 St. Wilfrids Street, Manchester, M15 5XE
1 St. Nicholas Road, Manchester, M15 5JD
3 St. Nicholas Road, Manchester, M15 5JD
5 St. Nicholas Road, Manchester, M15 5JD
7 St. Nicholas Road, Manchester, M15 5JD
9 St. Nicholas Road, Manchester, M15 5JD
11 St. Nicholas Road, Manchester, M15 5JD
13 St. Nicholas Road, Manchester, M15 5JD
15 St. Nicholas Road, Manchester, M15 5JD
17 St. Nicholas Road, Manchester, M15 5JD
82 Jackson Crescent, Manchester, M15 5AA
86 Jackson Crescent, Manchester, M15 5AA
84 Jackson Crescent, Manchester, M15 5AA
96 Jackson Crescent, Manchester, M15 5AA
92 Jackson Crescent, Manchester, M15 5AA
80 Jackson Crescent, Manchester, M15 5AA
90 Jackson Crescent, Manchester, M15 5AA
94 Jackson Crescent, Manchester, M15 5AA
88 Jackson Crescent, Manchester, M15 5AA
48 Jackson Crescent, Manchester, M15 5AA
38 Jackson Crescent, Manchester, M15 5AA
44 Jackson Crescent, Manchester, M15 5AA
54 Jackson Crescent, Manchester, M15 5AA
52 Jackson Crescent, Manchester, M15 5AA
46 Jackson Crescent, Manchester, M15 5AA
40 Jackson Crescent, Manchester, M15 5AA
42 Jackson Crescent, Manchester, M15 5AA
50 Jackson Crescent, Manchester, M15 5AA
Chevassut Primary School, Jackson Crescent, Manchester, M15 5AL
54 Chevassut Street, Manchester, M15 5LR
52 Chevassut Street, Manchester, M15 5LR
66 Jackson Crescent, Manchester, M15 5AA
21 Colin Murphy Road, Manchester, M15 5RS
19 Colin Murphy Road, Manchester, M15 5RS
17 Colin Murphy Road, Manchester, M15 5RS
68 Jackson Crescent, Manchester, M15 5AA
70 Jackson Crescent, Manchester, M15 5AA
72 Jackson Crescent, Manchester, M15 5AA
74 Jackson Crescent, Manchester, M15 5AA
14 Colin Murphy Road, Manchester, M15 5RS

12 Colin Murphy Road, Manchester, M15 5RS
10 Colin Murphy Road, Manchester, M15 5RS
8 Colin Murphy Road, Manchester, M15 5RS
6 Colin Murphy Road, Manchester, M15 5RS
76 Jackson Crescent, Manchester, M15 5AA
4 Colin Murphy Road, Manchester, M15 5RS
78 Jackson Crescent, Manchester, M15 5AA
Flat 8, 2 Sorrell Street, Manchester, M15 5SR
Flat 1, 2 Sorrell Street, Manchester, M15 5SR
Flat 6, 2 Sorrell Street, Manchester, M15 5SR
Flat 9, 2 Sorrell Street, Manchester, M15 5SR
Flat 4, 2 Sorrell Street, Manchester, M15 5SR
Flat 5, 2 Sorrell Street, Manchester, M15 5SR
Flat 3, 2 Sorrell Street, Manchester, M15 5SR
Flat 7, 2 Sorrell Street, Manchester, M15 5SR
Flat 2, 2 Sorrell Street, Manchester, M15 5SR
50 Chevassut Street, Manchester, M15 5LR
48 Chevassut Street, Manchester, M15 5LR
46 Chevassut Street, Manchester, M15 5LR
44 Chevassut Street, Manchester, M15 5LR
1 Linby Street, Manchester, M15 5AN
73 Jackson Crescent, Manchester, M15 5EB
9 Galgate Close, Manchester, M15 5AJ
7 Galgate Close, Manchester, M15 5AJ
75 Jackson Crescent, Manchester, M15 5EB
5 Galgate Close, Manchester, M15 5AJ
77 Jackson Crescent, Manchester, M15 5EB
22 Jackson Crescent, Manchester, M15 5AD
24 Jackson Crescent, Manchester, M15 5AD
44 Mary France Street, Manchester, M15 5FN
42 Mary France Street, Manchester, M15 5FN
3 Galgate Close, Manchester, M15 5AJ
79 Jackson Crescent, Manchester, M15 5EB
26 Jackson Crescent, Manchester, M15 5AD
40 Mary France Street, Manchester, M15 5FN
38 Mary France Street, Manchester, M15 5FN
81 Jackson Crescent, Manchester, M15 5EB
1 Galgate Close, Manchester, M15 5AJ
28 Jackson Crescent, Manchester, M15 5AD
83 Jackson Crescent, Manchester, M15 5EB
30 Jackson Crescent, Manchester, M15 5AD
85 Jackson Crescent, Manchester, M15 5EB
32 Jackson Crescent, Manchester, M15 5AD
87 Jackson Crescent, Manchester, M15 5EB
34 Jackson Crescent, Manchester, M15 5AD
6 Sorrell Street, Manchester, M15 5SR
36 Jackson Crescent, Manchester, M15 5AD
37 Chevassut Street, Manchester, M15 5LR
35 Chevassut Street, Manchester, M15 5LR
33 Chevassut Street, Manchester, M15 5LR
31 Chevassut Street, Manchester, M15 5LR
7 St. Wilfrids Street, Manchester, M15 5XE
3 St. Wilfrids Street, Manchester, M15 5XE

32 Chevassut Street, Manchester, M15 5LR
42 Chevassut Street, Manchester, M15 5LR
36 Chevassut Street, Manchester, M15 5LR
1 St. Wilfrids Street, Manchester, M15 5XE
11 St. Wilfrids Street, Manchester, M15 5XE
11 Colin Murphy Road, Manchester, M15 5RS
5 St. Wilfrids Street, Manchester, M15 5XE
9 Colin Murphy Road, Manchester, M15 5RS
38 Chevassut Street, Manchester, M15 5LR
7 Colin Murphy Road, Manchester, M15 5RS
40 Chevassut Street, Manchester, M15 5LR
1 Colin Murphy Road, Manchester, M15 5RS
3 Colin Murphy Road, Manchester, M15 5RS
34 Chevassut Street, Manchester, M15 5LR
5 Colin Murphy Road, Manchester, M15 5RS
9 St. Wilfrids Street, Manchester, M15 5XE
15 Colin Murphy Road, Manchester, M15 5RS
13 Colin Murphy Road, Manchester, M15 5RS
30 Mary France Street, Manchester, M15 5FN
32 Mary France Street, Manchester, M15 5FN
18 Sorrell Street, Manchester, M15 5SR
16 Sorrell Street, Manchester, M15 5SR
41 Mary France Street, Manchester, M15 5FN
39 Mary France Street, Manchester, M15 5FN
12 Sorrell Street, Manchester, M15 5SR
14 Sorrell Street, Manchester, M15 5SR
36 Mary France Street, Manchester, M15 5FN
34 Mary France Street, Manchester, M15 5FN
14 Jackson Crescent, Manchester, M15 5AD
16 Jackson Crescent, Manchester, M15 5AD
8 Sorrell Street, Manchester, M15 5SR
10 Sorrell Street, Manchester, M15 5SR
18 Jackson Crescent, Manchester, M15 5AD
20 Jackson Crescent, Manchester, M15 5AD
4 Sorrell Street, Manchester, M15 5SR
Flat 6, 11 Eliza Street, Manchester, M15 5EG
Flat 4, 11 Eliza Street, Manchester, M15 5EG
Flat 1, 11 Eliza Street, Manchester, M15 5EG
Flat 5, 11 Eliza Street, Manchester, M15 5EG
Flat 3, 11 Eliza Street, Manchester, M15 5EG
Flat 2, 11 Eliza Street, Manchester, M15 5EG
Flat 4, 25 Mary France Street, Manchester, M15 5FN
Flat 9, 25 Mary France Street, Manchester, M15 5FN
Flat 10, 25 Mary France Street, Manchester, M15 5FN
Flat 2, 25 Mary France Street, Manchester, M15 5FN
Flat 6, 25 Mary France Street, Manchester, M15 5FN
Flat 1, 25 Mary France Street, Manchester, M15 5FN
Flat 11, 25 Mary France Street, Manchester, M15 5FN
Flat 7, 25 Mary France Street, Manchester, M15 5FN
Flat 5, 25 Mary France Street, Manchester, M15 5FN
Flat 3, 25 Mary France Street, Manchester, M15 5FN
Flat 12, 25 Mary France Street, Manchester, M15 5FN
Flat 8, 25 Mary France Street, Manchester, M15 5FN

27 Mary France Street, Manchester, M15 5FN
29 Mary France Street, Manchester, M15 5FN
31 Mary France Street, Manchester, M15 5FN
33 Mary France Street, Manchester, M15 5FN
35 Mary France Street, Manchester, M15 5FN
37 Mary France Street, Manchester, M15 5FN
2 Colin Murphy Road, Manchester, M15 5RS
21 St. Wilfrids Street, Manchester, M15 5XE
17 St. Wilfrids Street, Manchester, M15 5XE
23 St. Wilfrids Street, Manchester, M15 5XE
15 St. Wilfrids Street, Manchester, M15 5XE
25 St. Wilfrids Street, Manchester, M15 5XE
19 St. Wilfrids Street, Manchester, M15 5XE
27 St. Wilfrids Street, Manchester, M15 5XE
13 St. Wilfrids Street, Manchester, M15 5XE
29 St. Wilfrids Street, Manchester, M15 5XE
31 St. Wilfrids Street, Manchester, M15 5XE
33 St. Wilfrids Street, Manchester, M15 5XE
35 St. Wilfrids Street, Manchester, M15 5XE
41 St. Wilfrids Street, Manchester, M15 5XE
49 St. Wilfrids Street, Manchester, M15 5XE
37 St. Wilfrids Street, Manchester, M15 5XE
47 St. Wilfrids Street, Manchester, M15 5XE
51 St. Wilfrids Street, Manchester, M15 5XE
45 St. Wilfrids Street, Manchester, M15 5XE
43 St. Wilfrids Street, Manchester, M15 5XE
39 St. Wilfrids Street, Manchester, M15 5XE
Flat 3, 2 Jackson Crescent, Manchester, M15 5AD
Flat 1, 2 Jackson Crescent, Manchester, M15 5AD
Flat 9, 2 Jackson Crescent, Manchester, M15 5AD
Flat 2, 2 Jackson Crescent, Manchester, M15 5AD
Flat 5, 2 Jackson Crescent, Manchester, M15 5AD
Flat 4, 2 Jackson Crescent, Manchester, M15 5AD
Flat 7, 2 Jackson Crescent, Manchester, M15 5AD
Flat 8, 2 Jackson Crescent, Manchester, M15 5AD
Flat 6, 2 Jackson Crescent, Manchester, M15 5AD
Flat 9, 61 Chorlton Road, Manchester, M15 4JF
51 Chorlton Road, Manchester, M15 4JF
53 Chorlton Road, Manchester, M15 4JF
55 Chorlton Road, Manchester, M15 4JF
57 Chorlton Road, Manchester, M15 4JF
12 Jackson Crescent, Manchester, M15 5AD
10 Jackson Crescent, Manchester, M15 5AD
59 Chorlton Road, Manchester, M15 4JF
Flat 8, 61 Chorlton Road, Manchester, M15 4JF
Flat 7, 61 Chorlton Road, Manchester, M15 4JF
Flat 4, 61 Chorlton Road, Manchester, M15 4JF
Flat 5, 61 Chorlton Road, Manchester, M15 4JF
Flat 2, 61 Chorlton Road, Manchester, M15 4JF
Flat 1, 61 Chorlton Road, Manchester, M15 4JF
Flat 6, 61 Chorlton Road, Manchester, M15 4JF
Flat 3, 61 Chorlton Road, Manchester, M15 4JF

Representations were received from the following third parties:

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Me C Aneer 28 Hulme Court Manchester

Relevant Contact Officer : Jennifer Atkinson
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