

| Application Number | Date of Appln | Committee Date | Ward |
|---------------------------|----------------------|-----------------------|----------------------|
| 088460/FO/2008/N2 | 5th Dec 2008 | 12th Feb 2009 | Gorton South Ward |

Proposal Erection of a methane stripping plant with associated 2.75 metre weld mesh fencing and 2no 4 metre high lighting columns

Location Former Landfill Site At Pink Bank Lane, Off East Road, Longsight, Manchester

Applicant Greater Manchester Waste Disposal Authority , Media Chambers, 5 Barn Street, Oldham, OL1 1LP

Agent ENTEC UK Ltd, Canon Court, Abbey Lawn, Abbey Foregate, Shrewsbury, Shropshire, SY2 5DE

Description

This application relates to a site approximately 0.02 hectares in size adjacent to an existing fenced off compound area within the former landfill at Pink Bank Lane. The site currently contains an existing pumping station located beneath ground, this pumps the leachate (the dirty water that drains 'leaches' from a landfill site) into the public sewers. The existing compound comprises an area of hardstanding and is secured with perimeter palisade fencing approximately 2.4 metres in height.

Leachate from the former landfill site is currently untreated and methane is known to be entering directly into the sewer system. To address this problem it is now proposed to construct a methane stripping plant (MSP) facility and thereby prevent potentially explosive concentrations of methane building up within the public sewer system. There is an existing access from East Road and access to the facility will be restricted to staff, services and maintenance. There are residential areas immediately to the east, but also to the north and west of the proposed development site, with the closest residential property located 30 metres to the west of the proposed new facility. The restored landfill site predominantly comprises open land and is used for recreational purposes with informal footpaths crossing the wider area. An informal footpath runs to the immediate south of the proposal site and links the western section of East Road to its eastern section and junction with Manby Road and Thornholme Close.

The proposed Methane Stripping Plant will be located adjacent to the existing leachate pumping station compound, which will be extended to from one enclosed compound. The extended compound will cover an area measuring 21metres x 8 metres (0.05 hectares) and would consists of: a series of 8 methane stripping tanks connected to three number air blowers, which are contained within acoustically insulated steel containers, together with associated infrastructure consisting of a brick built building to house stores, controls and electrical switchgear and two below ground chambers with inlet pumping chamber and sewer discharge pump, two number 4 metre high lighting columns and lights. The Methane Stripping Plant will be enclosed by powder coated weld mesh fencing approximately 2.75 metres high and be located on a bunded, reinforced concrete slab.

The Methane Stripping Plant will be sited 1 metre below existing ground levels and the immediate area around the facility will be landscaped to provide additional screening and security.

The process involves the leachate from the former landfill being collected by filter drains across the site and then gravity fed into an existing collection chamber located within the existing compound. The leachate is then pumped into the series of tanks where the dissolved methane is 'stripped' out as a result of air being bubbled through the tank. The air/methane mix is then discharged to the atmosphere. The MSP facility would be fully automated, monitored remotely and operational 24 hours a day with any maintenance that is required carried out wherever possible during daytime hours. It is expected that the facility will remain on site for 25 years after which time it is expected that the dissolved methane in the leachate will have reduced to acceptable levels. The applicants supporting information suggests that dissolved methane levels could have reduced to levels that would not require treatment within a period of 10-15 years. The GMWDA will meet the life time running costs of the facility.

The proposal has been advertised on site and in the press, as being of public interest.

Consultations

Local residents were notified of the proposal one letter of support for the facility was received and another was in general support but made specific comments relating to:

- Costs related to the motor powers and suggestions relating to how these could be reduced.
- Suggestions relating to potential changes in the specimens proposed for the shrub planting scheme.
- Need for suitable treatment of the Japanese knotweed present on part of the site.

Greater Manchester Ecology Unit - Recommend conditions relating to scrub clearance and method statement for the control of Japanese knotweed.

Environmental Health - Are content with the information supplied relating to odour but recommend conditions be attached to any approval covering: Delivery hours, lighting. Further work relating to noise emanating from the site is required, additional information has been requested and any comments will be reported to Committee.

Contaminated Land Section - Recommend an appropriate condition is attached to any approval.

South Manchester Regeneration - No comments.

Environment Agency - No objection in principle.

Greater Manchester Police - No comments.

United Utilities - No objections.

Issues

Waste Policy/Legislation

National waste planning policy (and legislation) is strongly derived from European Union regulations. The principle piece of legislation is the Waste Framework Directive, which covers the need to minimise waste, encourage recycling and waste recovery, and sets out the concept of a waste management hierarchy. Article 5 of the Directive requires member states to establish an integrated and adequate network of waste facilities. This network should include all necessary waste management facilities including the provision for waste transfer, storage, treatment and disposal. There is a requirement to prepare waste management plans to implement the requirements of the Directive.

Article 4 of the Directive requires member states to take the necessary measures to ensure that waste is recovered and disposed of without endangering human health and without using processes or methods which could harm the environment, in particular:

- To water, air or soil, or to plants and animals;
- Causing nuisance through noise or odour;
- Adversely affecting the countryside or places of special interest.

National policy for waste is provided by the National Waste Strategy 'Waste Strategy for England 2007'. The strategy aims to reduce waste in accordance with the waste hierarchy and sets out that waste should be regarded as a resource, i.e. most products should be re-used or their materials recycled and energy should be recovered from other wastes where possible. It states that 'if waste is not managed safely then it can become a serious threat to public health, and cause damage to the environment as well as being a local nuisance'.

National Policy

Planning Policy Statement 10: Planning for Sustainable Waste Management - sets out the Government's policy on waste stating that the overall objective is to protect human health and the environment by producing less waste and by using it as a resource wherever possible.

In determining planning applications, it states that the planning system controls the development and use of land in the public interest and should focus on whether the development is an acceptable use of the land and should work on the assumption that the relevant pollution control regime will be properly applied and enforced.

It states that planning authorities should consider the likely impact on the local environment and on amenity considering factors including: protection of water resources, land instability, visual intrusion, nature conservation, historic environment and built heritage, traffic and access, air emissions including dust, odours, vermin and birds, noise and vibration, litter and potential land use conflicts.

Regional Policy

The Regional Spatial Strategy (RSS) for North West England - The RSS was adopted in September 2008 and replaces the previously published Regional Planning Guidance. The RSS provides a framework for development and investment in the region over the next fifteen to twenty years. It contains policies that address core principles of development, including the following:

DP2: Promoting sustainable communities - Ensuring development contributes to a high quality of life for existing and future residents;

DP7: Promote Environmental Quality - Ensuring that new development demonstrates good design and respect for its setting;

EM10: A regional approach to waste management - states that plans, strategies, proposals and schemes should promote and require the provision of sustainable new waste management infrastructure, facilities and systems that contribute to the development of the North West by reducing harm to the environment, improving the efficiency of resources, stimulating investment and maximising economic opportunities.

EM11: Waste management Principles - states that every effort should be made to minimise waste, maximise re-use, and maximise opportunities for the use of recycled material.

EM12: Locational Principles - states that local authorities should ensure that waste management facilities are sited in such a way as to avoid the unnecessary carriage of waste over long distances.

Local Policy

Unitary Development Plan - The site lies in an area covered by policy GO1 that states that the Council will have regard to the policies within the Unitary Development Plan in order to improve the quality of the local environment.

Policy E1.2 states that the City Council will carefully control the siting and design of waste treatment and storage facilities (including such operations as waste transfer stations, scrap yards etc) in order to prevent any unacceptable impact on local communities and the quality of the physical and visual environment

Policy E1.3 states that the Council will promote measures to decrease the level of pollution in the City's watercourses including rivers and canals, and groundwater sources.

Policy E2.4 states that the Council will ensure that the effects upon wildlife are taken fully into account when considering development proposals.

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.

Policy H2.2 states that the Council will not allow development, which will have an unacceptable impact on residential areas. The matters that the Council will

consider, amongst other things, the scale and appearance of the development, traffic generation and road safety.

Policy DC26.1 seeks to reduce the impact of noise of new development proposals that are likely to be generators of noise.

Policy DC27.1 states that, in determining planning applications for development involving the incineration, disposal or recycling of waste materials and reclamation activities, the Council will have regard to:

- a. the general location of the proposed development;
- b. the effect on the amenities of neighbouring occupiers, including the effect of traffic movements and the generation of noise, dust, fumes and litter;
- c. the adequacy of the local traffic circulation system;
- d. the need for safe and convenient arrangements for access, internal circulation, and egress;
- e. the appearance of any structures;
- f. the quality of the boundary treatment such as fences and screening.

Policy DC27.2 states, "the Council will permit developments of this kind only in locations:

- a. where development would not adversely affect occupiers of nearby properties, or passers-by in the general vicinity;
- b. which are of no ecological, environmental or recreational value;
- c. which are unobtrusive.

Policy DC27.3 states Development of this kind will not be permitted unless:

- a. it is within the general locations mentioned above, and which, for the avoidance of doubt, does not include any of the main radial routes;
- b. the Council is satisfied that there will no hazard to public health or safety;
- c. the road network in the vicinity of the site is appropriate to the type and number of delivery vehicles associated with the proposed development;
- d. the Council is satisfied that the proposal would not inhibit the opportunity for permanent redevelopment, or desirable environmental improvements.

Policy DC27.4 states where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby occupiers. These conditions may cover, amongst other things:

- a. limited period planning permission;
- b. restrictions on the nature, scale and location of vehicular movements to and within the site;
- c. the disposition of uses about the site, including the location of structures, storage and sorting areas, and hard surface parking;
- d. the appearance of all structures, especially the nature of fencing and screening;
- e. hours of operation of the development as a whole or in part;
- f. controls over burning of waste materials;
- g. details of dust and litter suppression measures including sheeting of vehicles and wheel washing facilities where appropriate;
- h. limitations about the type of materials involved, and the height to which they can be stored.
- i. the inappropriate restoration and aftercare of the site.

Principle of development - The applicants state that the proposed facility will provide environmental enhancement through the treatment of leachate to prevent permitted discharge consents being exceeded and thereby prevent any affects on human health and the environment in accordance with national policy. It is considered that this is an important process which needs to be undertaken on this site. The facility is explicitly needed to treat leachate from a former landfill site on which it will be located, the principle of development is therefore considered to have been established.

Suitability of location - The applicants state that the site was chosen due to its: location adjacent to the existing leachate pumping station; to minimise impacts on landscape character; to ensure optimal vehicle access to the site, when required, and to utilise the existing access therefore minimising potential impact; and, the positioning of the facility in relation the existing leachate pumping station and sewer discharge point ensures optimal efficiency of the plant therefore minimising potential impact.

The applicants state that the proposed plant location was chosen because it provides the optimum technical solution whilst minimising the use of public funds, and the impact on local residents and the users of Highfield Country Park. They state that the existing leachate collection system, for the former landfill, drains by gravity to the current collection well and pumping station, next to the proposed stripping plant location. This pumping station has been designed to pump the leachate a short distance (approximately 20 metres), after which the leachate flows by gravity to the nearby sewer. They state that in order to minimise the risk of explosion, as a result of the potential build up of methane in the public sewer, it is essential that methane is removed at the earliest possible opportunity, and that installing the stripping plant remote from the leachate pumping well would require additional piping which would introduce an increased risk of explosion within the confined atmosphere of the pipe. Furthermore, locating the proposed facility immediately adjacent to the existing leachate pumping station has the added benefit of being able to utilise the existing access point. It is therefore accepted that the proposed location is the most suitable for the methane stripping plant.

Other possible techniques - The applicants have indicated that, given the low concentrations of methane within the leachate, there are no other best available techniques that involve the use of the extracted methane -such as the generation of electricity) - other than it being dispersed safely into the atmosphere. The treated leachate is then discharged to sewer via underground pipes.

Safety - The proposed stripping plant facility has been designed to safely disperse the methane into the atmosphere to prevent a potentially explosive air/methane mix forming in the sewer system or in the plant. On-site telemetry equipment would notify maintenance teams of any operational failures, although duty and standby equipment should cover any failures. In addition, the plant will be zoned appropriately, equipment and other controls installed and a designer's risk undertaken in accordance with the government regulations that relate to these type of facilities.

Odour - The operation of the proposed methane plant has the potential to cause an emission of odour which could have an effect in the vicinity of the proposed development. The Environment Agency guidelines 'Guidance for the Treatment

of Landfill Leachate' recognise that odour effects from methane stripping installations are minimal, particularly in relation to leachate from aged wastes, such as at Pink Bank Lane. The guidance states that, in relation to the majority of full scale methane stripping installations in the UK, 'odour effects have been minimal and have not required specific treatment'. The applicant has supplied survey information and analysis in relation to the possibility of odour nuisance on nearby residential properties as a result of the proposed MSP facility. The assessment of Odour has been undertaken to represent the worst case emission rate of methane from the MSP facility. That assessment predicts that residential properties close to the proposed MSP will not experience significant odour annoyance as a result of the operation of the proposed MSP facility.

Noise - The applicant has submitted a noise survey and noise assessment in support of the proposed MSP facility. Background noise measurements were undertaken at the two nearest noise sensitive locations, which are generally characterised by residential properties and were housing to the east of the former landfill boundary on Thorneholme Close and housing on East Road.

In terms of impact on residential properties the assessment concludes that those properties to the east will experience noise levels below background levels by a considerable margin and are therefore considered unlikely to complain. However, those residential to the west on East Road are likely to experience noise levels where the likelihood of complaint would be marginal at most. As a result of this marginality the applicant has undertaken a further assessment of potential internal noise levels of those residential properties closest to the MSP facility. This assessment concluded that the internal levels within the nearest residential properties would achieve the 'good' design criterion set in British Standard 8233:1999 Sound Insulation and Noise reduction for buildings - Code of Practice. The Head of Regulatory Services has request additional information relating to noise emanating from the plant, any further comments will be reported to Committee.

Boundary treatment - The MSP facility is proposed to have a 2.75 metre high powder coated welded mesh perimeter fencing. This type of fencing is acceptable to Greater Manchester Police. In addition, a shrub mix is proposed, surrounding the compound in order to screen the facility and provide enhancement for biodiversity, including a selection of thorny species to increase security and deter vandals, with larger shrubs and small trees planted in the vicinity of the site. The boundary treatment is considered acceptable.

Visual Impact - The blowers and tanks would not be visible from above the top of the boundary fence, with only the tops of the lighting columns and kiosk being visible above the fence. The proposed facility will sit 1 metre below surrounding ground levels and additional shrub and tree planting is proposed to further screen the facility. When added to screening provided by existing trees in the area it is considered sufficient to ensure that the proposed structures would not have an unduly detrimental impact on the visual amenities of the area.

Access - The proposed facility would be accessed using the existing access from East Road. The proposed facility will be fully automated and only accessed in order that maintenance can be undertaken.

Approve on the basis that the proposal will generally accord with the policies contained within the Development Plan, specifically the Unitary Development Plan Policies E1.2, E1.3, E2.4, E3.5, H2.2, GO1, DC26.1 and DC27 and the principles set out in Planning Policy Statement 10, and the Regional Spatial Strategy for the North West policies DP2, DP7, EM10, EM11 and EM12. The development is necessary to prevent any affects, of untreated leachate, on human health and the environment and there would not be any significant impacts on the residential amenities of adjoining occupiers and generally the proposal would benefit the wider surrounding community.

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 APPROVE

Approve on the basis that the proposal will generally accord with the policies contained within the Development Plan, specifically the Unitary Development Plan Policies E1.2, E1.3, E2.4, E3.5, H2.2, GO1, DC26.1 and DC27 and the principles set out in Planning Policy Statement 10, and the Regional Spatial Strategy for the North West policies DP2, DP7, EM10, EM11 and EM12. The development is necessary to prevent any affects, of untreated leachate, on human health and the environment and there would not be any significant impacts on the residential amenities of adjoining occupiers and generally the proposal would benefit the wider surrounding community

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) 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 including the proposed security perimeter fencing have been submitted to and approved in writing by the City Council as local planning

authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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

3) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment 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 policy H2.2 of the Unitary Development Plan for the City of Manchester.

4) The details of an emergency telephone contact number for the site operator shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

5) The soft landscaping scheme approved by the City Council as local planning authority shown on drawing ref 17776-S153, 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.

6) 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:
17776-S60a, 17776-S146, 17776-S147, 17776-S153, 17776-S62a, 17776-S64a, 17776-S65a, 17776-S66a, 17776-S27a date stamped as received by the local planning authority on the 25.11.2008

17776-S146a date stamped as received by the local planning authority
05.12.2008

and document titled Entec Greater Manchester Waste Disposal Authority Pink Bank Lane Methane Stripping Plant Facility Supporting Statement date stamped as received by the local planning authority 25.11.2008.

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.

7) Prior to the commencement of development or phase of development on site (including site clearance), a method statement for the control of Japanese Knotweed shall be submitted to, and approved in writing by, the City Council as local planning authority. The development or phase of development shall be implemented in accordance with the approved details.

Reason - To prevent the spread of Japanese Knotweed and in order to safeguard important wildlife habitats in the area, pursuant to policies E2.3 and E2.4 of the Unitary Development Plan for Manchester (adopted 1995)

8) When the plant is operational, odour levels should not exceed the levels identified in the submitted report by Entec UK Limited, dated 25th November 2008, unless otherwise agreed in writing with the City Council, as Local Planning Authority

Reason

In order to ensure that there are no perceptible odours arising from the activities at the site boundary in order to protect the amenities of nearby properties pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

9) Before the development hereby approved first becomes operational it 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 development.

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

10) No tree felling or pruning works or vegetation clearance should take place during the optimum period for bird nesting (March to July inclusive) unless nesting birds have been shown to be absent.

Reason - In order to protect wildlife from works that may impact on their habitats, pursuant to policy E2.4 of the Unitary Development Plan for the City of Manchester.

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

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 E2.4 and E2.6 of the Unitary Development Plan for the City of Manchester.

12) If any lighting at the hereby approved development, when illuminated, causes undue glare or light spillage to the detriment of adjoining and nearby residential properties, baffles and/or cut-offs shall be installed on the units and adjustments made to the angle of the lighting units and the direction of illumination, and shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 088460/FO/2008/N2 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:

Greater Manchester Ecology Unit
Environmental Health
Contaminated Land Section
South Manchester Regeneration
Environment Agency
Greater Manchester Police
United Utilities

Red Rose Forest, Dock Office , Trafford Road , Salford Quays, Salford , M50 3XB

Flat 1, Flat 2, Flat 3, Flat 4, Flat 5, Flat 6, Flat 7, Flat 8, Flat 9, Flat 10, Flat 11, Flat 12 Flat 14, Flat 15, Flat 16, Flat 17, Flat 18, Flat 19, Flat 20, Flat 21, Flat 22, Flat 23, Flat 24, Flat 25, Flat 26, Flat 27, Flat 28, Flat 29, Flat 30, Flat 31, Flat 32, Flat 33, Flat 34, Flat 35, Flat 36, Flat 37, Flat 38, Flat 39, Bankside Court, Pink Bank Lane, Manchester, M12 5GA

Flat 1, Flat 2, Flat 3, Flat 4, Flat 5, Flat 6, Flat 7, Flat 8, Flat 9, Flat 10, Flat 11, Flat 12, Flat 13, Flat 14, Flat 15, Flat 16, Flat 17, Flat 18, Flat 19, Flat 20, Flat 21, Flat 22, Flat 23, Flat 24, Flat 25, Flat 26, Flat 27, Flat 28, Flat 29, Flat 30, Flat 31, Flat 32, Flat 33, Flat 34, Flat 35, Flat 36, Flat 37, Flat 38, Flat 39, Flat 40, Flat 41, Flat 42, Flat 43, Flat 44, Flat 45, Flat 46, Flat 47, Flat 48, Flat 49, Flat 50, Flat 51, Flat 52, Flat 53, Flat 54, Flat 55, Flat 56, Flat 57, Flat 58, Flat 59, Flat 60, Flat 61, Flat 62, Flat 63, Flat 64, Flat 65, Flat 66, Flat 67, Flat 68, Flat 69, Flat 70, Flat 71, Flat 72, Flat 73, Flat 74, Flat 75, Flat 76, Flat 77 Flat 78, Flat 79, Flat 80, Flat 81, Flat 82, Flat 83, Flat 84, Flat 85, Flat 86, Flat 87, Flat 88 Flat 89, Flat 90, Flat 91, Flat 92, Flat 93, Flat 94, Bickerdike Court, East Road, Manchester, M12 5RD

Numbers 13,14,15,16,17,18,19,20,21,22,23, 24,25, 26 27,28,29, 31,32, 33,34, 30,35,36 Aylesby Avenue,

Numbers 1,1a,7,9, 11,13,15,17,19,21,23, 27,29, 31, 3, 5,25, 31,33,35,37-39 Bickerdike Avenue,

Numbers 1,2, 3,4,5, 6,7, 8,10,12,14,16,18,20,22 Butterwick Close,

Numbers 1,2,9, 10,11,12,13,14,15,16,17,18,19,20,21,22,23, 3, 25,27,29, 4, 6 ,7,8 5,31,33,35,37,39,41 Calbourne Crescent,

Numbers 1,2, 3,4,5,6,7,8 ,9, 10 Cornford Avenue,

Numbers 1,2, 3,4,5,7,8 ,9,10,11,12,13,14,15,17,19,21 Crantock Street,

Numbers 1,2, 3,4,6 Cullercoats Walk,

Numbers 1, 3,4,5,7 2,8,9,10 Fenmore Avenue,

Numbers1,2,10,11,12,13,14, 15, 16,17,18,19,20,21,22,23, 5, 24, 3, 26, 27,29 ,4,6,8, 9,31,33,35,37,39,41 Hemmons Road

Numbers1,2, 3,4,5,6,7,8, 11,13 Innes Street,

Numbers 1,2, 3,4,5,6,7,8, 10,11,13 Kilnwick Close,
Numbers 1, 5,7 , 11,16,18,20, Manby Square,
Numbers 3,4,6 12, Newsham Walk,
Numbers 1,2, 3,4,5,6,7,8 11 Ormsby Avenue,
Numbers 1,2, 3,4, 5, 6,7,8, 24 10,11,12,13,14,15,16,17,18,19,20,21,22,23
Searby Road,
Numbers 1,3 Specton Walk,
Numbers 1, 3,5,7, 11,13,15,17 Tealby Road,
Numbers 1,2, 5,6,7,8,10,11,12,13,14,15, 17, 19, 23, 25,27,29, 3,4,31,33,
21,Thornholme Close,
Numbers 1,2, 3,4,5,6,7,8 10,11,12,14 Woodhill Close,
Numbers 1,2, 3,4 ,6 Wylam Walk,
Numbers 2, 4a, 6,8, 10,12,14,16 Barnard Road,
Numbers 2, 6,8 ,10,12,14, 16,18,20,22, 24,26,28,4,30,32,34,36,38,40 Erneley
Close,
Numbers 2, 4,8, 24 10,12,14,16, 18,20,22 Grasmere Street,
Numbers 6,8, 10,12,13,14,15,16,17,19,21,23 Lowther Avenue,
Numbers 3, 24, 25, 26, 27, 28, 31, 2,10,12,13,14,15,17,19,21,22,23,29, 4,
5,6,7,8, 33,35,37,39,41,43,45,47,49 Manby Road,
Numbers 2, 4,6,8 10,12,14,16,18,20,22 Methuen Street,
Numbers 10,12 Ormsby Avenue,
Numbers 2, 6, 7, 8, 50 10,12,14,16,18,20,22, 24, 26,28, 4,30,32,34,36,38,40,42
,44,46,48,Totland Close,
Numbers 5,30, 32,34,36, 9,11,13,15,17,22,26,28, 88,
129,131,133,135,137,139,141,143 East Road, Manchester, M18 7RN
Numbers 22,24,26,28, 30,32,34 Longsight Road,
Number 3 Meriton Walk,

51, 53,55, 57, 59, 61,63,65,67,69 71,73,75,77,79, 81,83,85,87 Pink Bank Lane,
Manchester, M12 5GR
70,72,74,76,78, 80,82,84 84a,84b Buckley Road, Manchester, M18 7RS
9 Hemmons Road,
9 Innes Street, 9 Kilnwick Close, 9 Manby Road,
9 Manby Square, 9 Ormsby Avenue, 9 Searby Road, 9 Tealby Road,
9 Thornholme Close, 9 Woodhill Close,
90,92,94 East Road, Manchester, M12 5QA

First Sign Ltd, Bilal House, Nutsford Vale, Manchester, M12 5QJ

Iranian School Of Manchester, 86 East Road, Manchester, M12 5GZ
Papyrus Design, Gorebrook Works, Pink Bank Lane, Manchester, M12 5GH
Representations were received from the following third parties:

Greater Manchester Ecology Unit
Environmental Health
Contaminated Land Section
South Manchester Regeneration
Environment Agency
Greater Manchester Police
United Utilities
Mr Alan Gibson – Nutsford Vale Facilitator

Relevant Contact Officer : Robert Griffin

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Email : r.griffin@manchester.gov.uk