

Application Number	Date of Appln	Committee Date	Ward
086590/FO/2008/N1	23rd Oct 2008	20th Nov 2008	Moston Ward

Proposal Erection of part 2 part 3 storey building to form a residential care home with 60no. bedrooms including associated parking, landscaping and boundary treatments

Location 147 Nuthurst Road, Moston, Manchester, M40 3NR

Applicant Orchard Care Homes, 2150 Century Way, Thorpe Park, Leeds, LS15 8ZB

Agent LNT Construction Unit 2, Helios 47, Leeds, LS25 2DY

Description

The Site - This application relates to a site located on the corner of Nuthurst Road and Broadway in the Moston area of North Manchester. The site is currently vacant, consisting of grass and a substantial number of trees (approximately 25), although the site used to accommodate a local authority care home. The area surrounding the application site is residential in nature. The site area is approximately 0.3ha in size.

The Proposal - Planning permission is sought for a new care home building that would accommodate 60 no. bedrooms. The building would be 2-3 storeys in height and would consist mainly of red facing brickwork with a small amount of intermittent rendered blockwork along the principle elevations to Nuthurst Road and Broadway. The corner of the new building, at the junction of Nuthurst Road and Broadway, would have a different elevational treatment as it would consist of UPVC curtain glazing. The windows through the development would consist of UPVC. The proposed users of the care home would be those needed elderly mentally infirm (EMI) care. Of the existing trees that are present on the site, 6 no. are proposed to be removed to accommodate the proposed development, although some new tree planting is proposed along the northern edge of the vehicular access road in order to provide some screening for the residential property that is located at No. 88 Broadway. New boundary treatment is proposed along the south and east elevations of the site consisting of a dwarf wall with railings on top, along with intermittent brick piers to break up the railings. This boundary treatment would be 1.8m in height. The existing boundary treatment along the north and west elevations would be retained. 11 no. car parking spaces are proposed to the rear of the new building, 2 of which would be fully accessible spaces. Vehicular access would be taken from Broadway.

Consultations

Publicity - The application has been advertised in the local press as a major development.

Neighbours - Occupiers of properties surrounding the application site were notified of the proposal. No representations have been received.

Chief Executive's Landscape Practice Group - Agreed with most of the assessments made in the submitted Tree Survey and stated that they had no objection to 5 out of the 7 trees proposed to be felled being felled. Trees T6 and T7 should be retained as they are located in a corner position and have significant amenity value and would also help to screen the proposed new development. The crowns of all the trees along the street boundaries should be lifted. The existing trees should be protected during construction. The soft landscaping proposals are acceptable in principle, subject to the submission of more detailed information. They would also recommend more tree planting along the Northern aspect of the building and along the Northern boundary of the site. The Cherry trees along the Northern boundary were recommended for removal and should be replaced by some larger native species. More detailed information is required in relation to the hard landscaping proposed.

Engineering Services - Made some comments with regard to vehicular access into the site, refuse vehicle swept paths and pedestrian safety which the applicant has addressed

Environmental Health - Stated that conditions relating to acoustic insulation of the premises and any external plant, refuse storage and collection, fume extraction and delivery/servicing hours should be applied to any approval granted

Contaminated Land Section - Stated that a condition should be attached to any approval granted requiring contaminated land at the site to be investigated and, if applicable, the necessary remediation measures to deal with any land contamination should be carried out

Ward Councillors - No representations received

Environment & Operations (Trees) - Assessed each tree on site and stated the action most appropriate for each tree, including recommending removal of trees T12, T17 and T19. Also stated that tree T13 appears to be within the proposed building line. If this tree is to be retained, it will require a Root Protection Area of 5.28m from the base of its stem. All work should be implemented in accordance with BS3998 'Recommendations for Tree Works' and BS 5837 'Trees in Relation to Construction 2005'.

Special Needs & Supported Housing - The proposal was considered at the Supported Housing Monitoring Group and the Monitoring Group agreed to support the new development in principle if all the care provided is for the Elderly Mentally Infirm and if the re-design of the building is approved by Planning and Adult Social Care commissioners.

Transport Policy Unit - Stated that the car park should have 2 spaces for car sharing for staff and visitors and that the appointed travel plan coordinator should work with the MCC travel change team.

North Manchester Regeneration Team - No objections

Environment Agency - The Environment Agency has no objection in principle to the proposed development but wishes to make the following comments:-

Although the Environment Agency has no records, there may be a culverted watercourse passing beneath the site. We would advise against the construction of any buildings above or adjacent to an existing culvert as this would be poor engineering practice and could create problems in the future.

Any diversion or alteration of an existing culvert will require the formal consent of the Environment Agency under the Land Drainage Act 1991.

Greater Manchester Police - A Crime Impact Statement (CIS) was prepared prior to this application. Subject to the details contained within the CIS, GMP are happy to support this application. The applicant should submit a residential SBD application form if/when planning permission is granted.

Issues

National Policy

Planning Policy Statement 1: Delivering Sustainable Developments (2005)

PPS1 encourages the promotion of urban regeneration to improve the well being of communities, improve facilities, promote high quality and safe development, and create new opportunities for the people living in those communities. Planning should facilitate and promote sustainable and inclusive patterns of urban development by ensuring high quality development through good and inclusive design, ensure that development supports existing communities, and contributes to the creation of safe, sustainable, liveable and mixed communities. It also states that local authorities should strive to achieve high quality and inclusive design from all developments. PPS1 also states that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

Regional Policy

The Regional Spatial Strategy (RSS) for the North West of England policy DP2 promotes sustainable communities by focusing on achieving a high quality of life and fostering sustainable relationships between homes, workplaces and other concentrations of regularly used facilities and services. Policy DP7 is related to promoting environmental quality and states that local planning authorities should promote good quality design in new development and ensure that development respects its setting.

Local Policy

The Unitary Development Plan for Manchester

UDP policy H1.5 'Housing' states that the City Council wishes to ensure that the City's various communities remain, or become, more sustainable in economic and social terms. In this respect, whilst generally welcoming housing developments which will provide accommodation for people with special needs

in appropriate locations, the Council will seek to avoid an over-concentration of such provision in any one area.

UDP policy DC2 relates to 'Resthomes and Nursing Homes'. Policy DC2.1 states that in determining planning applications for rest homes, nursing homes and other uses within Class C2 of the Use Classes Order, the Council will have regard to, amongst other things, the effect of the proposals on visual amenity, the availability of adequate, safe and convenient arrangements for car parking and servicing, and the desirability of avoiding an over-concentration of special needs housing in any one area of the City. Policy DC2a.1 states that planning permission will be refused when it cannot be demonstrated that development proposals will contribute to the achievement of certain objectives, such as ensuring an even spread of special needs accommodation within local areas and across the City as a whole, encouraging a wide diversity of social groups to live within all parts of the City, avoiding creating disproportionate stress on local services such as health and education, and avoiding additional pressure on primary and secondary health care provision in parts of the City where there are already identified concerns about adequacy of services. Policy DC2b.1 states that the Council, in consultation with other competent agencies, will from time to time assess whether or not localised parts of the City have already reached their effective capacity to accommodate further special housing needs. The Council will only grant planning permission for special needs housing proposals where it can be demonstrated that they would not have an adverse impact on the character of the street or the locality in respect of, amongst other things, additional car parking space involving the loss of mature trees and landscaping and the design of vehicular cross-overs to parking spaces. Policy DC2.2 states that there will be a general presumption in favour of Class C2 uses within residential areas, subject to other relevant policies of the Plan.

Policies H1.5 and DC2 are essentially concerned with protecting residential amenity and avoiding an over-concentration of special needs housing in order to promote the delivery of mixed, balanced and sustainable communities. The proposal is considered to be acceptable as it would be consistent with these policies. Adult Social Care have stated that as there is a need for EMI care in the area, as long the proposed care home would be used for this purpose, it would be acceptable.

UDP policy H2.2 'Housing' 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.

UDP policy E3.3 'Environmental Improvement & Protection' states that the Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include encouraging new development of the highest quality.

Policy H2.2 wishes to protect residential and visual amenity within residential areas and the objective of policy E3.3 is to ensure the appearance of the City's major gateway routes is maintained. For the reasons that will be outlined below, the design of the new building is acceptable as it is considered that it would not

adversely affect visual amenity within the area and would represent a good quality development along a major gateway route.

UDP policy DC9.1 'New Commercial and Industrial Development' states that new development should meet high standards of accessibility for disabled people. The building would be fully accessible throughout and the car park would have 2 fully accessible spaces.

Special Needs and Supported Housing Supplementary Planning Guidance (SPG) - Adopted 8 April 1998

The general aim of the SPG is to set out the City Council's adopted policy in relation to special needs accommodation and identity where such accommodation ought to be located. In order for the City to be sustainable in economic and social terms, the Council will seek to avoid an over-concentration of such provision in any one area. The Council welcomes the development of appropriately designed accommodation which enables people with special needs to maintain an independent lifestyle. However, as stated above the Council wishes to maintain an appropriate balance between different kinds of residential uses within local areas and will seek to assist in achieving the corporate objective of ensuring that the various communities which make up the City remain, or become, more sustainable in economic and social terms. The Council recognises that the social and economic balance of a community is achieved by avoiding an over concentration of special needs housing provision in any one area.

The SPG identifies 'Areas of constraint' in order to pinpoint where special needs accommodation should and should not be located. This is based on looking at the current level of provision of special needs and supported housing in different areas of the city and the social and economic circumstances of the resident population. The SPG states that the site is within a category D area, and it is schemes in category D areas that are more likely to receive support. In this instance, as the proposed care home would be specialised to cater for people who need EMI care rather than have general residential beds, the proposal is considered to be acceptable and in line with the SPG so is therefore supported.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (adopted April 2007)

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance 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 be designed having full regard to its context and the character of the area. The Guide also states that buildings should front onto streets but have an adequate level of enclosure if streets and open spaces are to provide a sense of place. The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings and enhance the streetscene. Buildings should recognise the common building lines created by the front face of adjacent buildings. In terms of site boundaries, the Guide states that the impact of site boundaries can be significant and must be taken into account and incorporated into the design of new developments.

The proposed building is considered to be acceptable as it would be consistent with this document in that it would be a contemporary building that would complement the range of existing buildings in the immediate area, it would have a feature corner that would address the junction of Nuthurst Road and Broadway, its height (at 2-3 storeys) would not be overbearing in relation to surrounding buildings, it would follow the established building line along Nuthurst Road and Broadway, it would have an appropriate boundary treatment, and would be of a high quality design.

The proposed use - For the reasons stated above, i.e. that Supported Housing are in favour of the proposal and the development would be in line with the City Council's SPG on Special Needs and Supported Housing, the proposed use of the site for a care home is considered to be acceptable.

The height of the new building - The height of the new building, at 2-3 storeys, is considered to be acceptable. The building would drop from 3 to 2 storeys closest to the existing residential properties on Nuthurst Road which is acceptable. It is felt that the building would be of an appropriate height given its context and would not be overbearing.

External appearance and architectural massing - The proposed building in terms of its external appearance is considered to be acceptable as it is felt that due to its design and proposed material palette, it would not adversely affect visual amenity within the area and would represent a good quality development on a major gateway route. The proposed building would have a contemporary appearance and would use an acceptable palette of materials, mostly consisting of red facing brickwork. The feature corner consisting of curtain glazing is welcomed. The architectural massing of the building is considered to be appropriate. For these reasons, the proposed building is considered to be acceptable in terms of its design, external appearance and architectural massing, and would not adversely affect visual amenity and views along a gateway route.

Building location/footprint - The proposed position/footprint of the building on the site is considered to be acceptable as it would respond well to the site's geometry in that the building would be parallel with the back of pavement along both Nuthurst Road and Broadway. The building would also respond to the established building lines along both roads which is acceptable.

Boundary treatment - The boundary treatment proposed is acceptable as it is considered that it would be of an appropriate design as it would complement the new proposed building, would be of an acceptable height (1.8m) and would not adversely affect visual amenity within the area.

Disabled Access - The building would be fully accessible throughout and the car park would have 2 fully accessible spaces.

Traffic impact and car parking - 11 no. car parking spaces are proposed at the rear of the site, 2 of which would be fully accessible spaces. The Head of Engineering is supportive of the scheme.

Residential amenity - It is considered that the development would be acceptable in terms of its impact on residential amenity for both occupiers of the new

development and occupiers of adjacent properties. The development would have a generous amount of grassed amenity space around the new building and there would be some new landscaping along the vehicular access road that would screen the new building from the nearest adjacent residential dwelling at No. 88 Broadway. The amount of comings and goings that would be associated with the new building are considered to be relatively low, and given that there used to be a care home on the site previously, on balance the scheme is considered to be acceptable in terms of its impact on residential amenity.

Crime and Security - Greater Manchester Police are happy with the proposal, subject to the recommendations within the Crime Impact Statement prepared for the site. Also, it should be noted that a condition requiring the development to achieve full Secured by Design accreditation will be attached to the approval.

Sustainability - A BREEAM rating of 'very good' has been predicted for the development.

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 in the light of policies DP2 and DP7 of the Regional Spatial Strategy and policies H1.5, DC2, H2.2, E3.3 and DC9.1 of the Unitary Development Plan on the basis that a care home on the site would be an acceptable use, the development would not adversely affect visual or residential amenity within the area, the development would not adversely affect views along a major gateway route, and it would be fully accessible.

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:

The site location plan, stamped as received by the Local Planning Authority on 30 May 2008

Drawing M403NR-02B, received via email on 7 November 2008

Drawing M403NR-03, received via email on 19 September 2008

Drawing M403NR-04B, received via email on 7 November 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.

3) 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 T2.4 and T2.6 of the Unitary Development Plan for the City of Manchester.

4) The development hereby approved shall include a building lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme shall be submitted to and approved in writing by the local planning authority before the development commences. The approved scheme shall be implemented in full before the development is first occupied unless otherwise agreed in writing by the local planning authority and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of government guidance in Planning Policy Statement 1 and Policies H2.2, E3.3 and E3.5 of the Unitary Development Plan for the City of Manchester.

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

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

6) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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

7) 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, unless otherwise agreed in writing by the City Council as Local Planning Authority.

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

8) 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.

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

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

10) Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

11) Before the development commences a scheme for acoustically insulating the residential accommodation against noise from Nuthurst Road and Broadway shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Reason - To secure a reduction in noise from Nuthurst Road and Broadway in order to protect future residents from noise nuisance, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

12) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

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

13) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To protect residential amenity, pursuant to UDP policy H2.2

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

07:30 to 20:00, Monday to Saturday
no deliveries/waste collections on Sundays/Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to UDP policy H2.2

15) 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.

16) Details of a Travel Plan with the objective of encouraging sustainable modes of transport for future occupiers of the development, 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 before development commences. 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 - In order to promote sustainable modes of transportation, in accordance with the provisions contained within PPS13

17) Notwithstanding the submitted plans, before development commences, full details of visibility splays, site lines and radii for the vehicular access into the site shall be submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented in accordance with the approved details and shall be retained in full at all times thereafter.

Reason - To ensure an acceptable development in terms of pedestrian and highway safety, pursuant to UDP policy H2.2

18) 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 to avoid damage to trees/shrubs, pursuant to UDP policy H2.2

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: 086590/FO/2008/N1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are 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)
Special Needs & Supported Housing
Transport Policy Unit

North Manchester Regeneration Team

Environment Agency

Greater Manchester Police

Greater Manchester Police

13 Borland Avenue, Manchester, M40 3LZ

15 Borland Avenue, Manchester, M40 3LZ

17 Borland Avenue, Manchester, M40 3LZ

19 Borland Avenue, Manchester, M40 3LZ

21 Borland Avenue, Manchester, M40 3LZ

22 Borland Avenue, Manchester, M40 3LZ

23 Borland Avenue, Manchester, M40 3LZ

24 Borland Avenue, Manchester, M40 3LZ

25 Borland Avenue, Manchester, M40 3LZ

135 Nuthurst Road, Manchester, M40 3NR

137 Nuthurst Road, Manchester, M40 3NR

139 Nuthurst Road, Manchester, M40 3NR

141 Nuthurst Road, Manchester, M40 3NR

143 Nuthurst Road, Manchester, M40 3NR

145 Nuthurst Road, Manchester, M40 3NR

Manchester Care Ltd, Nuthurst House Residential Care Home, 147 Nuthurst Road, Manchester, M40 3NR

1 Nevin Road, Manchester, M40 3PE

2 Nevin Road, Manchester, M40 3PE

171 Nuthurst Road, Manchester, M40 3PJ

146 Nuthurst Road, Manchester, M40 3WG

148 Nuthurst Road, Manchester, M40 3WG

150 Nuthurst Road, Manchester, M40 3WG

152 Nuthurst Road, Manchester, M40 3WG

154 Nuthurst Road, Manchester, M40 3WG

156 Nuthurst Road, Manchester, M40 3WG

158 Nuthurst Road, Manchester, M40 3WG

160 Nuthurst Road, Manchester, M40 3WG

162 Nuthurst Road, Manchester, M40 3WG

164 Nuthurst Road, Manchester, M40 3WG

166 Nuthurst Road, Manchester, M40 3WG

82 Broadway, Manchester, M40 3LJ

84 Broadway, Manchester, M40 3LJ

86 Broadway, Manchester, M40 3LJ

88 Broadway, Manchester, M40 3LJ

85 Broadway, Manchester, M40 3PD

87 Broadway, Manchester, M40 3PH

89 Broadway, Manchester, M40 3PH

91 Broadway, Manchester, M40 3PH

93 Broadway, Manchester, M40 3PH

95 Broadway, Manchester, M40 3PH

97 Broadway, Manchester, M40 3PH

90 Broadway, Manchester, M40 3WQ

Hollywood Bowl, 92 Broadway, Manchester, M40 3WQ

Wong Chinese Take Away, 94 Broadway, Manchester, M40 3WQ

Adrian Wilde Tanning Centre, 96 Broadway, Manchester, M40 3WQ

Manchester City Council, New Moston Library, Nuthurst Road, Manchester, M40 3PJ

Broadway Hotel, Broadway, Manchester, M40 3NL

96a, Broadway, Manchester, M40 3WQ
26 Borland Avenue, Manchester, M40 3LZ

Representations were received from the following third parties:

Chief Executive's Landscape Practice Group
Engineering Services
Environmental Health
Contaminated Land Section
Environment & Operations (Trees)
Special Needs & Supported Housing
Transport Policy Unit
North Manchester Regeneration Team
Environment Agency
Greater Manchester Police

Relevant Contact Officer : Carolyn Parry
Telephone number : 0161 234 4022
Email : c.parry@manchester.gov.uk