
Application Number	Date of Appln	Committee Date	Ward
089583/OO/2009/N1	29th Apr 2009	23rd Jul 2009	Charlestown Ward

Proposal OUTLINE APPLICATION for the erection of 35 dwellings following the demolition of existing B2 industrial building with access and layout to be considered and all matters reserved, with vehicular access from Moston Lane and Tangmere Close.

Location Chain Bar Mill, 809 Moston Lane, Moston, Manchester, M40 5RT,

Applicant Mr Mark Hus , Tidemoss Properties Ltd, 1 Allandale Court, Waterpark Road, Salford, M7 4JN,

Agent Mr Steven Fisher, CHBC Architects Ltd, 32 High Street, Ingatestone, Essex, CM4 9EE,

Description

This application relates to a large mill building/complex situated on the north side of Moston Lane in a residential area. The mill building covers a large part of the site with parking at the rear. It is currently occupied by number of uses including furniture outlet and car repair businesses. The site has an area of 0.9 hectares.

The site is bounded on three sides by residential properties on Nina Drive, Caen Avenue and Tangmere Close/Durrington Walk. Part of the Methodist Church Sunday School abuts the site. There are semi -detached houses situated opposite the site on Moston Lane. There is dense vegetation including trees to the back of the gardens to houses on Caen Avenue and Nina Drive.

The application has been submitted in outline with the access, layout and scale for consideration at this stage.

The layout takes the form of an internal loop road system with a new vehicular access road from Moston Lane and utilising Tangmere Close to provide a second vehicular access to the development. The proposals involves three detached houses, thirteen pairs of semi -detached houses and two blocks of three terraced houses. Four of the houses will have two bedrooms, twenty five will be three bedroom houses and six houses will have four bedrooms.

Consultations

Local Residents Four letters of objection have been received. A resident on Durrington Walk objects to the use of Tangmere Close for access as it is a short roadway used to access Tangmere Close and Durrington Walk by residents and visitors. If implemented the proposal would lead to an increase in traffic at this end of the estate resulting in further congestion and noise disturbance. A resident on Tangmere Close points to the difficulties currently experienced in gaining access to their house due to vans and residents cars being parked on the street. It is considered that if other vehicles use this small side street it would make it extremely difficult for existing residents to gain access to their homes, and concerns about access by emergency vehicles are raised. It is considered that Tangmere Close is not sufficiently wide to support additional traffic.

A resident on Moston Lane wishes to know what kind of dwellings are to be built on site and considers the site is not large enough for the number of houses proposed and is concerned that flats may be built. Another resident on Moston Lane is concerned that demolition of the mill will result in an infestation of vermin and cause air and noise pollution which will mean that they will not be able to use their garden during this period. Concern about fumes and impact on her daughter's health are raised as well as safety issues due to increase in large vehicles.

Head of Engineering - any comments received will be reported to Committee.

Environmental Health - has no objection in principle to the proposal

Contaminated Land Section - has recommended that a condition requiring a preliminary risk assessment report be submitted to and approved in writing by the City Council. A desk study has been submitted with the application and this appears to be adequate to satisfy the first part of the condition.

North Manchester Regeneration Team - support the proposal as it would deliver development in keeping with the surrounding area to replace the unsightly current uses, some of which have caused neighbour nuisance problems over recent years. These factors outweigh the small loss of local jobs which would result from the scheme.

Environment Agency - have recommended that a standard condition requiring a preliminary risk assessment report be submitted to and approved by the local planning authority.

Greater Manchester Police - have completed a Crime Impact Statement for this proposal on behalf of the applicant and, should the applicant follow the recommendations detailed on page 13 of that statement the application is supported.

Natural England - are not aware of any nationally designated landscapes or any statutorily designated areas of nature conservation importance that would be affected by the proposed planning application. They are also satisfied that the proposal does not have any significant impacts upon Natural England's other interests, including national trails, access land, or the areas of search for new national landscape designations. Appropriate conditions should be attached to protect breeding birds.

Greater Manchester Ecology Unit - the bat survey only constitutes a preliminary assessment of the site's potential to support roosting bats and was carried out in January, which is outside the recommended field survey season. It is therefore recommended that a condition requiring a full and detailed bat survey is carried out prior to demolition of the building or with the submission of a reserved matters application is attached should the application be granted. It is also recommended that a condition is attached to ensure that no site clearance including vegetation and built structures are undertaken during the bird breeding season (March - July) and a condition attached requiring swift, house martin and sparrow nest boxes and bat bricks be incorporated into the new houses.

Issues

Unitary Development Plan - The site is allocated for residential development under policy BM 8 (e) of the Unitary Development Plan

As the site is situated within Blackley, Area policy BM1 applies. Policy BM1 states,

In deciding its attitude to proposals within Blackley, Charlestown and Moston, the Council will have regard to the general policies in Part 1 of the Plan in order to:-

- a. protect and improve the quality of the formal and informal open space;
- b. retain the primarily residential character of the area;
- c. improve the housing stock and housing environment;
- d. provide adequate and accessible shopping and other community facilities for all members of the community, particularly those with special needs;
- e. increase accessibility to employment opportunities and shopping centres Located outside the area;
- f. maximise the benefits to the area of the proposed Manchester Outer Ring Road (M66), but in a way which is not damaging to the quality of life of established communities.

Other relevant policies in this case specifically relate to housing, the environment and transport, as follows.

Policy DC7 states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable.

Policy H1.2 states that the City Council will ensure that the housing stock contains a wide range of housing types to meet the needs of people who want to live in Manchester. The above should include accommodation designed for disabled people. The City Council also encourages environmental improvements to make residential areas safer and more attractive though Policy H2.1.

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 will include the scale and appearance of the development and it's impact in terms of noise, vibration, traffic generation, road safety and air pollution. Finally, H2.7 outlines how new housing schemes will be expected to be of a high standard of design and to make a positive contribution towards improving the City's environment. Areas of incidental space should not be formed unless arrangements are made for their proper and enduring maintenance.

Policy E3.5 states 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 :- ensuring that the layout of new development is designed with safety in mind and does not lead to the creation of isolated areas; designing landscaping schemes so as to minimise the risk of attack; that community facilities are located where they are safe to get to; providing safe places for children to play; improving road safety.

Policy T2.4 states that the City Council will expect developments to make adequate provision for their car parking requirements. In deciding whether the level of car parking associated with any development is acceptable, the Council will have regard to the environmental capacity of the site both in terms of the physical appearance of the car parking and its effect on neighbouring activities and also the ability of the local road network to accommodate the traffic generated by the proposed development.

Policy T2.6 explains how the Council expects an adequate car parking provision to be made for disabled people, and T3.1 states that the Council will ensure that the particular needs of both pedestrians and cyclists are catered for in new development schemes.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City. This document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

National Planning Policy Guidance - Planning Policy Statement 1 (PPS1): Delivering Sustainable Development, advises that planning should facilitate and promote sustainable and inclusive patterns of urban development by making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life, contributing to sustainable economic development, protecting and enhancing the natural and historic environment, ensuring high quality development through good and inclusive design and efficient use of resources, and ensuring development supports existing communities and contributes to the creation of safe, sustainable, liveable mixed communities with good access to jobs and key services for all members of the community.

Planning Policy Statement 3 (PPS3): Housing, advises, in deciding Planning Applications, local planning authorities should have regard to achieving high quality housing, ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular families and older people, the suitability of a site for housing including its environmental sustainability, and using land effectively and efficiently, and ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in an area.

North West of England Regional Spatial Strategy for 2021

Policies DP1 Spatial Principles, DP2 Promote Sustainable Communities, DP3 Promote Sustainable Economic Development, DP4 Make the Best Use of Existing Resources and Infrastructure, DP5 Manage Travel Demand, Reduce the need to travel and increase accessibility, DP7 Promote Environmental Quality are all relevant

Principle - The principle of the scheme is considered to be acceptable. The scheme is for a brownfield site that is allocated for residential development in the UDP. The site has a history of complaints to the enforcement team about impact on residential amenity of neighbouring houses. The development of the site for residential purposes would result in the removal of these B2 uses and would have a positive impact on the surrounding area. Whilst it will involve the loss of a few local jobs, it is considered that the merits of removing a non conforming use within a residential area outweighs the retention of these jobs. The proposal has a good mix of housing types and will improve the choice of houses in the area.

Means of Access/ Layout. The creation of two vehicular routes from the site onto Moston Lane allows an internal loop road system to be formed that makes for a permeable development in line with the principles of the Guide to Development in Manchester. It also allows for second route in the event of an emergency. Tangmere Close is approx 5m wide with pavements to both sides. It is a short road 20m long that leads to the wide footpath to rear of Tangmere Close and Durrington Walk. It is intended to make use of Tangmere Close to provide one of the vehicular access routes to the site whilst a new access route onto Moston lane will be formed approximately 60 metres to the east. Any comments received from the Head of Engineering on the access/layout will be reported to Committee.

The houses have small front gardens which provides good natural surveillance. Each house will have an off-street parking space and a few will have an integral garage. The houses will have a reasonable sized private gardens at the rear.

Appearance. This does not form part of the current application. The majority of the houses would be two storeys in height to be in keeping with the surrounding area, however, two houses that are centrally located in the site will be 2.5 storeys high to add some interest/variety to the street scene.

Access for Disabled People The site is almost entirely level so there will be minimal gradients for pedestrian routes thus allowing disabled access to all areas and dwellings. All houses will be provided with level thresholds to allow for disabled access. Further matters relating to disabled access will be assessed at the reserved matters stage.

Secure by Design The Greater Manchester Police do not see any significant problems with the development and have commented that having many houses facing other houses provides excellent natural surveillance. The boundaries to some properties will need to be carefully assessed to ensure that security to these properties is not compromised. These matters can be dealt with at the reserved matters stage and it is recommended that a condition requiring Secure by Design accreditation be achieved.

Sustainability The applicant has submitted a pre-assessment report on the code for sustainable homes which shows that the development will achieve a three star rating. It is recommended that a condition to cover this is attached.

Residential Amenity. The existing house situated next to Tangmere Close and the house at the end of Durrington Walk will be affected to some extent by the increase

in traffic using Tangmere Close to gain access to the development. However, the number of movements will not be large given that the development only involves 35 houses and there is an alternative route that vehicles can use to gain access. Therefore, it is considered that the residential amenity of these residents will not be unduly affected. There will be wider benefits gained by the removal of the non conforming uses situated in this residential area.

Privacy/ Overlooking. Most of the houses that adjoin the site have long gardens and the usual privacy distances between houses are met, apart from two plots situated to rear of 17 and 19 Caen Avenue that have short gardens. In order to minimise loss of privacy at this point of the site the new houses are shown to be designed to have a single aspect. In order to avoid potential for overlooking at the back of these houses it is recommended that a condition requiring that the first floor rear windows be fitted with obscure glazing is attached.

Affordability. The development meets the criteria for the provision of affordable houses. The applicant has agreed that 20% (seven of the houses) will be made available in the form of intermediate housing.

Ecology. In order to protect wildlife it is recommended that a condition requiring submission of a survey of protected species is submitted, and work to trees and demolition work does not take place between March and July, and bird nest boxes and bat bricks be incorporated into the new houses.

Landscaping/trees There are number of trees on the site mostly located around the perimeter of the site. Fifteen trees are shown to be retained and eight will be removed. Landscaping details will form part of the reserved matters application, however, there is room in the gardens of the new houses to ensure that an adequate number of replacement trees are planted are provided.

Conclusion The development of this site will bring about positive benefits to the area and will improve the choice of family house available in this predominantly residential area and will include an element of affordable housing and the proposal is in line with Council policies.

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 Section 106 Agreement)

Minded To Approve subject to signing of a 106 Agreement, on the basis that the proposal accords with the development plan in particular policies BM 8 (e), H2.2 and H2.7 of the City Council's Unitary Development Plan and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

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

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

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

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

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

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

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

4) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment

shall be completed before the houses are first occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

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

5) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) 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).

In the event of the Preliminary Risk Assessment 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) 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 shall be carried out, before the development commences and 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 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, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is 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, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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.

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 part of the development including any demolition work to the mill hereby granted permission shall be commenced unless and until a survey of the site in a form and carried out by a person previously approved in writing by the local planning authority has been carried out and demonstrates to the local planning authority's written satisfaction that no protected species inhabit the site. Should the survey reveal the presence of any protected species, a scheme for the protection of their habitat shall be submitted to and agreed in writing by the City Council as local planning authority before the development commences, and implemented in full in accordance with the approved details and to a timetable agreed in writing by the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policies E2.2, E2.3 and E2.4 of the adopted Manchester Unitary Development Plan.

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

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

9) 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".

10) 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: **** **

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

11) 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.

12) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 - Recommendations for Tree Work. No work to trees or any demolition work shall be undertaken in the bird breeding season March to July, unless the area has been inspected by a qualified ecologist and declared free of nesting birds.

Reason

In order protect any nesting birds pursuant to policy E2.3 of the Unitary Development Plan for the City of Manchester.

13) Prior to development commencing, the new houses shall incorporate roosting opportunities for bats and bird nesting boxes in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure the conservation of these species .

Reason

In order provide make provision for bat roost and nesting places for birds, pursuant to policies E2.3 and E2.4 of the Unitary Development Plan for Manchester (adopted 1995).

14) The rear first floor windows of plots 16-17 shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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

15) 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.

16) This permission relates to the erection of 33x 2 storey houses and 2 X 2.5 storey houses(plots 32 and 35 only to have accommodation in the roof space)

Reason In order for the development to be in keeping with the surrounding area 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: 089583/OO/2009/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:

Engineering Services
Environmental Health
Contaminated Land Section
Director Of Housing
Environment & Operations (Highway Authority)
North Manchester Regeneration Team
Environment Agency
Greater Manchester Police
Natural England
Greater Manchester Ecology Unit

562 Moston Lane, Manchester, M40 5RS
586 Moston Lane, Manchester, M40 5RT
588 Moston Lane, Manchester, M40 5RT
590 Moston Lane, Manchester, M40 5RT
592 Moston Lane, Manchester, M40 5RT
594 Moston Lane, Manchester, M40 5RT
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608 Moston Lane, Manchester, M40 5RT
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612 Moston Lane, Manchester, M40 5RT
614 Moston Lane, Manchester, M40 5RT
Chain Bar Methodist Church, Moston Lane, Manchester, M40 5RT
20 Caen Avenue, Manchester, M40 5RX
18 Caen Avenue, Manchester, M40 5RX
16 Caen Avenue, Manchester, M40 5RX
14 Caen Avenue, Manchester, M40 5RX
12 Caen Avenue, Manchester, M40 5RX
10 Caen Avenue, Manchester, M40 5RX
8 Caen Avenue, Manchester, M40 5RX
11 Caen Avenue, Manchester, M40 5RX
6 Caen Avenue, Manchester, M40 5RX
9 Caen Avenue, Manchester, M40 5RX
4 Caen Avenue, Manchester, M40 5RX
7 Caen Avenue, Manchester, M40 5RX
2 Caen Avenue, Manchester, M40 5RX
5 Caen Avenue, Manchester, M40 5RX
3 Caen Avenue, Manchester, M40 5RX
1 Caen Avenue, Manchester, M40 5RX
11 Nina Drive, Manchester, M40 5RU
9 Nina Drive, Manchester, M40 5RU
7 Nina Drive, Manchester, M40 5RU
5 Nina Drive, Manchester, M40 5RU
3 Nina Drive, Manchester, M40 5RU
3 Westcraig Avenue, Manchester, M40 5SE
5 Westcraig Avenue, Manchester, M40 5SE
7 Westcraig Avenue, Manchester, M40 5SE
4 Sawston Walk, Manchester, M40 5JW
8 Sawston Walk, Manchester, M40 5JW
2 Sawston Walk, Manchester, M40 5JW
6 Sawston Walk, Manchester, M40 5JW
10 Sawston Walk, Manchester, M40 5JW
14 Sawston Walk, Manchester, M40 5JW
16 Sawston Walk, Manchester, M40 5JW
12 Sawston Walk, Manchester, M40 5JW
11 Westcraig Avenue, Manchester, M40 5SE

9 Westcraig Avenue, Manchester, M40 5SE
24 Sawston Walk, Manchester, M40 5JW
18 Sawston Walk, Manchester, M40 5JW
20 Sawston Walk, Manchester, M40 5JW
22 Sawston Walk, Manchester, M40 5JW
32 Sawston Walk, Manchester, M40 5JW
28 Sawston Walk, Manchester, M40 5JW
30 Sawston Walk, Manchester, M40 5JW
26 Sawston Walk, Manchester, M40 5JW
22 Caen Avenue, Manchester, M40 5RX
21 Caen Avenue, Manchester, M40 5RX
6 Durrington Walk, Manchester, M40 5JY
17 Caen Avenue, Manchester, M40 5RX
19 Caen Avenue, Manchester, M40 5RX
15 Caen Avenue, Manchester, M40 5RX
Unit 3, Chain Bar Mill, 809 Moston Lane, Manchester, M40 5RT
High Vogue (north West) Ltd, Chain Bar Mill, 809 Moston Lane, Manchester, M40 5RT
High Vogue Tiles, Unit 1-2, Chain Bar Mill, 809 Moston Lane, Manchester, M40 5RT
Harlequin Kitchens & Bedrooms, Chain Bar Mill, 809 Moston Lane, Manchester, M40 5RT
Miller Vehicle Services, Chain Bar Mill, 809 Moston Lane, Manchester, M40 5RT
13 Caen Avenue, Manchester, M40 5RX
831 Moston Lane, Manchester, M40 5RT
833 Moston Lane, Manchester, M40 5RT
835 Moston Lane, Manchester, M40 5RT
837 Moston Lane, Manchester, M40 5RT
1 Nina Drive, Manchester, M40 5RU
5 Duxford Walk, Manchester, M40 5JN
3 Duxford Walk, Manchester, M40 5JN
1 Duxford Walk, Manchester, M40 5JN
12 Duxford Walk, Manchester, M40 5JN
10 Duxford Walk, Manchester, M40 5JN
8 Duxford Walk, Manchester, M40 5JN
6 Duxford Walk, Manchester, M40 5JN
4 Duxford Walk, Manchester, M40 5JN
2 Duxford Walk, Manchester, M40 5JN
13 Durrington Walk, Manchester, M40 5JY
9 Durrington Walk, Manchester, M40 5JY
11 Durrington Walk, Manchester, M40 5JY
7 Durrington Walk, Manchester, M40 5JY
5 Durrington Walk, Manchester, M40 5JY
3 Durrington Walk, Manchester, M40 5JY
2 Durrington Walk, Manchester, M40 5JY
1 Durrington Walk, Manchester, M40 5JY
4 Durrington Walk, Manchester, M40 5JY
3 Tangmere Close, Manchester, M40 5JX
1 Tangmere Close, Manchester, M40 5JX
5 Southmere Close, Manchester, M40 5JJ
3 Southmere Close, Manchester, M40 5JJ

1 Southmere Close, Manchester, M40 5JJ
576 Moston Lane, Manchester, M40 5RS
578 Moston Lane, Manchester, M40 5RS
580 Moston Lane, Manchester, M40 5RS
582 Moston Lane, Manchester, M40 5RS
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558 Moston Lane, Manchester, M40 5RS
560 Moston Lane, Manchester, M40 5RS
831 Moston Lane, Manchester, M40 5RT

Representations were received from the following third parties:

Environmental Health
Contaminated Land Section
North Manchester Regeneration Team
Environment Agency
Greater Manchester Police
Natural England
Greater Manchester Ecology Unit
6 DURRINTON WALK, CHAIN BAR, MANCHESTER , M40 5JY
3 TANGMERE CLOSE, MOSTON, MANCHESTER, M40 5JX
570 MOSTON LANE, MOSTON, MANCHESTER, M40 5RS
831 Moston Lane, Manchester, M40 5RT

Relevant Contact Officer : David Hughes
Telephone number : 0161 234 4636
Email : d.hughes3@manchester.gov.uk
