

Application Number	Date of Appln	Committee Date	Ward
086505/FO/2008/N1	20th May 2008	24th Jul 2008	Harpurhey Ward

Proposal Erection of 3 storey teaching block following demolition of second class male pool, and external alterations to first class male pool in association with use of building for educational purposes

Location Former Harpurhey Baths, Rochdale Road, Harpurhey, Manchester, M9 4AF,

Applicant MANCAT, Manchester College Of Arts And Technology, Openshaw Campus, Ashton Old Road, Openshaw, Manchester, M11 2WH

Agent Walker Simpson Architects Ltd 33 Piccadilly, Manchester, M1 1LQ

Description

Planning permission and listed building consent for part demolition of existing swimming baths and retention of baths entrance, chimney and male pools and erection of a new sixth form college, library and exhibition hall were approved in October 2003 under refs 069255/FO/2003/N1 and 69256/LO2003/N1. The sixth form college and library have now been completed and now form a modern high quality landmark building at the junction of Rochdale Road and Moston Lane.

This proposal aims to extend education facilities available on the site by utilising the remaining parts of Harpurhey Baths which is a grade two listed building.

The proposal involves a number of elements. The existing three storey entrance building to the baths is to be retained and fully restored to form teaching and display areas, a gym and circulation space to link to adjacent accommodation. A new lift is also proposed to provide barrier free access to all floors. The internal structure of the first class male pool is also to be retained, the roof glazing will be replaced to match the existing, supporting steelwork which is in poor condition will be retained but strengthened, an external skin of facing brick to match existing is also proposed. Internally the balcony will be rebuilt to the west end with two short returns, incorporating salvaged brackets to form a viewing gallery. The south elevation facing the community garden is to be altered with new glazing to allow views of the garden and opening onto an external performance space. This part of the building will become the College's Exhibition and Performance Hall.

The second class male pool which is adjacent to Shepherd Street is to be demolished and replaced with a new three storey building that respects the existing massing and volume of the original building. The new elevation along Shepherd Street will have a large glazed element. The ground floor will comprise two studios and changing facilities that will be linked to the adjacent exhibition/performance hall. The two upper floors will have twelve new classrooms.

A new upper level glazed link is proposed to connect the baths with the main college building. A small glazed cafe on the ground floor is also to be created on the Rochdale Road elevation. The proposal will create 15 full time jobs and provide facilities for an additional 250 students.

The previous consent for the building involved the retention of both male pools that were to form connecting halls for exhibition/performance space. The structure has since deteriorated and the educational needs have changed with a need for additional classrooms identified and has resulted in the current proposal being put forward.

There is an area of incidental open space to the north of the baths on Shepherd Street. There are residential properties on the opposite side of Rochdale Road and to the east on Hemsley Road South. The Harpuhey shopping centre is located nearby off Moston Lane.

Consultations

Local Residents - Three letters have been received from local residents. One resident has given their full support to the application. A second resident has expressed concern about the construction phase and wishes to see the contractor having dedicated parking and not being able to park on Hemsley Street South /Radford Drive. The hours of working should not commence before 8.00am Monday to Saturday with no Sunday working and wheel wash facilities should be provided. Concern about Shepherd Street being used as rat-run is expressed as is increased use by contractors vehicles. The listed part of the building should be kept in its present form to preserve local heritage. The third resident considers that the new building will improve views in the area. However, one of her main concern is her son's health. He has severe asthma, and dust during the demolition phase may exacerbate his condition and affect his education. Previous demolition caused the house to shudder. Diesel lorries with engines running parked outside their gates at 6.00am and work often started before 8.00 am in the morning and she was regularly was asked to move her car by lorry drivers, however, the parking problems have now been resolved since the parking restrictions have been put in place. Problems from gangs of youths congregating in the vicinity due to proximity to the college gates are raised and large amounts of litter is blown into their garden. They wish to ensure that any windows on the Hemsley Street South elevation do not infringe their privacy or ability to use their garden. The hall should be sound proofed as rock concerts have been held at the college causing unacceptably loud noise.

Chief Executive's Landscape Practice Group - consider that there is an opportunity to plant a specimen semi mature tree on the grassed area next to Rochdale Road in order to provide a linking element between the historic entrance to the baths and the modern sixth form college which would also enhance the Rochdale Road street scene. More detailed information should be submitted with regard to the soft and hard landscape elements.

Regulatory and Enforcement Services (Pollution Section) - have recommended that standard conditions to cover acoustic insulation of the building against

noise from Rochdale Road/ Moston Lane and a condition is attached to ensure that any externally mounted equipment is acoustically insulated

Head of Regulatory and Enforcement Services (Contaminated Land Section) have recommended that a Preliminary Risk Assessment Report to identify and evaluate all potential sources of any ground contamination shall be submitted to and approved in writing by the City Council.

North Manchester Regeneration Team - North Manchester Regeneration have worked closely with MANCAT and other partners over recent years to bring this exciting project to fruition .The first phase college and library development has been an outstanding success and a fantastic , high quality flagship scheme to drive the wider regeneration of the area . The current proposal will enable the scale and range of post 16 educational opportunities to be radically enhanced so that the complex becomes even more important to the wider social regeneration of the area . It also offers the only feasible means of creating a sustainable long term future for the derelict and structurally unsound vestiges of the listed former baths structures. There are approximately 900 free public parking spaces in the wider North City Centre, some are managed by Asda and the rest by St Modwen plc who carried out the retail redevelopment a few years ago . All of them are on City Council freehold land . Both St Modwen and Asda are required to retain all these spaces for free public use serving all uses within the centre including the college / library - as part of their leasehold agreements .

Greater Manchester Police - the scheme is acceptable it is recommended that where possible the building is constructed/reconstructed to secure by design standards.

Greater Manchester Ecology Unit - The accompanying bat survey has been undertaken by a licensed bat consultant. No evidence of bats was found in the building at the time of the survey. The following conditions are recommended:-
1. Any demolition should take place outside of the bat hibernation season (October to March inclusive).

2. Roof slates under which sarking boards are present should be removed by hand under the supervision of a licensed bat consultant.

Head of Engineering – any significant comments to be reported.

Corporate Property – any significant comments to be reported

Issues

Government Guidance on listed buildings is given in PPG15 (Planning and the Historic Environment) advises that local planning authorities should have special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest it possesses. In addition , it is not expected that "consent be given for the total or substantial demolition of any listed building without clear and convincing evidence that all reasonable efforts have been made to sustain the existing use and find new viable uses, and these efforts have failed .. or that redevelopment would

produce substantial benefits for the community which would outweigh the loss resulting from demolition."

Unitary Development Plan Policies.

HC1 In deciding its attitude to proposals within Harpurhey, Lightbowne and Collyhurst, the Council will have regard to the general policies in Part 1 of the plan in order to:-

- a. secure the successful overall redevelopment of the Monsall area stretching from Rochdale Road to Grimshaw Lane;
- b. improve the quality of the local environment;
- c. encourage new housing development and improve the quality of the existing housing stock;
- d. provide adequate and accessible community facilities for all members of the community, particularly those with special needs;
- e. create employment opportunities;
- f. improve accessibility to employment and shopping facilities;
- g. provide new and affordable housing for local people;
- h. target, public and private resources into the area in order to tackle problems of low quality housing , poor environment and derelict land.

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

Policy HC12 - This policy advises that the Council will secure the improvement and extension of Harpurhey District Centre for shopping and other community facilities, including leisure/recreation. Proposal for development will be designed to secure the enlargement and enhancement of the centre compatible with linked development.

E3.3 - The Council will upgrade the appearance of the City's major routes and will include improvements to the appearance of adjacent premises and encourage new developments of the highest quality.

Policy DC19 . The policy relating to Listed Buildings states that when assessing applications for Listed Building Consent, the City Council will ensure that the retention, restoration and maintenance of the building is secure, the setting is protected and the use is continued. The City Council will not allow any external or internal works where it would have an adverse effect on its architectural or historical character.

Policy E2.7 states that the Council wishes to ensure that buildings and areas of special architectural or historic interest are retained, maintained and, where necessary restored . It will seek to preserve and enhance the setting of buildings of architectural or historic interest by appropriate control over the design of new developments.

Principle.

The first phase one of the college and library has been an outstanding success and has helped to drive the wider regeneration of the area. The current proposal will extend the post 16 opportunities at the complex to accommodate an extra 250 students so that it becomes a more important focus to the local community. It also safeguards the long term future of the remaining parts of the baths and is therefore fully supported and accords with policy HC12.

Demolition and Rebuilding of the Male Pool and Restoration work to Entrance and First Class Pool.

These issues are addressed in the report on the application for Listed Building Consent ref 086531/IL0/2008/N1 that can be found elsewhere on this agenda (see item 5.)

Off-Street Parking/ Public Transport .

There is a free public car park with over 900 spaces available for all current and future car users who visit or work at any of the facilities in and around Harpurhey District Centre including the sixth form college and it is expected that these will be sufficient to cater for any additional parking demands generated by the new use of the baths. The site is within walking distance of bus stops with frequent bus services to other parts of Greater Manchester and the City Centre and is well located in terms of public transport accessibility.

Landscaping.

A large area of high quality open space with both soft and hard landscape has been formed to the rear of the main building. The landscape proposed with the current proposal is limited to the area next to the baths and fronting Rochdale Road. It is recommended that a landscape condition be attached to any permission to be sure that the specific details of the hard and soft landscape proposed are satisfactory. The inclusion of a specimen tree is also recommended.

Impact of the Proposal on Adjoining Residents Amenities.

Shepherd Street now forms part of a 20mph zone and extensive traffic calming and on-street parking restrictions have been introduced on the section of Hemsley Street South near to the college. It is therefore not expected that traffic should cause any undue loss of residential amenity. However, conditions to cover acoustic insulation should be attached to any planning permission with conditions relating to restriction to hours of work during construction period, and for the installation of wheel wash facilities. New semi circular windows at high level to the gable elevation on Hemsley Street South are to be re-instated

and will have small square sub division. It is not considered that they will result in any major loss of privacy to nearby properties as the houses are some 17 metres away and separated by Hemsley Street.

Secure By Design

The police have provided advice on the measures such doors, windows, fencing and gates and have consider that the scheme is acceptable. A Secure by Design condition is recommended.

Access by Disabled People.

Five secure disabled parking spaces have been demarcated for use by disabled motorists within the grounds of the existing college that are accessed from Hemsley Street South and are currently available. Ramps and level access to the building is to be provided. An internal lift is to be installed and provision has been made for disabled toilet facilities on ground and first floor.

Sustainability

A pre-assessment has been carried out by a BREEAM Assessor and the proposal has been shown to achieve very good on the BREEAM Rating Scale and it is recommended that a condition to cover this is attached to any consent.

Conclusion

The first phase of the sixth form college and college and library have undoubtedly been a success and has formed a landmark building at Harpurhey District Centre to the drive of the wider regeneration of the area. This proposal will provide for additional 250 students on the site and further strengthen the role of the college. The inclusion of teaching and other facilities proposed for the Baths will bring the building back into use and bring about visual improvements and restore its most important architectural features to secure the long term future of this historic building.

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/ REFER TO SECRETARY OF STATE.

APPROVE on the basis that the proposal accords with the development plan in particular policy DC19 and E2.7, E3.3, H2.2 and HC12 of the City Council's Unitary Development Plan in that the part demolition and refurbishment of the Baths will retain the listed building in an active use and works will not detract from its architectural merits and there are no material considerations of sufficient weight to indicate otherwise.

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 implemented in accordance with the following drawings WSA.0233.P.02, PO4.A,P11,PO3,905A,P06A,PO7A,PO8A,PO9A,P12A,P13,P14, AND SX-201 stamped as received by the local planning authority on 23 April 2008.

Reason

To ensure that the development is carried out in accordance with the approved plans pursuant to policy DC 19 of the City Council's Unitary Development Plan.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations 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 DC19 of the Unitary Development Plan for the City of Manchester.

4) 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.

5) Before the building hereby approved is first occupied it shall be 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 property.

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

6) 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.

7) A landscaping scheme shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the development and shall include the planting of a specimen semi-mature tree on Rochdale Road frontage. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted 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 pursuant to policy E3.3 of the Unitary Development Plan.

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

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

9) 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.

Any further development must not compromise any existing remedial measures previously installed at the site as part of planning permission 086505/fo/2008/n1. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

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. Additionally, that the current works shall not compromise the protection afforded by earlier remedial measures the existing development has had installed as part of planning permission

086505/fo/2008/n1 Pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

10) During the period of construction of the development hereby approved, no work or other activity shall take place outside the following hours:

8.00 am to 6.00pm Mondays to Fridays

8.00 am to 1.00 pm Saturdays

Reason

To protect the amenities of occupiers of nearby residential accommodation pursuant to policy H2.2 of the Unitary Development Plan..

11) Any demolition should take place outside of the bat hibernation season (October to March inclusive) and roof slates under which sarking boards are present should be removed by hand under the supervision of a licensed bat consultant.

Reason

To ensure the protection of habitats of bats which are a protected species under the Wildlife and Countryside Act 1981 and pursuant to policy E2.3 of the Unitary Development Plan for the City of Manchester.

12) 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.

13) At the end of each working day, the roads used by the vehicles entering and leaving the site, to bring/ remove material from the site, shall be swept and cleaned.

Reason

In the interests of the general amenity of the area pursuant to policy H2.2 of the Unitary Development Plan.

14) Details of the proposed boundary treatment, including colour, shall be submitted to and approved in writing by the City Council, as local planning authority, before the use commences.

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 policies H2.2, E3.3 and E3.5 of the adopted UDP.

16) 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.

17) 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".

18) The footpaths and the areas between the pavement and the line of the proposed buildings shall be fully reinstated in 6 months or within a timescale to be agreed in writing by the City Council as local planning authority, of any part of the development first being occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and the site's location with Shepherd Street, pursuant to City of Manchester Unitary Development Plan Policies E3.6, E3.8 and DC18.

19) Before the development commences a scheme for acoustically insulating the educational accommodation against noise from Rochdale Road 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 Rochdale Road in order to protect future students from noise nuisance, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

20) The permitted hours of opening and servicing of the approved premises are to be agreed with the City Council as local planning authority prior to occupation.

Reason

In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester. .

21) No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the City Council as Local Planning Authority. The scheme shall be developed in accordance with the approved details.

Reason

To ensure a satisfactory means of drainage 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: 086505/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
Corporate Property
Environmental Health
Contaminated Land Section
North Manchester Regeneration Team
Greater Manchester Police
Greater Manchester Ecology Unit
Flat 1, 16 Bankfield Street, Manchester, M9 8DQ
Flat 2, 16 Bankfield Street, Manchester, M9 8DQ
Flat 3, 16 Bankfield Street, Manchester, M9 8DQ
Flat 4, 16 Bankfield Street, Manchester, M9 8DQ
Flat 5, 16 Bankfield Street, Manchester, M9 8DQ
Flat 6, 16 Bankfield Street, Manchester, M9 8DQ
Golden Tavern, 933 Rochdale Road, Manchester, M9 8AE
Top Derby, 935 Rochdale Road, Manchester, M9 8AE
Barnes Green Catholic Club, 6 Factory Lane, Manchester, M9 8AB
Peasegoods, 937-941, Rochdale Road, Manchester, M9 8AE
Petrol Station, 2 Moston Lane, Manchester, M9 4DS
Flat 1, 943 Rochdale Road, Manchester, M9 8AE
Flat 2, 943 Rochdale Road, Manchester, M9 8AE
Flat 3, 943 Rochdale Road, Manchester, M9 8AE
Flat 4, 943 Rochdale Road, Manchester, M9 8AE
Flat 5, 943 Rochdale Road, Manchester, M9 8AE

Flat 6, 943 Rochdale Road, Manchester, M9 8AE
Flat 1, Chapel Court, 945 Rochdale Road, Manchester, M9 8AE
Flat 2, Chapel Court, 945 Rochdale Road, Manchester, M9 8AE
Flat 3, Chapel Court, 945 Rochdale Road, Manchester, M9 8AE
Flat 4, Chapel Court, 945 Rochdale Road, Manchester, M9 8AE
Flat 5, Chapel Court, 945 Rochdale Road, Manchester, M9 8AE
Flat 6, Chapel Court, 945 Rochdale Road, Manchester, M9 8AE
North Manchester Sixth Form College, Rochdale Road, Manchester, M9 4AF
Farmyard Hotel, 979-981, Rochdale Road, Manchester, M9 8AE
Valentine Medical Centre, 2 Smethurst Street, Manchester, M9 8PP
Flat 2, 947 Rochdale Road, Manchester, M9 8AE
Flat 3, 947 Rochdale Road, Manchester, M9 8AE
Flat 4, 947 Rochdale Road, Manchester, M9 8AE
Flat 5, 947 Rochdale Road, Manchester, M9 8AE
Flat 6, 947 Rochdale Road, Manchester, M9 8AE
Flat 1, 949 Rochdale Road, Manchester, M9 8AE
Flat 2, 949 Rochdale Road, Manchester, M9 8AE
Flat 3, 949 Rochdale Road, Manchester, M9 8AE
Flat 4, 949 Rochdale Road, Manchester, M9 8AE
Flat 5, 949 Rochdale Road, Manchester, M9 8AE
Flat 6, 949 Rochdale Road, Manchester, M9 8AE
Flat 1, 951 Rochdale Road, Manchester, M9 8AE
Flat 2, 951 Rochdale Road, Manchester, M9 8AE
Flat 3, 951 Rochdale Road, Manchester, M9 8AE
Flat 4, 951 Rochdale Road, Manchester, M9 8AE
Flat 5, 951 Rochdale Road, Manchester, M9 8AE
Flat 6, 951 Rochdale Road, Manchester, M9 8AE
Flat 1, 2 Bankfield Street, Manchester, M9 8DQ
Flat 2, 2 Bankfield Street, Manchester, M9 8DQ
Flat 3, 2 Bankfield Street, Manchester, M9 8DQ
Flat 4, 2 Bankfield Street, Manchester, M9 8DQ
Flat 5, 2 Bankfield Street, Manchester, M9 8DQ
Flat 6, 2 Bankfield Street, Manchester, M9 8DQ
Flat 1, 4 Bankfield Street, Manchester, M9 8DQ
Flat 2, 4 Bankfield Street, Manchester, M9 8DQ
Flat 3, 4 Bankfield Street, Manchester, M9 8DQ
Flat 4, 4 Bankfield Street, Manchester, M9 8DQ
Flat 5, 4 Bankfield Street, Manchester, M9 8DQ
Flat 6, 4 Bankfield Street, Manchester, M9 8DQ
Flat 1, 6 Bankfield Street, Manchester, M9 8DQ
Flat 2, 6 Bankfield Street, Manchester, M9 8DQ
Flat 3, 6 Bankfield Street, Manchester, M9 8DQ
Flat 4, 6 Bankfield Street, Manchester, M9 8DQ
Flat 5, 6 Bankfield Street, Manchester, M9 8DQ
11 Ada Street, Manchester, M9 4BH
7 Ada Street, Manchester, M9 4BH
9 Ada Street, Manchester, M9 4BH
2 Sandhutton Street, Manchester, M9 4BJ
4 Sandhutton Street, Manchester, M9 4BJ
6 Sandhutton Street, Manchester, M9 4BJ
1 Cockcroft Street, Manchester, M9 4DE
3 Cockcroft Street, Manchester, M9 4DE
5 Cockcroft Street, Manchester, M9 4DE

7 Cockcroft Street, Manchester, M9 4DE
9 Cockcroft Street, Manchester, M9 4DE
14 Cockcroft Street, Manchester, M9 4DE
16 Cockcroft Street, Manchester, M9 4DE
Flat 1, 12 Bankfield Street, Manchester, M9 8DQ
Flat 2, 12 Bankfield Street, Manchester, M9 8DQ
Flat 3, 12 Bankfield Street, Manchester, M9 8DQ
Flat 4, 12 Bankfield Street, Manchester, M9 8DQ
Flat 5, 12 Bankfield Street, Manchester, M9 8DQ
Flat 6, 12 Bankfield Street, Manchester, M9 8DQ
Flat 1, 14 Bankfield Street, Manchester, M9 8DQ
Flat 2, 14 Bankfield Street, Manchester, M9 8DQ
Flat 3, 14 Bankfield Street, Manchester, M9 8DQ
Flat 4, 14 Bankfield Street, Manchester, M9 8DQ
Flat 5, 14 Bankfield Street, Manchester, M9 8DQ
Flat 6, 14 Bankfield Street, Manchester, M9 8DQ
Flat 6, 6 Bankfield Street, Manchester, M9 8DQ
Flat 1, 947 Rochdale Road, Manchester, M9 8AE
North City Library, Rochdale Road, Manchester, M9 4AF
Cheetham Broughton Partnership, 15 Moston Lane, Manchester, M9 4AD
2 Huncote Drive, Manchester, M9 4AZ
4 Huncote Drive, Manchester, M9 4AZ
6 Huncote Drive, Manchester, M9 4AZ
4 Hershams Walk, Manchester, M9 4BD
6 Hershams Walk, Manchester, M9 4BD
8 Hershams Walk, Manchester, M9 4BD
Moston Lane Bed Centre, 9 Moston Lane, Manchester, M9 4AD
Manchester City Council Private Sector Housing, 7 Moston Lane, Manchester,
M9 4AD
11 Moston Lane, Manchester, M9 4AD
1 Bedford Walk, Manchester, M9 4AN
10 Bedford Walk, Manchester, M9 4AN
12 Bedford Walk, Manchester, M9 4AN
14 Bedford Walk, Manchester, M9 4AN
16 Bedford Walk, Manchester, M9 4AN
2 Bedford Walk, Manchester, M9 4AN
3 Bedford Walk, Manchester, M9 4AN
4 Bedford Walk, Manchester, M9 4AN
5 Bedford Walk, Manchester, M9 4AN
6 Bedford Walk, Manchester, M9 4AN
7 Bedford Walk, Manchester, M9 4AN
8 Bedford Walk, Manchester, M9 4AN
9 Bedford Walk, Manchester, M9 4AN
Flat 1, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
22 Marlfield Street, Manchester, M9 4BA
24 Marlfield Street, Manchester, M9 4BA
26 Marlfield Street, Manchester, M9 4BA
2 Polworth Road, Manchester, M9 4AH
4 Polworth Road, Manchester, M9 4AH
1 Hemsley Street South, Manchester, M9 4AX
3 Hemsley Street South, Manchester, M9 4AX
5 Hemsley Street South, Manchester, M9 4AX
7 Hemsley Street South, Manchester, M9 4AX

9 Hemsley Street South, Manchester, M9 4AX
11 Hemsley Street South, Manchester, M9 4AX
2 Hershaw Walk, Manchester, M9 4BD
Flat 2, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 3, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 4, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 5, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 6, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 7, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 8, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 9, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 10, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 11, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 12, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 13, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 14, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 15, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 16, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 17, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 18, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 19, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 20, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 21, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 22, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 23, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 24, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 25, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 26, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 27, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 28, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 29, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 30, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB
Flat 31, Edward Grant Court, Hemsley Street South, Manchester, M9 4AB

Representations were received from the following third parties:

Chief Executive's Landscape Practice Group
Environmental Health
Contaminated Land Section
North Manchester Regeneration Team
Greater Manchester Police
Greater Manchester Ecology Unit
Kevin Josua, Flat 6 chapel Court, 945 Rochdale road

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