

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133099/JO/2022

Date registered valid: 25 March 2022

Proposal: Variation of condition 2 (specified plans) and 15 (landscaping) attached to planning permission referenced 130390/FO/2021 to allow amendments to layout including incorporation of public realm into the domestic curtilage of 17 Kingham Drive together with alteration to boundary treatment and amendment to landscaping scheme including removal of a tree

Address: Land At Downley Drive, Manchester, M4 6BW

Ward(s): Ancoats & Beswick Ward

Applicant: Stephanie Dylak Great Places Housing Group 2A Derwent Avenue, Manchester, M21 7QP

Agent (if any): Mr Stephen Anderson Buttress 41 Bengal Street, Manchester, M4 6AF

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 April 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Dwellings

Date of site visit:

Standard consultations:

Printed: 30 March 2022 Expired: 20 April 2022

Neighbour notifications

Printed: 30 March 2022 Expired: 20 April 2022

Site notice

Posted: 4 April 2022 Expired: 25 April 2022

Press advert

Published: 5 April 2022 Expired: 26 April 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site is 0.69 hectares, and bounded by St Vincent Street and the Rochdale Canal, Woodward Place, Downley Drive and Kingham Drive. It is in New Islington and close to Ancoats and Miles Platting. These are areas which have seen significant, recent regeneration with investment in housing and place making.

The western portion of the site is overgrown shrubland and hardstanding and is fenced off. The eastern portion comprises open grassland with mature trees. A footpath cuts through the site from St Vincent Street to Downley Drive.

There is a 3 metres level change from the Rochdale Canal to Downley Drive.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The area immediately around the application site contains medium to high density buildings with the larger buildings in the Ancoats conservation area. There are two and three storey family housing along Downley Drive and St Vincent Street. Cotton Field Park, New Islington Marina, New Islington Free School and the Medical Centre on Old Mill Street provide essential amenities.

The site is not in a conservation area but the Ancoats conservation area is adjacent to the northern boundary on the opposite site of the Rochdale Canal. The nearest listed building is the grade II* Listed Union Street Bridge, 146 metres to the west.

The site is located within Flood Zone 1 and in a critical drainage area.

Description of development

Variation of condition 2 (specified plans) and 15 (landscaping) attached to planning permission referenced 130390/FO/2021 to allow amendments to layout including incorporation of public realm into the domestic curtilage of 17 Kingham Drive together with alteration to boundary treatment and amendment to landscaping scheme including removal of a tree

Consultations & Notification Responses

Local residents/public opinion – One comments has been received on this planning application. The comments can be summarised as follows:

- There are too many car parking spaces and cycle parking proposal should be provided. There should be reduced inaccessibility of surrounding streets due to massive amount of pavement parking in the area - potentially with double yellow lines on one side of each street and parking permits such as on St Vincent Street.
- Some of the proposed car parking space should instead be reallocated to a mixture of public and private green space - important in dense developments.
- 44 car parking spaces for 68 houses suggests a higher car ownership rate for such a central area than we should be planning for considering the climate emergency.
- Manchester Piccadilly station is just a five minute bike away, and Aldi is less than a 10 minute walk. New Islington tram is also very close by.
- Details on how active travel and public transport use will be prioritised above car use in this scheme considering it is located on a National Cycle Network route and within close distance to Bee Network infrastructure, as well as a tram stop.
- Support the need for housing in this area, and there is broad support for the scheme, but wish to see the development aim to be low car, whereas now much space is dedicated to the storage of private cars.
- Cars will still be around in the future, but self-driving cars and smart car club apps are making private car ownership less likely in the future.
- The spaces should be used for rain water gardens that prevent flooding, green space for wildlife, and more housing.

Highway Services – No objections to the proposal

Policy

Manchester Core Strategy (2012) – SP1, H1, H4, EN9 and DM1

Issues

Principle

The principle of the development was established under planning permission 130390. This application seeks to make alterations to conditions 2 (specified plans) and 15 (landscaping) to allow amendments to be made to the planning permission including alteration to public realm into the domestic curtilage of 17 Kingham Drive together with alteration to the boundary

treatment in this location. There will also be an additional tree removal to allow increased visibility splay from the junction.

Layout

Following a review of the site, following the grant of planning permission, it became apparent that the owner of 17 Kingham Drive have illegally 'land grabbed' land to the rear and side of their property which was in the ownership of the City Council. This land was identified as public realm associated with the proposal. Discussions have now taken place with the owner of 17 Kingham Drive and an agreement has been reached between the parties. This requires a change of use of the land for domestic purposes. This also has a minor impact on the layout of the public realm and position of the boundary treatment. The approved position and the amended proposal are detailed below.



Layout as approved under planning permission 130390



Proposed layout

The changes are considered to be acceptable. The pedestrian route to the side of 17 Kingham Drive will be retained and there will be sufficient visibility to ensure that the route is safe and secure.

The proposal would also require the removal of a further existing tree which is situated at the junction with Woodward Place. This is a category C tree. The loss of this further tree would result in the following tree loss at the site

- Category B (moderate quality) – 2 groups;
- Category C (low quality) – 10 individual trees, 3 groups and 1 part group;
- Category U (not suitable for retention)– 1 individual tree and 2 groups

There would be 69 trees planted at the site together with new shrubs and hedging. This is considered acceptable and suitably mitigates against the loss of the trees and green infrastructure and would help improve the overall biodiversity at the site as required by policies EN9 and EN15.

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 a right to a fair hearing and to this end the local planning authority 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 Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing 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. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the amendments required to the layout. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The development must be begun not later than the 30 July 2024.

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:

Drawings and documents approved as part of planning application 133099/JO/2022

8801-BA-00-00-DR-A-(04) 208 REV 4, 8801-BA-00-04-DR-A- (04) 002 REV 7, 8801-BA-00-00-DR-A- (01) 006 REV 6, 8801-BA-00-00-DR-A- (01) 010 REV 6, 8801-BA-00-00-DR-A- (01) 007 REV 11, 8801-BA-00-00-DR-A- (01) 003 REV 7 and 8801-BA-00-00-DR-A-(04) 001 REV 17 stamped as received by the City Council, as Local Planning Authority, on the 25 March 2022

1907p01 Rev F, 1907p02 Rev B, 1907p03 Rev D and 1907p04 Rev C stamped as received by the City Council, as Local Planning Authority, on the 1 March 2022

Drawings and documents approved as part of planning permission 130390/FO/2021

Drawings

1907/p/05 Rev B Rev C stamped as received by the City Council, as Local Planning Authority, on the 20 July 2021

1907/p105 and 1907/p/05 Rev C stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021

8801-BA-00-00-DR-A- (31) 001-8 stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021

1741/01 Rev A, 1741/SP/04 and 1741/SP/06 stamped as received by the City Council, as Local Planning Authority, on the 2 June 2021

8801-BA-00-00-DR-A (01) (Rev 5), 8801-BA-00-00-DR-A (04) 200 (Rev 11), 8801-BA-00-00-DR-A (04) 201 (Rev 11), 8801-BA-00-00-DR-A (04) 202, 8801-BA-00-00-DR-A (04) 203, 8801-BA-00-04-DR-A (04) 204 (Rev 6), 8801-BA-00-01-DR-A (04) 210 (Rev 6), 8801-BA-00-00-DR-A (04) 100 (Rev 8), 8801-BA-00-00-DR-A (04) 101 (Rev 8, 8801-BA-00-00-DR-A (04) 102 (Rev 9), 8801-BA-00-00-DR-A (04) 103 (Rev 2), 8801-BA-00-00-DR-A (04) 104 (Rev 2), 8801-BA-00-00-DR-A (05) 200 (Rev 7), 8801-BA-00-00-DR-A (05) 001 (Rev 9), 8801-BA-00-00-DR-A (05) 010 (Rev 8), 8801-BA-00-00-DR-A (05) 011 (Rev 8), 8801-BA-00-00-DR-A (05) 105, 8801-BA-00-00-DR-A (06) 200 (Rev 5), 8801-BA-00-00-DR-A (06) 100 (Rev 2), 8801-BA-00-00-DR-A (06) 101 (Rev 2), 8801-BA-00-00-DR-A (06) 102 (Rev 2), 8801-BA-00-00-DR-A (31) 002 (1), 8801-BA-00-00-DR-A (31) 003 (1), 8801-BA-00-00-SH-A (09) 003 (Rev 4), 1907/p/104 and 1907/p/101 stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021

Supporting information

Design and Access Statement prepared by Buttress Architects, including a schedule of accommodation, and input from Steve Martlew Landscaping; Archaeological Desk Based Assessment prepared by Salford Archaeology; Flood Risk and Drainage Strategy prepared by Carley Daines and Partners; Environmental Standards and Energy Statement prepared by Watt Energy & Consulting Engineers ("Watt"); Statement of Consultation prepared by Deloitte Real Estate; Planning Statement (including Green and Blue Infrastructure Statement) prepared by Deloitte Real Estate; Noise Assessment prepared by Sandy Brown; Air Quality Report prepared

by Hilson Moran; Ground Conditions and Land Contamination Report prepared by Carley Daines and Partners; Phase 1 Preliminary Risk Assessment prepared by Carley Daines and Partners; Phase 2 Geo-Environmental Statement prepared by Carley Daines, Phase 3 Remediation Statement prepared by Carley Daines and Partners; Addendum Ground Gas Report prepared by Carley Daines and Partners; Ecological Assessment prepared by ERAP; Arboricultural Impact Assessment prepared by Bowland; Transport Statement prepared by Ashley Helme; Travel Plan Framework prepared by Ashley Helme; Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by Buttress Architects; Framework Construction Management Plan prepared by Whiteley Eaves; Local Benefit Scheme: Statement of Intent prepared by Great Places Housing Association; Crime Impact Statement prepared by Greater Manchester Police; Ventilation Strategy prepared by Watt; Daylight/Sunlight Assessment prepared by GrayScanlanHill; TV Reception Survey prepared by G-Tech; Broadband Connectivity Assessment prepared by Watt; Residential Management Statement prepared by Great Places Housing Association; and, Affordable Housing Statement prepared by Great Places Housing Association.

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the clearance including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) a) The development shall not commence (other than site clearance and demolition) until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

5) Notwithstanding the Flood Risk and Drainage Strategy prepared by Carley Daines and Partners stamped as received by the City Council, as Local Planning Authority, on the 13 May

2021, (a) the development shall not commence (other than site clearance and demolition) until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Drainage layout showing all components, levels, connectivity;
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- Details of surface water attenuation that offers greenfield runoff rates which shall be no greater than 5 l/s;
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;
- CRT data (modelled or historic incident) relevant to canal flood risk at the site; including that produced by the flood study & modelling referenced in CRT correspondence (Appendix K of 20-B-12490.100B Flood Risk Assessment and Drainage Strategy Report); shall be requested from CRT and assessed;
- In accordance with the drainage Hierarchy, the CRT shall be approached again at detailed design to ascertain if they are ready to accept discharge connections. An email of outcome will suffice. If discharge to the canal remains infeasible, evidence of alternative surface water disposal routes (as follows) is required;
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;
- Hydraulic calculation of the proposed drainage system; and
- Construction details of flow control and SuDS elements.

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI.) submitted to and approved in writing by the City Council, as Local Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

- i) an evaluation through a 'strip, map and record' excavation;
- ii) dependent on the above, more detailed excavation (subject to a separate WSI).

2. A programme for post-investigation assessment to include:

- production of a final report on the investigation results.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

7) a) Notwithstanding the Phase 1 Preliminary Risk Assessment- Downley Drive, Manchester, Carley Daines and Partners Limited, reference 19-B-12490, dated October 2019, Phase 2 Geo-environmental investigation and assessment - Downley Drive, Manchester, Carley Daines and Partners Limited, Reference: 19-B-12490/Downley Drive, Dated: 25 January 2021, Supplementary Report on Gas Monitoring - Carley Daines and Partners Limited, Reference: 19-B-12490/Downley Drive, Dated: 9 March 2021 and Phase 3 Remediation Statement - Downley Drive, Manchester, Carley Daines and Partners Limited, Reference: 19-B-12490/Downley Drive, Dated: 9 March 2021, the development shall not commence until the following information for that phase has been submitted for approval in writing by the City Council, as Local Planning Authority:

- Provision of the calibration certificate(s) for the gas monitoring equipment to cover the entire period of gas monitoring.
- The human health risk assessment requires updating as it is not based on the most up to date criteria (using SGVs and GACs over the S4ULs and C4SLs with no justification for this), they have also used residential and not residential with gardens which is the worst-case use on site.
- Submission of controlled waters risk assessment;
- Submission of an updated Remediation Strategy following the corrections to the risk assessment

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 prior to the first occupation of the development.

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 policies DM1 and EN18 of the Core Strategy.

8) Prior to the commencement of the development, details of the method for piling, or any other foundation design using penetrative methods, for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details to ensure the structural integrity of the canal is not affected by the works. The approved details shall then be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

9) The development shall not commence until a detailed construction management plan outlining working practices during construction shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Dilapidation survey;
- o Consultation with local residents;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o A method statement to protect the Rochdale Canal from accidental spillages, dust and debris
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

10) Prior to any above ground works, samples and specifications of all material to be used on all external elevations of the development and boundary treatments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.

The approved materials used shall then be implemented as part the development.

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 policies SP1 and DM1 of the Core Strategy.

11) The window reveals and soffits for the development shall be carried out in accordance with drawing 8801-BA-00-00-DR-A-(31) 001 stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021 and drawing 8801-BA-00-00-DR-A- (31) 001-8 stamped as received by the City Council, as Local Planning Authority, on the 24 May 2021

The extent of the window reveals and detailing will be as follows:

- Minimum window reveal 190 mm and brick soffit (apartments);
- Minimum window reveal 190 mm and brick soffit (dwellings)

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

12) The boundary treatment shall be carried out in accordance with drawings 1907/p105, 1907/p/05 Rev C and stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021 and drawing 1907/p/01 Rev C 1 stamped as received by the City Council, as Local Planning Authority, on March 2022

The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

13) The development hereby approved shall be carried out in accordance with the Environmental Standards and Energy Statement prepared by Watt Energy & Consulting Engineers ("Watt") stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021. The development shall achieve a minimum of 20% improvement over Part L 2013 using SAP09 Carbon Factors and shall aim to achieve 61.1% in carbon on Part L 2013 Building Regulations SAP 09 Carbon Factors.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

14) Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

15) (a) Notwithstanding drawings 1907/p105, 1907/p/05 Rev C and stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021 and drawing 1907/p/01 Rev C 1 stamped as received by the City Council, as Local Planning Authority, on March 2022, prior to any above ground works, details of a hard and soft landscaping treatment scheme (including street trees) has been submitted for approval in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of the development. 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.

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 policies SP1, EN9 and DM1 of the Core Strategy.

16) (a) Notwithstanding the Noise Assessment prepared by Sandy Brown stamped as received by the City Council, as Local Planning Authority 13 May 2021, prior to the first occupation of the development a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)
 Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq
 Gardens and terraces (daytime) 55 dB L Aeq

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity,

these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

17) (a) Prior to the first occupation of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

18) The waste management arrangements for development hereby approved shall be carried out in accordance with Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by Buttress Architects stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021

The details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

19) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development 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 policies SP1 and DM1 of the Core Strategy.

20) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

21) The development hereby approved shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021. 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 Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

22) Prior to the first occupation of the development, the siting, scale and appearance of a suitable cycle store for each dwellinghouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The cycle storage arrangements for the apartment shall be carried out in accordance with drawing 8801-BA-00-00-DR-A-(04) 200 stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021

The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

23) Prior to the first occupation of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Details of new areas of highway including possible adoption;
- Alterations of existing highway including creation of new vehicular access points, dropped kerbs and tactile paving to Woodward Place, Woodward Street, Kingham Drive, Downley Drive and St Vincent Street;
- Details of the uncontrolled crossing points at Downley Drive junction with the new road and at St Vincent Street;
- Resurfacing of existing carriageway and footway including introduction of tactile paving to crossing points;

- Double yellow lines waiting restrictions to St. Vincent Street and the introduction of No Waiting at Any Time restrictions for of St. Vincent Street east in its entirety including the turning head and a section of St. Vincent Street west.
- No Waiting at Any Time restrictions to Downley Drive turning head; and
- Waiting restrictions at the following junctions (as shown in Drawing No. 1741/01):
 - o Downley Street / Woodward Street;
 - o St. Vincent Street / Woodward Street; and
 - o Woodward Place / Woodward Street.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

25) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

26) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

27) Prior to the first occupation of the development, details and specification of 7 kw fast charging electric car charging points for each dwellinghouse and 20% of the apartments car parking space shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

28) Prior to the installation of the proposed driveways and car parking areas hereby approved, a drainage scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained in situ thereafter.

Reason - To prevent the increased risk of flooding, improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

29) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches, roof alterations, outbuildings or upwards extensions shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

30) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings outlined in condition 2.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

31) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

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

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

33) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Arboricultural Impact Assessment prepared by Bowland stamped

as received by the City Council, as Local Planning Authority on the 13 May 2021; 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 EN9 and EN15 of the Core Strategy.

34) The development hereby approved shall be carried out in accordance with the Travel Plan Framework prepared by Ashley Helme stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents during the first three months of the first use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

35) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the apartments (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

36) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the apartments and the dwelling houses hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 17. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

Informatives

- A S278 agreement is required for works to the adopted highway - a deposit is required to begin the S278 application, additional costs will be payable and are to be agreed with S278 team. The minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required; this may necessitate design changes with all costs attributable to the Developer. The S278 will include, but is not limited to: TROs, relocation of the pedestrian refuge and bus stop, footway works etc.

Note: A 'Stage 1' Road Safety Audit should be completed and a copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

If adoption is required the highway will need to be carried out under a S38 Agreement (Highways Act 1980) to ensure that all elements of new highway infrastructure are constructed to acceptable and adoptable standards. This includes; materials, layout, drainage, street-lighting, surfacing, stats etc.

It should be noted that any non-standard materials, street trees will attract commuted sums for on-going maintenance.

- MCC records highlight that the underground Shooters Brook is located within close proximity to the site (approximately 26 m to the east of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police

18 Troutbeck Avenue, Manchester, M4 7JG
Flat 110, 35 Radium Street, Manchester, M4 6AH
Flat 14, 35 Radium Street, Manchester, M4 6AH
Flat 13, 35 Radium Street, Manchester, M4 6AH
Flat 517, 35 Radium Street, Manchester, M4 6AT
Flat 420, 35 Radium Street, Manchester, M4 6AT
Flat 319, 35 Radium Street, Manchester, M4 6AT
Flat 221, 35 Radium Street, Manchester, M4 6AT
Flat 220, 35 Radium Street, Manchester, M4 6AT
Flat 217, 35 Radium Street, Manchester, M4 6AT
Flat 119, 35 Radium Street, Manchester, M4 6AT
Flat 20, 35 Radium Street, Manchester, M4 6AT
Flat 607, 35 Radium Street, Manchester, M4 6AH
Flat 602, 35 Radium Street, Manchester, M4 6AD
Flat 502, 35 Radium Street, Manchester, M4 6AD
Flat 406, 35 Radium Street, Manchester, M4 6AD
Flat 109, 35 Radium Street, Manchester, M4 6AD
Flat 106, 35 Radium Street, Manchester, M4 6AD
Flat 103, 35 Radium Street, Manchester, M4 6AD
Flat 102, 35 Radium Street, Manchester, M4 6AD
Flat G05, 35 Radium Street, Manchester, M4 6AD
G02, 35 Radium Street, Manchester, M4 6AD
15 Woodward Place, Manchester, M4 7JY
2 New Islington, Manchester, M4 6HF
11 Downley Drive, Manchester, M4 7JU
4 Troutbeck Avenue, Manchester, M4 7JG
12 Downley Drive, Manchester, M4 7JU
7 Kingham Drive, Manchester, M4 7JT
2 Woodward Street, Manchester, M4 7JS
16 Troutbeck Avenue, Manchester, M4 7JG
13 Troutbeck Avenue, Manchester, M4 7JG
4 New Islington, Manchester, M4 6HF
62A Jersey Street, Manchester, M4 6JW
64 Jersey Street, Manchester, M4 6JF
62 Jersey Street, Manchester, M4 6JW
66 Jersey Street, Manchester, M4 6JW
Ground Floor, 62 Jersey Street, Manchester, M4 6JW
7 Downley Drive, Manchester, M4 7JU
9 Kingham Drive, Manchester, M4 7JT
6 Woodward Street, Manchester, M4 7JS
34 Troutbeck Avenue, Manchester, M4 7JG
First Floor And Second Floor, 62 Jersey Street, Manchester, M4 6JW
36 Troutbeck Avenue, Manchester, M4 7JG
3 New Union Street, Manchester, M4 6BS
17 Rodney Street, Manchester, M4 6JJ
22 Stephen Hunt Street, Manchester, M4 6JX
20 Stephen Hunt Street, Manchester, M4 6JX
22 Danesdale Drive, Manchester, M4 7BR

18 Danesdale Drive, Manchester, M4 7BR
15 Redcliffe Drive, Manchester, M4 7BS
16 Danesdale Drive, Manchester, M4 7BR
21 Redcliffe Drive, Manchester, M4 7BS
14 Danesdale Drive, Manchester, M4 7BR
10 Danesdale Drive, Manchester, M4 7BR
4 Danesdale Drive, Manchester, M4 7BR
6 Danesdale Drive, Manchester, M4 7BR
2 Danesdale Drive, Manchester, M4 7BR
28 Rodney Street, Manchester, M4 6JJ
98 Jersey Street, Manchester, M4 6JD
86 Jersey Street, Manchester, M4 6JD
100 Jersey Street, Manchester, M4 6JD
26 Rodney Street, Manchester, M4 6JJ
30 Rodney Street, Manchester, M4 6JJ
92 Jersey Street, Manchester, M4 6JD
94 Jersey Street, Manchester, M4 6JD
22 Rodney Street, Manchester, M4 6JJ
24 Rodney Street, Manchester, M4 6JJ
88 Jersey Street, Manchester, M4 6JD
12 Danesdale Drive, Manchester, M4 7BR
Flat 6, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 7, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 12, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 16, Burgess House, 9 New Union Street, Manchester, M4 6BW
Burgess House, 9 New Union Street, Manchester, M4 6BW
Serviced Apartment 1, Burgess House, 9 New Union Street, Manchester, M4 6BW
10 Navigation Street, Manchester, M4 6ED
12 Navigation Street, Manchester, M4 6ED
Flat 38, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 35, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 18, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 14, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 9, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 2, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 1, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 2, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 19, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 14, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 9, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 315, 35 Radium Street, Manchester, M4 6AH
Flat 210, 35 Radium Street, Manchester, M4 6AH
Flat 115, 35 Radium Street, Manchester, M4 6AH
Flat 516, 35 Radium Street, Manchester, M4 6AT
Flat 421, 35 Radium Street, Manchester, M4 6AT
Flat 419, 35 Radium Street, Manchester, M4 6AT
Flat 321, 35 Radium Street, Manchester, M4 6AT
Flat 122, 35 Radium Street, Manchester, M4 6AT
Flat 510, 35 Radium Street, Manchester, M4 6AH
Flat 416, 35 Radium Street, Manchester, M4 6AH
Flat 415, 35 Radium Street, Manchester, M4 6AH
Flat 414, 35 Radium Street, Manchester, M4 6AH
Flat 501, 35 Radium Street, Manchester, M4 6AD
Flat 407, 35 Radium Street, Manchester, M4 6AD

Flat 308, 35 Radium Street, Manchester, M4 6AD
Flat 301, 35 Radium Street, Manchester, M4 6AD
Flat 203, 35 Radium Street, Manchester, M4 6AD
Flat 105, 35 Radium Street, Manchester, M4 6AD
Flat 101, 35 Radium Street, Manchester, M4 6AD
Flat G07, 35 Radium Street, Manchester, M4 6AD
5 Woodward Place, Manchester, M4 7JY
1 Woodward Place, Manchester, M4 7JY
25 Woodward Place, Manchester, M4 7JY
7 Troutbeck Avenue, Manchester, M4 7JG
12 Troutbeck Avenue, Manchester, M4 7JG
6 Downley Drive, Manchester, M4 7JU
15 Kingham Drive, Manchester, M4 7JT
40 Chippenham Road, Manchester, M4 7JR
9 Troutbeck Avenue, Manchester, M4 7JG
30 Troutbeck Avenue, Manchester, M4 7JG
Flat 3, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 30, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 29, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 17, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 11, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 15, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 13, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 12, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 10, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 7, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 21, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 18, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 12, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 5, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 2, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 316, 35 Radium Street, Manchester, M4 6AH
Flat 314, 35 Radium Street, Manchester, M4 6AH
Flat 313, 35 Radium Street, Manchester, M4 6AH
Flat 311, 35 Radium Street, Manchester, M4 6AH
Flat 214, 35 Radium Street, Manchester, M4 6AH
Flat 15, 35 Radium Street, Manchester, M4 6AH
Flat 12, 35 Radium Street, Manchester, M4 6AH
Flat 519, 35 Radium Street, Manchester, M4 6AT
Flat 118, 35 Radium Street, Manchester, M4 6AT
Flat 605, 35 Radium Street, Manchester, M4 6AH
Flat 512, 35 Radium Street, Manchester, M4 6AH
Flat 10, 35 Radium Street, Manchester, M4 6AH
Flat 506, 35 Radium Street, Manchester, M4 6AD
Flat 404, 35 Radium Street, Manchester, M4 6AD
Flat 403, 35 Radium Street, Manchester, M4 6AD
Flat 401, 35 Radium Street, Manchester, M4 6AD
Flat 209, 35 Radium Street, Manchester, M4 6AD
16 New Islington, Manchester, M4 6HF
8 Kingham Drive, Manchester, M4 7JT
5 Kingham Drive, Manchester, M4 7JT
8 Woodward Street, Manchester, M4 7JS
18 New Islington, Manchester, M4 6HF
1 Downley Drive, Manchester, M4 7JU

6 Kingham Drive, Manchester, M4 7JT
10 Kingham Drive, Manchester, M4 7JT
1 Kingham Drive, Manchester, M4 7JT
26 Troutbeck Avenue, Manchester, M4 7JG
11 Troutbeck Avenue, Manchester, M4 7JG
10 Troutbeck Avenue, Manchester, M4 7JG
Flat 11, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 13, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 22, Burgess House, 9 New Union Street, Manchester, M4 6BW
4 Navigation Street, Manchester, M4 6ED
8 Navigation Street, Manchester, M4 6ED
22 Navigation Street, Manchester, M4 6ED
Flat 22, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 20, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 19, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 15, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 8, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 8, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 6, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 17, Canal Point, 1 New Union Street, Manchester, M4 6BS
Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 114, 35 Radium Street, Manchester, M4 6AH
Flat 219, 35 Radium Street, Manchester, M4 6AT
Flat 121, 35 Radium Street, Manchester, M4 6AT
Flat 120, 35 Radium Street, Manchester, M4 6AT
Flat 19, 35 Radium Street, Manchester, M4 6AT
Flat 604, 35 Radium Street, Manchester, M4 6AH
Flat 603, 35 Radium Street, Manchester, M4 6AH
Flat 507, 35 Radium Street, Manchester, M4 6AD
Flat 503, 35 Radium Street, Manchester, M4 6AD
Flat 309, 35 Radium Street, Manchester, M4 6AD
Flat 305, 35 Radium Street, Manchester, M4 6AD
Flat 206, 35 Radium Street, Manchester, M4 6AD
Flat 201, 35 Radium Street, Manchester, M4 6AD
Flat 108, 35 Radium Street, Manchester, M4 6AD
Flat 104, 35 Radium Street, Manchester, M4 6AD
G06, 35 Radium Street, Manchester, M4 6AD
9 Woodward Place, Manchester, M4 7JY
19 Woodward Place, Manchester, M4 7JY
15 Troutbeck Avenue, Manchester, M4 7JG
6 New Islington, Manchester, M4 6HF
9 Downley Drive, Manchester, M4 7JU
2 Downley Drive, Manchester, M4 7JU
36 Chippenham Road, Manchester, M4 7JR
34 Chippenham Road, Manchester, M4 7JR
8 Troutbeck Avenue, Manchester, M4 7JG
6 Troutbeck Avenue, Manchester, M4 7JG
14 Troutbeck Avenue, Manchester, M4 7JG
96 Jersey Street, Manchester, M4 6JD
Flat 18, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 5, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 2, Burgess House, 9 New Union Street, Manchester, M4 6BW
6 Navigation Street, Manchester, M4 6ED
16 Navigation Street, Manchester, M4 6ED

20 Navigation Street, Manchester, M4 6ED
Flat 33, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 1, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 23, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 10, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 216, 35 Radium Street, Manchester, M4 6AH
Flat 111, 35 Radium Street, Manchester, M4 6AH
Flat 422, 35 Radium Street, Manchester, M4 6AT
Flat 418, 35 Radium Street, Manchester, M4 6AT
Flat 317, 35 Radium Street, Manchester, M4 6AT
Flat 117, 35 Radium Street, Manchester, M4 6AT
Flat 514, 35 Radium Street, Manchester, M4 6AH
Flat 508, 35 Radium Street, Manchester, M4 6AH
Flat 413, 35 Radium Street, Manchester, M4 6AH
Flat 411, 35 Radium Street, Manchester, M4 6AH
Flat 504, 35 Radium Street, Manchester, M4 6AD
Flat 402, 35 Radium Street, Manchester, M4 6AD
Flat 303, 35 Radium Street, Manchester, M4 6AD
Flat 202, 35 Radium Street, Manchester, M4 6AD
7 Woodward Place, Manchester, M4 7JY
21 Woodward Place, Manchester, M4 7JY
17 Woodward Place, Manchester, M4 7JY
3 Kingham Drive, Manchester, M4 7JT
20 Troutbeck Avenue, Manchester, M4 7JG
8 Downley Drive, Manchester, M4 7JU
22 Troutbeck Avenue, Manchester, M4 7JG
Flat 9, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 21, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 23, Burgess House, 9 New Union Street, Manchester, M4 6BW
24 Navigation Street, Manchester, M4 6ED
Flat 32, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 28, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 27, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 23, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 10, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 6, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 5, Engels House, 35 Navigation Street, Manchester, M4 6ER
Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 14, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 3, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 8, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 6, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 4, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 1, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 116, 35 Radium Street, Manchester, M4 6AH
Flat 112, 35 Radium Street, Manchester, M4 6AH
Flat 16, 35 Radium Street, Manchester, M4 6AH
Flat 610, 35 Radium Street, Manchester, M4 6AT
Flat 609, 35 Radium Street, Manchester, M4 6AT
Flat 515, 35 Radium Street, Manchester, M4 6AT
Flat 218, 35 Radium Street, Manchester, M4 6AT
Flat 22, 35 Radium Street, Manchester, M4 6AT
Flat 412, 35 Radium Street, Manchester, M4 6AH
Flat 601, 35 Radium Street, Manchester, M4 6AD

Flat 409, 35 Radium Street, Manchester, M4 6AD
Flat 408, 35 Radium Street, Manchester, M4 6AD
Flat 306, 35 Radium Street, Manchester, M4 6AD
Flat 304, 35 Radium Street, Manchester, M4 6AD
Flat 107, 35 Radium Street, Manchester, M4 6AD
Flat G09, 35 Radium Street, Manchester, M4 6AD
CAFE COTTON, G08, 35 Radium Street, Manchester, M4 6AD
Flat G04, 35 Radium Street, Manchester, M4 6AD
Flat G01, 35 Radium Street, Manchester, M4 6AD
14 Kingham Drive, Manchester, M4 7JT
24 Troutbeck Avenue, Manchester, M4 7JG
22 New Islington, Manchester, M4 6HF
5 Downley Drive, Manchester, M4 7JU
4 Downley Drive, Manchester, M4 7JU
3 Downley Drive, Manchester, M4 7JU
2 Kingham Drive, Manchester, M4 7JT
17 Kingham Drive, Manchester, M4 7JT
30 Chippenham Road, Manchester, M4 7JR
21 Troutbeck Avenue, Manchester, M4 7JG
17 Troutbeck Avenue, Manchester, M4 7JG
Flat 19, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 4, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 37, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 21, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 13, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 12, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 17, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 11, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 4, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 16, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 7, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 215, 35 Radium Street, Manchester, M4 6AH
Flat 211, 35 Radium Street, Manchester, M4 6AH
Flat 520, 35 Radium Street, Manchester, M4 6AT
Flat 518, 35 Radium Street, Manchester, M4 6AT
Flat 417, 35 Radium Street, Manchester, M4 6AT
Flat 320, 35 Radium Street, Manchester, M4 6AT
Flat 318, 35 Radium Street, Manchester, M4 6AT
Flat 606, 35 Radium Street, Manchester, M4 6AH
Flat 511, 35 Radium Street, Manchester, M4 6AH
Flat 410, 35 Radium Street, Manchester, M4 6AH
Flat 505, 35 Radium Street, Manchester, M4 6AD
Flat 307, 35 Radium Street, Manchester, M4 6AD
Flat 204, 35 Radium Street, Manchester, M4 6AD
3 Woodward Place, Manchester, M4 7JY
11 Woodward Place, Manchester, M4 7JY
11 Kingham Drive, Manchester, M4 7JT
12 Woodward Street, Manchester, M4 7JS
1 Troutbeck Avenue, Manchester, M4 7JG
12 Kingham Drive, Manchester, M4 7JT
4 Woodward Street, Manchester, M4 7JS
10 Woodward Street, Manchester, M4 7JS
32 Troutbeck Avenue, Manchester, M4 7JG
28 Troutbeck Avenue, Manchester, M4 7JG

2 Troutbeck Avenue, Manchester, M4 7JG
90 Jersey Street, Manchester, M4 6JD
Flat 20, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 8, Burgess House, 9 New Union Street, Manchester, M4 6BW
23 Woodward Place, Manchester, M4 7JY
10 New Islington, Manchester, M4 6HF
38 Chippenham Road, Manchester, M4 7JR
32 Chippenham Road, Manchester, M4 7JR
3 Troutbeck Avenue, Manchester, M4 7JG
20 New Islington, Manchester, M4 6HF
14 New Islington, Manchester, M4 6HF
8 New Islington, Manchester, M4 6HF
10 Downley Drive, Manchester, M4 7JU
4 Kingham Drive, Manchester, M4 7JT
13 Kingham Drive, Manchester, M4 7JT
28 Chippenham Road, Manchester, M4 7JR
5 Troutbeck Avenue, Manchester, M4 7JG
19 Troutbeck Avenue, Manchester, M4 7JG
12 New Islington, Manchester, M4 6HF
Flat 17, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 19, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 10, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 15, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 18, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flint Glass Works, 64 Jersey Street, Manchester, M4 6JW
14 Navigation Street, Manchester, M4 6ED
2 Navigation Street, Manchester, M4 6ED
18 Navigation Street, Manchester, M4 6ED
Flat 14, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 36, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 26, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 24, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 4, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 20, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 16, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 9, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 5, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 22, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 20, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 13, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 312, 35 Radium Street, Manchester, M4 6AH
Flat 310, 35 Radium Street, Manchester, M4 6AH
Flat 113, 35 Radium Street, Manchester, M4 6AH
Flat 11, 35 Radium Street, Manchester, M4 6AH
Flat 322, 35 Radium Street, Manchester, M4 6AT
Flat 222, 35 Radium Street, Manchester, M4 6AT
Flat 21, 35 Radium Street, Manchester, M4 6AT
Flat 18, 35 Radium Street, Manchester, M4 6AT
Flat 17, 35 Radium Street, Manchester, M4 6AT
Flat 608, 35 Radium Street, Manchester, M4 6AH
Flat 513, 35 Radium Street, Manchester, M4 6AH
Flat 509, 35 Radium Street, Manchester, M4 6AH
Flat 405, 35 Radium Street, Manchester, M4 6AD
Flat 302, 35 Radium Street, Manchester, M4 6AD

Flat 208, 35 Radium Street, Manchester, M4 6AD
Flat 207, 35 Radium Street, Manchester, M4 6AD
Flat 205, 35 Radium Street, Manchester, M4 6AD
Flat 34, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 31, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 25, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 7, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 3, Engels House, 35 Navigation Street, Manchester, M4 6ER
Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 16, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 15, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 11, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 3, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 213, 35 Radium Street, Manchester, M4 6AH
Flat 212, 35 Radium Street, Manchester, M4 6AH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH1