

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131367/JO/2021

Date registered valid: 16 August 2021

Proposal: Variation of condition 2 (specified plans) and 5 (plant equipment noise) attached to planning permission ref: 128597/VO/2020 to allow design changes to two storey plant enclosure

Address: The National Cycling Centre Velodrome , Stuart Street, Manchester, M11 4DQ

Ward(s): Clayton & Openshaw Ward

Applicant: Mr Rob Renshaw Manchester City Council PO Box 532 Town Hall, Manchester, M60 2LA

Agent (if any): Planning EillisWilliams Architects Wellfield, Chester Road, Preston Brook, Runcorn, WA7 3BA

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

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 6 September 2021

Expired: 27 September 2021

Neighbour notifications

Printed: 6 September 2021

Expired: 27 September 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to The National Cycling Centre, which is a multipurpose cycling venue in Sportcity in East Manchester. The Centre includes an indoor Velodrome and a BMX arena and outdoor mountain bike trials. The velodrome is a large, landmark building which is of a contemporary design which and has a convex aluminium cladded roof.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site forms part of a series of sporting venues which comprise the Etihad Campus.

Description of development

Variation of condition 2 (specified plans) and 5 (plant equipment noise) attached to planning permission ref: 128597/VO/2020 to allow design changes to two storey plant enclosure

Consultations & Notification Responses

Local residents/public opinion – No comments received

Highway Services – No objection to the proposal.

Environmental Health – The proposed changes are acceptable.

Policy

Manchester Core Strategy (2012) – Relevant policies include SP1, EC1, EC3, EC7, EN1, EN4, EN6, EN8, EN18 and DM1

Unitary Development Plan for the City of Manchester (1995) – Relevant saved policies include DC26 and EM11

Guide to Development in Manchester SPD (2007)

National Planning Policy Framework (2021)

Issues

Principle

The principle of the extending the Velodrome with a two storey plan enclosure to the north elevation was established through planning permission 128597/VO/2020 which was approved on January 2021.

This proposal seeks to modify the appearance of the plan enclosure which is required to provide the necessary ventilation to the plant.

The previous application was supported on the basis that it would help provide a low carbon heating system at the Velodrome through the creation of on site renewable electricity generation including up to 45% reduction in carbon in comparison to the current building operations.

It is proposed to install the low carbon heating system at the National Cycling Centre, one of Manchester City Council's highest energy consuming buildings. The work will support the Authority in its ambitions to become a Zero Carbon city by 2038, reducing the carbon emissions associated with the operation of the building through the provision of on site renewable electricity generation. The plant will deliver estimated carbon savings of up to 45% in comparison to the current building operations.

The main changes to the scheme affected the visual appearance of the plant enclosure. This is considered in detail below.

Visual amenity

The plant enclosure approved as part of planning permission 128597/VO/2020 had an approximate height of 8 metres and was proposed to be constructed from a metal cladding system.



Scheme approved as part of planning permission 128597/VO/2020

The proposed changes would broadly follow the parameters of the current approval with the. The main change would be the replacement of the metal cladding system with a series of powder coated aluminium blades. The amendments allow for increased air flow to the plant whilst minimising views of the structure behind. A series of accent colours would be used (red. White and blue). The plinth of the structure would be clad in smooth finished flat metal composite panels in dark grey. A 600mm steel mesh would also be incorporated at the base as part of the air flow strategy at the lower levels of the structure.



Proposed scheme

The changes are considered to be acceptable. The aluminium blades provides a lightweight feel to the structure on top of a robust base. The blades are angled to minimise the visual impact of the plant and structure behind the blades.

Noise

Environmental Health are satisfied that the proposed changes to the scheme are satisfactory in respect of preventing any unacceptable noise out break from the plant. Accordingly condition 5 of the planning approval should be updated accordingly.

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 polices 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:

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. In this case negotiations took place in relation to tree loss and replacement. The applicant has also been advised of a pre-development conditions, and this has been accepted. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the 11 January 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:

Documents approved as part of planning permission 131367/JO/2021

VEL-EWA-ZZ-00-DR-A-10401 Rev P9, VEL-EWA-ZZ-01-DR-A-10402 Rev P7, VEL-EWA-ZZ-02-DR-A-10403 Rev P6, VEL-EWA-ZZ-ZZ-DR-A-10500 Rev P5, VEL-EWA-ZZ-ZZ-DR-A-10501 Rev P4 stamped as received by the City Council, as Local Planning Authority, on the 16 August 2021

VEL-EWA-ZZ-ZZ-DR-A-10503 Rev C2 stamped as received by the City Council, as Local Planning Authority, on the 26 November 2021

External Materials Schedule stamped as received by the City Council, as Local Planning Authority, on the 26 November 2021

Design and access statement and Noise Impact Assessment (August 2021) (WIE16857-100-R-1.3.3) stamped as received by the City Council, as Local Planning Authority, on the 16 August 2021.

Email from Alex Martinez dated 14 October 2021

Documents approved as part of planning permission 128597/VO/2020

-Crime Impact Statement referenced: 2017/1031/CIS/01 stamped as received by the City Council, as Local Planning Authority, on 17 November 2020.

-Desk Based Coal Mining Risk Assessment Ref. CL-602-LKC 20 1527-02 Date: October 2020 stamped as received by the City Council, as Local Planning Authority, on 16 November 2020.

-LKC Phase 1: Preliminary Risk Assessment, Ref. LKC 20 1527 Date: October 2020 stamped as received by the City Council, as Local Planning Authority, on 16 November 2020.

-Email from Ed Mapplebeck dated 07 January 2020 confirming the plant extension will utilise concealed fixings for the fixing of the cladding panels.

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

3) The materials hereby approved shall be carried out in accordance with the External Materials Schedule stamped as received by the City Council, as Local Planning Authority, on the 26 November 2021

The development shall be implemented in accordance with the approved details.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies SP1 and DM1 of the Manchester Core Strategy.

4)The development hereby approved shall be carried out in accordance with the Construction Phase Health and Safety Plan Document Number: H&S-GP-FO-0051 Version: 1.6 rev.A by ISG received 11th October 2021. The plan shall be implemented for the duration of the works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester (2012).

5) Plant, equipment and servicing shall be acoustically treated in accordance with the noise mitigation scheme outlined in the Noise Impact Assessment (August 2021) (WIE16857-100-R-1.3.3) stamped as received by the City Council, as Local Planning Authority, on the 16 August

2021 and Email from Alex Martinez dated 14 October 2021. The approved scheme shall be completed prior to the first use of the development

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policy DM1 of the Manchester Core Strategy and saved policy DC26.1 of the Unitary Development Plan for the City of Manchester.

6) (a) The development hereby approved shall be carried out in accordance with the Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy ref: LKC 20 1527 dated June 2021 by the LK Group.

(b) Prior to the first use of the development hereby approved, a completion/verification report shall be submitted for approval in writing by the City Council, as Local Planning Authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy (2012).

7) The drainage strategy for the development hereby approved shall be carried out in accordance with the Report by Ridge in relation to drainage details Version 1 dated August 2021; Proposed Drainage Details for Planning drawing ref: VEL-RDG-00-ZZ-DRC-0111 rev. P1 received 17th August 2021; Email from Planning Agent dated 17th September 2021 confirming the cover level for MH10 is 65.300 as stated in the calculations, and that the existing channels drain is to be removed in sections to outside the building line and made good. Furthermore, that the outlet should be retained or reinstated depending on its location and Proposed Drainage General Arrangement for Planning Drawing ref: VEL-RDG-00-ZZ-DRC-0110 rev.P1; received 17th September 2021.

The development shall be constructed in accordance with the approved details and thereafter retained and maintained in situ.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy (2012).

8) The development hereby approved shall be carried out in accordance with the Report on Coal Mining related Site Investigative Works undertaken on land at the Manchester Velodrome (Plant Room), ref: T163 SFK (TLC1134) rep BS LK Consult 010621PR4 4JX and the content email by LK Group received via the planning agent on 11th October 2021.

Reason - To ensure the safety and stability of the proposed development as the site has been identified as being subject to past coal mining activity and probable shallow coalmine working pursuant to policy EN18 of the Core Strategy for the City of Manchester.

9) Prior to the first use of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval.

This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by shallow coalmine workings.

Reason - To ensure the safety and stability of the proposed development as the site has been identified as being subject to past coal mining activity and probable shallow coalmine working pursuant to policy EN18 of the Core Strategy for the City of Manchester.

10) The development hereby permitted shall be carried out in accordance with the security measures as outline in section 4 of the Crime Impact Statement ref. 2017/1031/CIS/01 Version A stamped and received by the City Council as Local Planning Authority on 17 November 2020.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

52 Bank Street, Newton Heath, Manchester, M11 4BT
Flat 113, 1 Stillwater Drive, Manchester, M11 4TD
Flat 4, 83 Bank Street, Newton Heath, Manchester, M11 4DF
Flat 2, 83 Bank Street, Newton Heath, Manchester, M11 4DF
Evans Cycles, The National Cycling Centre, Stuart Street, Manchester, M11 4DQ
Greater Manchester Police Bradford Park, 571 Ashton New Road, Manchester, M11 4AA
1 - 29 Bamford Street, Manchester, M11 4FE
88 Stuart Street East, Manchester, M11 4BZ
Velodrome, The National Cycling Centre, Stuart Street, Manchester, M11 4DQ
BMX Centre, The National Cycling Centre, Stuart Street, Manchester, M11 4DQ
Jada Tyres, Unit 1, Bamford Street, Manchester, M11 4FE
Space Recycling, Unit 2, Bamford Street, Manchester, M11 4FE
British Vita, Bank Street, Newton Heath, Manchester, M11 4AS
Workshop Junction Garner Street, Bamford Street, Manchester, M11 4FE
40 Bank Street, Newton Heath, Manchester, M11 4BT
58 Bank Street, Newton Heath, Manchester, M11 4BU
104 Stuart Street East, Manchester, M11 4BZ
48 Bank Street, Newton Heath, Manchester, M11 4BT
69 Stuart Street East, Manchester, M11 4BZ
50 Bank Street, Newton Heath, Manchester, M11 4BT
82 Stuart Street East, Manchester, M11 4BZ
42 Bank Street, Newton Heath, Manchester, M11 4BT
86 Stuart Street East, Manchester, M11 4BZ
44 Bank Street, Newton Heath, Manchester, M11 4BT
80 Stuart Street East, Manchester, M11 4BZ
46 Bank Street, Newton Heath, Manchester, M11 4BT
100 Stuart Street East, Manchester, M11 4BZ
96 Stuart Street East, Manchester, M11 4BZ
28 Bank Street, Newton Heath, Manchester, M11 4BT
Flat 564, 5 Stillwater Drive, Manchester, M11 4TF

Flat 556, 5 Stillwater Drive, Manchester, M11 4TF
Flat 555, 5 Stillwater Drive, Manchester, M11 4TF
Flat 508, 5 Stillwater Drive, Manchester, M11 4TF
Flat 353, 3 Stillwater Drive, Manchester, M11 4TE
Flat 310, 3 Stillwater Drive, Manchester, M11 4TE
Flat 309, 3 Stillwater Drive, Manchester, M11 4TE
Flat 304, 3 Stillwater Drive, Manchester, M11 4TE
Flat 128, 1 Stillwater Drive, Manchester, M11 4TD
Flat 123, 1 Stillwater Drive, Manchester, M11 4TD
Flat 107, 1 Stillwater Drive, Manchester, M11 4TD
98 Stuart Street East, Manchester, M11 4BZ
61 Stuart Street East, Manchester, M11 4BZ
38 Bank Street, Newton Heath, Manchester, M11 4BT
20 Bank Street, Newton Heath, Manchester, M11 4BT
14 Bank Street, Newton Heath, Manchester, M11 4BT
Flat 571, 5 Stillwater Drive, Manchester, M11 4TF
Flat 566, 5 Stillwater Drive, Manchester, M11 4TF
Flat 565, 5 Stillwater Drive, Manchester, M11 4TF
Flat 552, 5 Stillwater Drive, Manchester, M11 4TF
Flat 550, 5 Stillwater Drive, Manchester, M11 4TF
Flat 548, 5 Stillwater Drive, Manchester, M11 4TF
Flat 542, 5 Stillwater Drive, Manchester, M11 4TF
Flat 536, 5 Stillwater Drive, Manchester, M11 4TF
Flat 532, 5 Stillwater Drive, Manchester, M11 4TF
Flat 531, 5 Stillwater Drive, Manchester, M11 4TF
Flat 528, 5 Stillwater Drive, Manchester, M11 4TF
Flat 506, 5 Stillwater Drive, Manchester, M11 4TF
Flat 503, 5 Stillwater Drive, Manchester, M11 4TF
Flat 357, 3 Stillwater Drive, Manchester, M11 4TE
Flat 351, 3 Stillwater Drive, Manchester, M11 4TE
Flat 349, 3 Stillwater Drive, Manchester, M11 4TE
Flat 340, 3 Stillwater Drive, Manchester, M11 4TE
Flat 333, 3 Stillwater Drive, Manchester, M11 4TE
Flat 330, 3 Stillwater Drive, Manchester, M11 4TE
Flat 329, 3 Stillwater Drive, Manchester, M11 4TE
Flat 326, 3 Stillwater Drive, Manchester, M11 4TE
Flat 122, 1 Stillwater Drive, Manchester, M11 4TD
Flat 139, 1 Stillwater Drive, Manchester, M11 4TD
Flat 114, 1 Stillwater Drive, Manchester, M11 4TD
Flat 112, 1 Stillwater Drive, Manchester, M11 4TD
Flat 108, 1 Stillwater Drive, Manchester, M11 4TD
Flat 3, 83 Bank Street, Newton Heath, Manchester, M11 4DF
36 Bank Street, Newton Heath, Manchester, M11 4BT
Flat 570, 5 Stillwater Drive, Manchester, M11 4TF
Flat 561, 5 Stillwater Drive, Manchester, M11 4TF
Flat 551, 5 Stillwater Drive, Manchester, M11 4TF
Flat 546, 5 Stillwater Drive, Manchester, M11 4TF
Flat 523, 5 Stillwater Drive, Manchester, M11 4TF
Flat 505, 5 Stillwater Drive, Manchester, M11 4TF
Flat 355, 3 Stillwater Drive, Manchester, M11 4TE
Flat 356, 3 Stillwater Drive, Manchester, M11 4TE
Flat 354, 3 Stillwater Drive, Manchester, M11 4TE
Flat 347, 3 Stillwater Drive, Manchester, M11 4TE
Flat 345, 3 Stillwater Drive, Manchester, M11 4TE

Flat 338, 3 Stillwater Drive, Manchester, M11 4TE
Flat 332, 3 Stillwater Drive, Manchester, M11 4TE
Flat 318, 3 Stillwater Drive, Manchester, M11 4TE
Flat 133, 1 Stillwater Drive, Manchester, M11 4TD
Flat 316, 3 Stillwater Drive, Manchester, M11 4TE
Flat 315, 3 Stillwater Drive, Manchester, M11 4TE
Flat 307, 3 Stillwater Drive, Manchester, M11 4TE
Flat 125, 1 Stillwater Drive, Manchester, M11 4TD
84 Stuart Street East, Manchester, M11 4BZ
Flat 140, 1 Stillwater Drive, Manchester, M11 4TD
Flat 136, 1 Stillwater Drive, Manchester, M11 4TD
Flat 104, 1 Stillwater Drive, Manchester, M11 4TD
Flat 102, 1 Stillwater Drive, Manchester, M11 4TD
Flat 5, 83 Bank Street, Newton Heath, Manchester, M11 4DF
94 Stuart Street East, Manchester, M11 4BZ
108 Stuart Street East, Manchester, M11 4BZ
70 Bank Street, Newton Heath, Manchester, M11 4BU
56 Bank Street, Newton Heath, Manchester, M11 4BU
Flat 563, 5 Stillwater Drive, Manchester, M11 4TF
Flat 522, 5 Stillwater Drive, Manchester, M11 4TF
Flat 560, 5 Stillwater Drive, Manchester, M11 4TF
Flat 545, 5 Stillwater Drive, Manchester, M11 4TF
Flat 526, 5 Stillwater Drive, Manchester, M11 4TF
Flat 521, 5 Stillwater Drive, Manchester, M11 4TF
Flat 519, 5 Stillwater Drive, Manchester, M11 4TF
Flat 515, 5 Stillwater Drive, Manchester, M11 4TF
Flat 512, 5 Stillwater Drive, Manchester, M11 4TF
Flat 504, 5 Stillwater Drive, Manchester, M11 4TF
Flat 501, 5 Stillwater Drive, Manchester, M11 4TF
Flat 352, 3 Stillwater Drive, Manchester, M11 4TE
Flat 350, 3 Stillwater Drive, Manchester, M11 4TE
Flat 348, 3 Stillwater Drive, Manchester, M11 4TE
Flat 334, 3 Stillwater Drive, Manchester, M11 4TE
Flat 322, 3 Stillwater Drive, Manchester, M11 4TE
Flat 320, 3 Stillwater Drive, Manchester, M11 4TE
Flat 317, 3 Stillwater Drive, Manchester, M11 4TE
Flat 314, 3 Stillwater Drive, Manchester, M11 4TE
Flat 308, 3 Stillwater Drive, Manchester, M11 4TE
Flat 305, 3 Stillwater Drive, Manchester, M11 4TE
Flat 142, 1 Stillwater Drive, Manchester, M11 4TD
Flat 126, 1 Stillwater Drive, Manchester, M11 4TD
Flat 121, 1 Stillwater Drive, Manchester, M11 4TD
Flat 111, 1 Stillwater Drive, Manchester, M11 4TD
63 Stuart Street East, Manchester, M11 4BZ
106 Stuart Street East, Manchester, M11 4BZ
102 Stuart Street East, Manchester, M11 4BZ
64 Bank Street, Newton Heath, Manchester, M11 4BU
60 Bank Street, Newton Heath, Manchester, M11 4BU
34 Bank Street, Newton Heath, Manchester, M11 4BT
Flat 568, 5 Stillwater Drive, Manchester, M11 4TF
Flat 559, 5 Stillwater Drive, Manchester, M11 4TF
Flat 525, 5 Stillwater Drive, Manchester, M11 4TF
Flat 524, 5 Stillwater Drive, Manchester, M11 4TF
Flat 518, 5 Stillwater Drive, Manchester, M11 4TF

Flat 517, 5 Stillwater Drive, Manchester, M11 4TF
Flat 516, 5 Stillwater Drive, Manchester, M11 4TF
Flat 513, 5 Stillwater Drive, Manchester, M11 4TF
Flat 343, 3 Stillwater Drive, Manchester, M11 4TE
Flat 509, 5 Stillwater Drive, Manchester, M11 4TF
Flat 530, 5 Stillwater Drive, Manchester, M11 4TF
Flat 346, 3 Stillwater Drive, Manchester, M11 4TE
Flat 339, 3 Stillwater Drive, Manchester, M11 4TE
Flat 325, 3 Stillwater Drive, Manchester, M11 4TE
Flat 323, 3 Stillwater Drive, Manchester, M11 4TE
Flat 319, 3 Stillwater Drive, Manchester, M11 4TE
Flat 301, 3 Stillwater Drive, Manchester, M11 4TE
Flat 138, 1 Stillwater Drive, Manchester, M11 4TD
71 Stuart Street East, Manchester, M11 4BZ
22 Bank Street, Newton Heath, Manchester, M11 4BT
16 Bank Street, Newton Heath, Manchester, M11 4BT
Flat 134, 1 Stillwater Drive, Manchester, M11 4TD
Flat 132, 1 Stillwater Drive, Manchester, M11 4TD
Flat 103, 1 Stillwater Drive, Manchester, M11 4TD
Flat 117, 1 Stillwater Drive, Manchester, M11 4TD
Flat 110, 1 Stillwater Drive, Manchester, M11 4TD
Flat 106, 1 Stillwater Drive, Manchester, M11 4TD
92 Stuart Street East, Manchester, M11 4BZ
54 Bank Street, Newton Heath, Manchester, M11 4BU
30 Bank Street, Newton Heath, Manchester, M11 4BT
Flat 572, 5 Stillwater Drive, Manchester, M11 4TF
Flat 554, 5 Stillwater Drive, Manchester, M11 4TF
Flat 553, 5 Stillwater Drive, Manchester, M11 4TF
Flat 547, 5 Stillwater Drive, Manchester, M11 4TF
Flat 540, 5 Stillwater Drive, Manchester, M11 4TF
Flat 539, 5 Stillwater Drive, Manchester, M11 4TF
Flat 538, 5 Stillwater Drive, Manchester, M11 4TF
Flat 514, 5 Stillwater Drive, Manchester, M11 4TF
Flat 511, 5 Stillwater Drive, Manchester, M11 4TF
Flat 502, 5 Stillwater Drive, Manchester, M11 4TF
Flat 543, 5 Stillwater Drive, Manchester, M11 4TF
Flat 344, 3 Stillwater Drive, Manchester, M11 4TE
Flat 311, 3 Stillwater Drive, Manchester, M11 4TE
Flat 342, 3 Stillwater Drive, Manchester, M11 4TE
Flat 336, 3 Stillwater Drive, Manchester, M11 4TE
Flat 331, 3 Stillwater Drive, Manchester, M11 4TE
Flat 303, 3 Stillwater Drive, Manchester, M11 4TE
Flat 302, 3 Stillwater Drive, Manchester, M11 4TE
Flat 141, 1 Stillwater Drive, Manchester, M11 4TD
Flat 130, 1 Stillwater Drive, Manchester, M11 4TD
Flat 127, 1 Stillwater Drive, Manchester, M11 4TD
65 Stuart Street East, Manchester, M11 4BZ
110 Stuart Street East, Manchester, M11 4BZ
72 Bank Street, Newton Heath, Manchester, M11 4BU
Flat 131, 1 Stillwater Drive, Manchester, M11 4TD
Flat 129, 1 Stillwater Drive, Manchester, M11 4TD
Flat 115, 1 Stillwater Drive, Manchester, M11 4TD
Flat 1, 12 Bank Street, Newton Heath, Manchester, M11 4BT
18 Bank Street, Newton Heath, Manchester, M11 4BT

26 Bank Street, Newton Heath, Manchester, M11 4BT
24 Bank Street, Newton Heath, Manchester, M11 4BT
Flat 119, 1 Stillwater Drive, Manchester, M11 4TD
Flat 569, 5 Stillwater Drive, Manchester, M11 4TF
Flat 535, 5 Stillwater Drive, Manchester, M11 4TF
Flat 534, 5 Stillwater Drive, Manchester, M11 4TF
Flat 529, 5 Stillwater Drive, Manchester, M11 4TF
Flat 341, 3 Stillwater Drive, Manchester, M11 4TE
Flat 335, 3 Stillwater Drive, Manchester, M11 4TE
Flat 328, 3 Stillwater Drive, Manchester, M11 4TE
Flat 321, 3 Stillwater Drive, Manchester, M11 4TE
Flat 306, 3 Stillwater Drive, Manchester, M11 4TE
Flat 118, 1 Stillwater Drive, Manchester, M11 4TD
Flat 101, 1 Stillwater Drive, Manchester, M11 4TD
62 Bank Street, Newton Heath, Manchester, M11 4BU
Flat 124, 1 Stillwater Drive, Manchester, M11 4TD
Flat 6, 83 Bank Street, Newton Heath, Manchester, M11 4DF
Flat 567, 5 Stillwater Drive, Manchester, M11 4TF
67 Stuart Street East, Manchester, M11 4BZ
Flat 558, 5 Stillwater Drive, Manchester, M11 4TF
Flat 120, 1 Stillwater Drive, Manchester, M11 4TD
Flat 562, 5 Stillwater Drive, Manchester, M11 4TF
Flat 557, 5 Stillwater Drive, Manchester, M11 4TF
Flat 549, 5 Stillwater Drive, Manchester, M11 4TF
Flat 544, 5 Stillwater Drive, Manchester, M11 4TF
Flat 541, 5 Stillwater Drive, Manchester, M11 4TF
Flat 537, 5 Stillwater Drive, Manchester, M11 4TF
Flat 533, 5 Stillwater Drive, Manchester, M11 4TF
Flat 520, 5 Stillwater Drive, Manchester, M11 4TF
Flat 510, 5 Stillwater Drive, Manchester, M11 4TF
Flat 507, 5 Stillwater Drive, Manchester, M11 4TF
Flat 527, 5 Stillwater Drive, Manchester, M11 4TF
Flat 327, 3 Stillwater Drive, Manchester, M11 4TE
Flat 324, 3 Stillwater Drive, Manchester, M11 4TE
Flat 313, 3 Stillwater Drive, Manchester, M11 4TE
Flat 312, 3 Stillwater Drive, Manchester, M11 4TE
Flat 135, 1 Stillwater Drive, Manchester, M11 4TD
68 Bank Street, Newton Heath, Manchester, M11 4BU
90 Stuart Street East, Manchester, M11 4BZ
Flat 137, 1 Stillwater Drive, Manchester, M11 4TD
Flat 116, 1 Stillwater Drive, Manchester, M11 4TD
Flat 109, 1 Stillwater Drive, Manchester, M11 4TD
Flat 105, 1 Stillwater Drive, Manchester, M11 4TD
Flat 2, 12 Bank Street, Newton Heath, Manchester, M11 4BT
Flat 337, 3 Stillwater Drive, Manchester, M11 4TE
Flat 1, 83 Bank Street, Newton Heath, Manchester, M11 4DF
66 Bank Street, Newton Heath, Manchester, M11 4BU
32 Bank Street, Newton Heath, Manchester, M11 4BT

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 - Not Affected
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH2