

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129187/FO/2021

Date registered valid: 22 January 2021

Proposal: Erection of 24 houses and 19 apartments (43 in total) comprising of three and four storey residential properties (C3a) with associated landscaping, car parking, boundary treatment and other associated works.

Address: Land Bounded By Butler Street Oldham Road And Gunson Street, Manchester, M4 6JP

Ward(s): Miles Platting & Newton Heath Ward

Applicant: John Yeo Lovell Partnerships St Johns House, Barrington Road, Altrincham, WA14 1JY

Agent (if any): PRP Architects Croxley House, 14 Lloyd Street, Manchester, M2 5ND

Case officer: Janet Lawless
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Recommendation: Approve

Date of recommendation: 23 July 2021

Application details

Type of application: Full Application Consent

Development type: Largescale Major Dwellings

Date of site visit: 29th April 2021

Standard consultations:

Printed: 29 January 2021 Expired: 19 February 2021

Neighbour notifications

Printed: 29 January 2021 Expired: 19 February 2021

Site notice

Posted: 18 February 2021 Expired: 11 March 2021

Press advert

Published: 2 February 2021 Expired: 23 February 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The area that forms the application site consists of 0.78 acres of land roughly subdivided into 4 parcels of land. The site is bounded by the main arterial route into and out of the City to the north in the form of Oldham Road, Butler Street lies to the west and south and Gunson Street to the east. They currently form areas of informal grassed open space, and hard surfaces. Previously the site housed a mix of buildings including a manufacturing unit, a bookmakers, and six terraced houses. The old streets cut across the site from east to west and were known as Portugal Street, and Newton Street these were cleared as part of the CPO of the area.

There are groups of trees within areas along the Butler Street boundary that are enclosed by a bow topped railing boundary. There is a bus stop to the front on Livesey Street. Another group of trees run along the southern boundary. Timber knee rails form partial boundaries around some of the parcels of land, with others having shrub hedging delineating the boundary. Whilst vehicles can access the old street layouts such as Newton Street and Portugal Street the permeability through the site is only for cycle and pedestrians with cul-de-sacs at the top of the former streets.

The topography of the site is relatively flat, with raised bunding along the edges to stop unauthorised access.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located within a predominately residential neighbourhood within the heart of the Miles Platting PFI area. The area has seen significant transformation over the last 10 years as part of the realisation of the master-planning objectives of the PFI area which were to

refurbish some of the existing housing stock as well as the diversification of the area through the introduction of new forms of housing which would be available on the open market.

The immediate environment to the application site is primarily residential in nature. To the east of the site lies the Apple building, Landos Court and Butler Court, to the north is St Georges Community centre and play area, and to the south residential development in the form of the established social housing together with recent new build developments.

Description of development

The proposal is for the erection of 43 residential properties (C3a) comprising of 24 houses and 19 apartments these being three and four storey in height together with associated landscaping, car parking, boundary treatment and other associated works.

The make-up of the properties is as follows:

19 x 2 bed apartments in a 3 / 4 storey apartment block
11x 3 bed 5 person town house 3 storey
1x 4 bed 6 person town house 3 storey
10 x 4 bed 5 person town house 3 storey
2 x 4 bed 7 person town house 3 storey

Consultations & Notification Responses

The application has been advertised by way of- letters to local residents, advertisement in the press and display of a site notice.

Local residents/public opinion

One letter of support has been received. The comments summarised as follows:

I am looking to move to this area, the development proposed is good but security aspects could be improved such as the car park to the apartments gated.

one objection has been received. The comments can be summarised as follows:

- Concerned at the loss of green space for children to play on
- Concerned over the increase in traffic and parking in the area.

Highway Services

The accessibility of the site is good, and the proposal will not place unacceptable demands on the local highway network. Amendments have been sought through the course of the application with regards to the layout and waste management collection points. A s278 agreement will need to be put in place with regards to a number of highway and pedestrian safety matters. These will be secured by planning condition. There is in curtilage parking for each property which will include a dedicated 7kw electric car charging point, including for each unit within the apartment block. Secure cycle storage is also proposed, to both the houses and the apartment blocks at 100%. Boundary treatment and waste management arrangements are acceptable and the works should be implemented in accordance with the agreed construction management plan from the highways perspective.

The issue with regards to the visibility splay when egressing from the apartment car park has also now been resolved with the visibility splay required now being achieved.

TFGM have also stated that they have no objections to the proposal with regards to highway capacity in the area. Their comments are incorporated within the Highway comments.

Environmental Health

The waste management strategy and the acoustic reports with regards to attenuation are acceptable. Appropriate conditions requiring the submission and approval of validation reports for these areas should be attached to any consent granted. Conditions relating to ground conditions, air quality, waste management and construction management should also be attached to any consent granted

Flood Risk Management Team

Conditions requiring the submission and approval of a surface water drainage scheme and management strategy should be attached to any consent granted.

Design for Security at Greater Manchester Police

The recommendations of the crime impact statement should be incorporated into the scheme.

Environment Agency

No objection in principle subject to further assessment of the proposal in relation to its impact on the protection of controlled waters. It is recommended that a condition be attached to any consent granted requiring the submission and approval of a desk study and ground investigation report and a subsequent verification report detailing the implementation of the recommended mitigation measures within the approved documents.

Works and skills

Local Labour condition should be attached to any consent granted.

Arboricultural Team

No objections to the proposal subject to the attachment of conditions relating to tree protection for those trees retained.

Greater Manchester Ecology Unit

The developer's ecological consultant identified no significant ecological issues. Issues relating to bats, nesting birds and biodiversity enhancement measures can be resolved via condition and or informative.

A number of semi-mature trees will be removed. The consultant notes that trees proposed for removal should be assessed for bats. However the GMEU are satisfied that the trees on this site are very low risk owing to age and location and that no further information or measures are required.

Nesting Birds

The development will result in the loss of trees and shrubs, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. It is recommended that a condition relating to timings of works to trees shall be attached to any consent granted.

The main features of ecological interest are the semi-mature trees, the majority of which are to be retained. Additional tree planting is proposed within the gardens of the development. It is

recommended that bird nesting and bat roosting opportunities are incorporated in to the building and landscape proposals.

Greater Manchester Archaeological Unit

GMAAS consider that the potential archaeological remains will not be significant enough to warrant preservation in situ but will require a programme of archaeological works to ensure that they are investigated and recorded ahead of damage/destruction from development ground work in line with NPPF paragraph 199. In the first instance there should be an archaeological desk based assessment to form an understanding of the historic development of the site and the potential character of the buried remains and relative significance.

This will inform the next stage of investigation which will comprise evaluation through targeted trial trenches. If significant remains are found then a final phase of site works in the form of more detailed excavation and recording will be required. The results will then be written as a technical report, the archive deposited with a museum, and results disseminated according to their importance; this might include a heritage information panel on site, a popular booklet or/and an academic article.

A condition to that effect should be attached to any consent granted.

United Utilities-

No objection to the proposal however recommend conditions relating to surface water drainage and management of the systems put in place.

Policy

Manchester Core Strategy (2012) - Relevant policies SP1, H1, H4, EN1, EN3, EN4, EN5, EN6, EN14, EN15, EN16, EN17, EN18, EN19 and DM1

Unitary Development Plan for the City of Manchester (1995) - Relevant saved policy DC7, DC18, DC19, DC20 and DC26

Guide to Development in Manchester SPD (2007)

Residential Quality Guidance

National Planning Policy Framework

Issues

Principle

Policy H1 outlines the strategic approach to housing growth in the City. Approximately 60,000 new homes need to be provided in the City between 2009 and 2027. This growth is expected to be accommodated principally within the North, East, City Centre and central areas of Manchester which fall within the Regional Centre and inner areas of Manchester. This is as a direct response to Manchester's growing economy and population growth the later which is expected to rise significantly over the next 20 years.

New developments in the City will therefore be expected to contribute towards this growth strategy ensuring that development takes place within the right areas to meet demands along with creating high quality places and neighbourhoods of choice. There is currently a deficit between supply and demand for suitable accommodation to meet the growing population of the City.

The application site is located in East Manchester and policy H4 states that East Manchester, over the lifetime of the Core Strategy, will accommodate around 30% of new residential development with priority will be given to family housing and other high value, high quality development where this can be sustained..

Policies SP1 and H1 seek to encourage development on previously developed land including the renewal of areas characterised by poor quality housing. The application site is a vacant previously developed piece of land within a key regeneration area - Miles Platting PFI area.

The site has previously been identified for redevelopment in 2006, when the application site (along with others in the wider area) were subject to an outline planning permission for the refurbishment of 1,500 properties, bringing these residential properties on the estate up to decent homes standard. A series of open spaces a new park and play areas have been created, alongside a new housing office and provision of retail space. Whilst new residential development has been slower than anticipated, a number of cells have now been completed with a number in the pipeline

Due to the economic downturn, and the subsequent passage of time elements of this outline permission have been delivered through full planning permissions.

The applicant is now seeking planning permission for the Erection of 43, three and four storey residential dwellinghouses (C3a) with associated landscaping, car parking, boundary treatment and other associated works

A proposal of this nature is considered to be acceptable in principle as it accords with the residential growth principles identified within policies SP1, H1 and H4 of the Core Strategy.

Regeneration

Policies SP1 and EC1 seek to support developments in the City which consider the needs of all the community and their wellbeing along with contributing to economic growth. This includes demonstrating the employment generating potential of developments for local people and promoting good health and community cohesion. Such an approach is a key consideration within the NPPF which outlines the Governments desire to secure economic growth in order to create jobs and prosperity along with securing the wellbeing of communities.

The applicant has considered the socio-economic benefits of the proposed development. This details the benefits of the proposal in terms of its ability to create direct and indirect job creation from both construction and operations of the development. This will be secured as part of the planning permission.

The properties meet the space standards outlined within the City Council's Residential Quality Guidance.

Visual Amenity

Policies EN1 and DM1 of the Core Strategy, along with the Guide to Development in Manchester, requires that consideration be given to the layout and design of new developments ensuring that they respond to the surrounding context and maximise frontages within the street scene and other important features of sites. The proposed development would bring forward a much needed development, within an existing residential area.

The surrounding area is characterised by high rise apartment blocks that have been refurbished as part of the regeneration initiative and two and three storey residential properties which front

the existing road network. The proposed dwellings will follow this principle in that they will also front existing sections of highway. There is also natural surveillance of car parking areas from habitable room windows and terraces on the rear elevations as well as the primary frontage of the properties.

The proposed new homes will be three and four storey in height as some scale is required on this arterial route where the adjoining plots are occupied by between 10 and 13 storey blocks of flats. The four storey apartment block will hold the corner at the junction of Oldham Road and Butler Street, has a gabled parapet roof line and has windows on all elevations to provide dual aspect to both road frontages. Each property has dedicated in curtilage parking provision.

In both cases, parking has been designed to have the least impact on the street scene and is screened by boundary treatment and soft landscaping, and to ensure that the car does not dominate the parking spaces are to the side or the rear of the properties in most cases.

A rear garden will be provided for each property which will allow for the drying of clothes and outdoor recreation, and there are garden areas to the front which provide some softscape and setting to the buildings, and defensible space from the highway. Trees within gardens are also proposed. Some of the proposed houses as well as having ground floor external amenity space also have additional space to the third floor in the form of a terrace.

The design and appearance of the three storey properties will follow a familiar design to the rest of the PFI area. With characteristic styling of the properties running through to the subsequent phases of development. Masonry will be the predominant material and detailing will be provided by defined patterned brick work. Dormers provide a contemporary feel to both the houses and the apartments. As the primary site that leads into the remainder of the PFI area, the quality of the materials and the detailing is important. With the use of Falzinc to feature dormers, porches and window details, together with parapet roof lines and deep reveals to the windows, it assimilates with both the existing development and its relative developments towards the Ancoats area on the main arterial route into and out of the City.

Overall, the scale of the development responds appropriately to that of the existing developments in the area and future developments that may emerge within this area. It is therefore considered to be in accordance with policies SP1, EN1 and DM1 of the Core Strategy along with the aspirations in the SPD.

Residential Amenity

The proposal is not likely to give rise to any residential amenity concerns. The area is already dominated by existing residential properties. The dwellings are separate from existing dwellings by the existing road network which will minimise any overlooking and loss of privacy. This has also been carefully considered in the proposed layout and the relationship of the new properties to each other.

There is sufficient amenity space for future occupants together with cycle parking and waste management provision. The properties would be insulated against noise from Oldham Road and Butler Street and appropriate conditions would be attached to any consent granted. The site has excellent links to public transport networks into and out of the City and surrounding areas enabling travel by alternative modes of transport other than the car. It is well served by services on the fringe of Miles Platting with such areas as Sports City, and is only 1 mile away from the City Centre. There are local services along Oldham Road which sustain local needs. There are 2 schools within 5 minutes walking distance, and 1 within 15 minutes walk. Pedestrian permeability is achieved through the site, with a footpath leading off Oldham Road running alongside the Apple Building.

This site has previously been occupied by residential developments, which were cleared of their sub-standard housing as part of the Compulsory Purchase process, together with manufacturing and commercial uses, and whilst it has not been occupied by buildings for some time, the overarching intention of its re-development for housing has always been part of the long term PFI regeneration plan. It is not considered that there will be any unduly harmful impacts associated with the development as a result of increased comings and goings.

No affordable housing is provided by this development as the applicant had a legally binding agreement in place in 2006 i.e. an agreement on land values were reached by 1 December 2007 which did not incorporate the cost of affordable housing. As such, and in line with the SPD, the proposal is exempt from providing affordable housing as part of the scheme.

Impact on ecology

The current condition of the application site provides limited opportunity for protected species and the supporting ecology report states this.

The Report found that the site supported habitats of only low biodiversity value within a local context. Two species of priority birds (Principal Species) - starling and house sparrow were recorded.

Greater Manchester Ecology Unit concur with the findings of the report. They have made a series of recommendation which should be included as conditions of the approval. These are:

- That tree removal should take place outside of the bird breeding season with the small number of young trees to be checked for bats.
- A landscape condition be applied to any permission.
- Bat and bird boxes to improved biodiversity.

The above measures should be secured by conditions of the planning approval.

Trees

There are 5 Maple Fern trees at the application site which are located along the boundary to the junction of Oldham Road and Butler Street. These form part of a group of trees within the area bounded by the low bow top railing. These trees are identified for removal. These trees are categorised as 'B' trees. All other trees within the site (14) are to be retained, with additional supplementary planting of both trees within garden areas and car parking areas.

The arborist has no objections to the removal of the trees. A condition will be attached to any consent granted in relation to tree protection during works in close proximity to retained trees. The applicant has investigated the possibility of additional tree planting along Oldham Road as the pavement is of a good width in this location without impeding pedestrian flow, however, due to the sensitivity of services that are located beneath the footpath this is not possible in this instance.

Landscaping and boundary treatments

An initial landscaping scheme has been proposed which includes tree planting in the front gardens of the plots. The front of the properties are characterised by low boundary walls and

railings with supplementary planting behind the front boundaries along Oldham Road and divisional fencing to rear gardens. Driveway gates will be introduced to the rear and side of the properties to ensure that they are secure.

Further details will be sought on the landscaping proposal as part of the conditions of the approval to ensure that the trees are semi-mature and of native species.

Loss of Green Space

The proposal site has always been identified as a development cell since the initial Master Plan. As the buildings that previously occupied the site were demolished as part of the CPO process, the area was greened up to ensure an attractive environment for the remaining residents medium term until the site was brought forward for redevelopment. Formal areas of open space such as Platting / Central Park, and multiple pocket parks throughout the area have been developed, together with upgrading works along the canal to provide areas of open / recreational space for existing and future residents.

Drainage management

The application site is located in flood zone 1 'low probability of flooding'. However, the site lies within a critical drainage area (an area where there are complex surface water flooding problems from ordinary watercourses, culverts and flooding from the sewer network). These areas are particularly sensitive to an increase in rate of surface water run-off and/or volume from new developments which may exasperate local flooding problems. As such, policy EN14 states that developments should seek to minimise the impact on surface water run-off in a critical drainage area.

The applicant has prepared a drainage statement in support of their planning application. This has been considered by the City Council's flood risk management team who consider that further consideration should be given to how the drainage systems at the site will work in order to prevent surface water run-off along with examination of the implementation of sustainable urban drainage principles at the site along with their future management.

A condition of the planning approval shall be that this information is submitted and agreed.

Transport and traffic

The scheme will provide 100% parking in curtilage and each of these spaces will be fitted with a 7kw electric car charging point. The overall level of car parking provision throughout the scheme is considered to be acceptable. A secure cycle store will also be provided for each property including within the internal area of the apartments.

Various S278 works will be required to make the vehicular and pedestrian environment safe. These will be secured by planning condition. In addition, a construction management plan will also be agreed to minimise the impact on the local highway network during construction.

Overall, it is considered that the development would have a minimal impact on the local highway network and there will be adequate car and cycle provision to serve the needs of its future occupiers. The proposal therefore accords with policies SP1, T1, T2 and DM1 of the Core Strategy.

Environmental standards and climate change

The applicant has prepared an Environmental Standards report in support of their planning application. This details that the design and specifications outlined above meet the requirements for sustainability as required by Manchester's Local Development Framework Policy EN6, and current Building Regulation requirements, Part L 2013. A mixture of sustainable building-design, a fabric first approach and renewable/low carbon energy systems will deliver thermally efficient accommodation that will reduce demand for energy, resist heat-loss through conduction and maintain internal temperatures at comfortable levels for the occupants. This complies with policy EN6 of the Core Strategy and should form part of the conditions of the planning approval.

The proposal will also include a 7 kw electric car charging point to each property together with bat and bird boxes and new tree and shrub planting. This will help improve local air quality conditions and adapt the properties for future changing needs.

Waste management

A development of this nature will inevitably generate a certain amount of domestic waste which will need to be properly managed. Policies EN19 and DM1 of the Core Strategy require applicants to show consistency with the waste hierarchy which principally seeks applicants to re-use and recycle their waste.

A waste management strategy has been submitted to accompany this application that was prepared in accordance with Manchester City Council's guidance document. There is a commitment by the applicant to ensure that residents recycle, and the measures that will be put in place to do this are acceptable. Sufficient space is available in curtilage of each house to suitably accommodate the required refuse bins and kerbside collection is available in this area. There is a communal bin store for the apartment block, and the bins will be presented for collection on the appropriate day and returned back to the store by the management company.

Environmental Health have confirmed that the submitted waste management strategy for this site is considered to be acceptable and therefore, an appropriately worded condition will be attached to any consent granted. The proposal therefore accords with policies DM1 and EN19 of the Core Strategy in this regard.

Designing out crime

A Crime Impact Statement (CIS), prepared by Design for Security at GMP, recognises that the development would bring vitality to this area and more active frontage. It is recommended that a condition is imposed to require the full implementation of the CIS and that Secured by Design Accreditation is achieved for this development.

Noise and disturbance

All properties shall be acoustically insulated to meet required standards in accordance with the approved documents, with the subsequent submission and approval of the appropriate validation reports.

Ground conditions

Policy EN18 of the Core Strategy requires that consideration should be given to potential sources of ground contamination and the effect on new developments. Initial site investigation work has been carried out by the applicant.

The initial site investigation report has been considered by Environmental Health. They have recommended that further consideration be given to this matter, including preparation of a remediation strategy.

Construction management

The work would take place close to homes and comings and goings from the site are likely to be noticeable. However, these impacts should be short in duration and predictable. As the site is a cleared site there will be none of the issues associated with demolition. A condition would be attached to any consent granted requiring a construction management plan to be agreed which would include details of routing of vehicles, dust suppression measures, highways management plan and details of use of machinery. Wheel washing would prevent any dirt and debris along the road and beyond.

There is a lot of development activity in the local area, however, the impacts are considered to be predictable and for the duration of the build period.

Provided the initiatives outlined above are adhered to, it is considered that the construction activities are in accordance with policies SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan. However, it is recommended that a condition of the planning approval is that the final construction management plan is agreed in order to ensure the process has minimal impact on surrounding residents and the highway network.

Permitted development

The National Planning Policy Guidance states that only in exceptional circumstances should conditions be imposed which restrict permitted development rights otherwise such conditions are deemed to be unreasonable.

It is considered that it would be appropriate and reasonable to attach conditions to prevent the new homes becoming HMOs or use of the accommodation for short term lets to ensure they remain in family use. In addition to ensure visual amenity is protected a condition is required to avoid front boundary treatments from being removed without further consideration and extensions being erected.

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 siting/layout, scale, design and appearance of the development along with noise and traffic impacts. Further work and discussions have taken place with the applicant through the course of the application. The application has been determined in accordance with National and Local Policies.

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 expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Application form 20.01.2021

AA670-2000 REV C Location Plan 20.01.2021, AA6770-2001 REV C Site Plan 20.01.2021, AA6770 -2002 REV C Existing Site Levels 20.01.2021

AA6770-2004 REV J Proposed Site Plan 08.06.2021, AA6770-2005 REV E Proposed House Type 08.06.2021, AA6770-2006 REV E Proposed Roof Plan 08.06.2021, AA6770-2007 REV E Parking and Access Strategy 08.06.2021, AA6770-2008 REV F Refuse Strategy 08.06.2021, AA6770-2009 REV E Proposed Materials and Features Plan 08.06.2021, AA6770-2010 REV E Electric Vehicle Charging Points 08.06.2021

AA6770-2011 REV C Boundary Treatment Plan 28.06.2021, AA6770-2012 Proposed boundary Treatment Sheet 1 08.06.2021,

AA6770-2013 Proposed Boundary Treatment Sheet 2 08.06.2021, AA6770-2020 REV F Street Scenes 1 and 2 08.06.2021

AA6770-C Waste Proforma 08.06.2021, AA6770-2030 REV D Block A Plans and Elevations 28.06.2021,

AA6770-2031 REV F Block B Apartment 01 and Apartment 02 Floor Plans 28.06.2021

AA6770-2032 REV F Block B Apartment 01 and Apartment 02 Elevations 28.06.2021

AA6770-2033 REV D Block C Plans and Elevations 28.06.2021, AA6770-2034 REV D Block D1 Plans and Elevations 28.06.2021

AA6770-2035 REV D Block D2 Plans and Elevations 28.06.2021, AA6770-2036 REV E Block D3 Plans and Elevations 28.06.2021

AA6770-2037 REV D Block D4 Plans and Elevations 28.06.2021

AA6770C SK001- Window Detail and Section 10.05.2021

AA6770C SK002- Window Detail and Section 10.05.2021

31457-SUT-ZZ-XX-DR-C662-0001-P03 Visibility splays-20.07.2021

Design and Access Statement 22.01.2021

Wardle Armstrong Air Quality Assessment 20.01.2021

TWC Consulting Energy and Sustainability Statement 20.01.2021

GMP Crime Impact Statement 22.01.2021

FES Acoustics Noise Survey 20.01.2021

Amenity Tree Care Arboricultural Impact Statement 20.01.2021
Amenity Tree Care Tree Survey and Constraints report 20.01.2021
Amenity Tree Care Preliminary Ecological Appraisal 20.01.2021
Sutcliffe Flood Risk Assessment and Drainage Strategy 20.01.2021
Betts Geo Remediation Statement 20.01.2021
Betts Geo Desk Study and Ground Investigation Report 28.04.2021
Eddisons Transport Statement 20.01.2021

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 demolition works or 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 demolition 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 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 detailed drainage strategy prepared by Sutcliffe received by the City Council, as Local Planning Authority, on the 21 January 2021, (a) the development shall not commence 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:

- Maximise use of green SuDS in design;
- Details of surface water attenuation that offers a reduction in surface water runoff to green runoff rates;

- 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 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. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. A layout with overland flow routes needs to be presented with the appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;
- Hydraulic calculation of the proposed drainage system;
- 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) Notwithstanding the Ground conditions report prepared by Betts Geo (dated June 2017) (ref.17LPL051/DSGI) received by the City Council, as Local Planning Authority, on the 28th April 2021, and the Remediation report (19LPL051/RS) received by the City Council as local authority on 21 January 2021 (a) the development shall not commence until the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of a site investigation and risk assessment report;
- Submission of a remediation strategy.

Once approved, the development shall then be carried out in accordance with the approved details.

(b) When development commences, it 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 - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

7) 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 Consultation with local residents;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

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, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

8) The development shall not commence until samples and specifications of all material to be used on all external elevations of the development 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 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

9) The boundary treatment shall be carried out in accordance with drawing AA8636-2012 Rev C stamped as received by the City Council, as Local Planning Authority, on the 25 March 2020 and 31457-SUT-ZZ-XX-DR-C662-0001-P03 Visibility splays received by email from John Yeo 20th July 2021.

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).

10) The development hereby approved shall be carried out in accordance with the Energy and Sustainability statement prepared by TWC consulting stamped as received by the City Council, as Local Planning Authority, on the 25 March 2020.

A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

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.

11) 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.

For the avoidance of doubt this shall include:

- Verification reporting providing photographic evidence of construction;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- Timescale for implementation

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).

12) (a) Prior to the first occupation of this development, details of hard and soft landscaping treatments (including appropriate samples of materials and tree mitigation (which should include semi-mature native trees) shall be submitted to and approved 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.

13) (a) The development hereby approved shall be carried out in accordance with the noise survey and acoustic design advice prepared by FES Acoustics (Reference Number: A001219) received by the City Council, as Local Planning Authority, on the 20 January 2021.

(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. 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).

14) The waste management arrangements for the residential element hereby approved shall be carried out in accordance with the waste management profoma stamped as received by the City Council, as Local Planning Authority, on the 14 January 2021 and drawing AA6770 C received by the City Council, as Local Planning Authority, on the 8th June 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.

15) 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.

16) 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.

17) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (Version A:) prepared by Design for Security at Greater Manchester Police received by the City Council, as Local Planning Authority, on the 22 January 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.

18) 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 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 cycle 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).

19) 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.

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).

20) 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.

21) 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.

22) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance of 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 to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

23) Prior to the first occupation of the development, details and specification of fast charging (7kw) electric car charging points for each dwellinghouse and apartment 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).

24) 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.

25) 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 or outbuildings 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.

26) 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 3.

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

27) 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.

28) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use before the development is occupied, in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The car parking spaces shall then be available at all times whilst the dwellings are occupied.

Reason- To ensure that there is adequate parking for the development proposed when the buildings are occupied, pursuant to saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

29) No demolition or 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 Manchester Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - i) an archaeological desk based assessment
 - ii) an evaluation through trial trenching
 - iii) 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: In accordance with NPPF Section 16, Paragraph 199 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible.

GMAAS will monitor the implementation of the archaeological works on behalf of Manchester City Council as local planning authority.

30) The window reveals and soffits for the development shall be carried out in accordance with drawings AA6770C SK001 AND AA6770C SK002 received by the City Council, as Local Planning Authority, on the 10 May 2021

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

- Minimum window reveal one brick length deep and brick soffits (for both apartments and 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).

31) 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 stamped as received by the City Council, as Local Planning Authority on the 12 February 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.

32) The development hereby approved shall be carried out in accordance with the Travel Statement (Eddisons) received by the City Council, as Local Planning Authority, on the 20 January 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).

33) Prior to each phase of development approved by this planning permission commencing a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, shall be submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

34) Prior to any phase of development hereby approved being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Work & Skills Team
Greater Manchester Police
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
United Utilities Water PLC
Greater Manchester Ecology Unit

73 Bothwell Road, Manchester, M40 7NY
57 Bothwell Road, Manchester, M40 7NY
75 Bothwell Road, Manchester, M40 7NY
69 Bothwell Road, Manchester, M40 7NY
63 Bothwell Road, Manchester, M40 7NY
71 Bothwell Road, Manchester, M40 7NY
67 Bothwell Road, Manchester, M40 7NY
65 Bothwell Road, Manchester, M40 7NY
61 Bothwell Road, Manchester, M40 7NY
59 Bothwell Road, Manchester, M40 7NY
The Apple Building, 270 Oldham Road, Manchester, M40 7NS
St Georges Youth And Community Centre, Livesey Street, Manchester, M4 5HF
1 George Stringer VC Drive, Manchester, M40 7XF
18 Landos Road, Manchester, M40 7HY
20 Landos Road, Manchester, M40 7HY
17 Landos Road, Manchester, M40 7HY
5 Landos Road, Manchester, M40 7HY
3 Landos Road, Manchester, M40 7HY
7 Rodney Street, Manchester, M4 6JJ
24 Landos Road, Manchester, M40 7HY
36 Butler Street, Manchester, M4 6JP
38 Butler Street, Manchester, M4 6JP
18 Garforth Avenue, Manchester, M4 6JS
14 Garforth Avenue, Manchester, M4 6JS
8 Garforth Avenue, Manchester, M4 6JS
4 Garforth Avenue, Manchester, M4 6JS
Flat 57, 2 Butler Street, Manchester, M4 6BZ
Flat 38, 2 Butler Street, Manchester, M4 6BZ
Flat 29, 2 Butler Street, Manchester, M4 6BZ
Flat 15, 2 Butler Street, Manchester, M4 6BZ
Flat 68, Butler Court, Gunson Street, Manchester, M40 7WU
Ninth Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Ninth Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eighth Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Seventh Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Fourth Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Fourth Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Third Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Third Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Second Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS

First Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 51, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 38, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 32, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 23, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 22, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 16, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 13, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 12, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 58, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 44, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 25, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 23, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 20, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 14, Landos Court, Gunson Street, Manchester, M40 7WT
8 Mickleby Walk, Manchester, M40 7JQ
7 Adstock Walk, Manchester, M40 7NR
2 Landos Road, Manchester, M40 7HY
Flat 6, Butler Court, Gunson Street, Manchester, M40 7WU
48 Gunson Street, Manchester, M40 7XD
53 Butler Street, Manchester, M40 7XE
10 Garforth Avenue, Manchester, M4 6JS
Flat 64, 2 Butler Street, Manchester, M4 6BZ
Flat 60, 2 Butler Street, Manchester, M4 6BZ
Flat 49, 2 Butler Street, Manchester, M4 6BZ
Flat 48, 2 Butler Street, Manchester, M4 6BZ
Flat 47, 2 Butler Street, Manchester, M4 6BZ
Flat 43, 2 Butler Street, Manchester, M4 6BZ
Flat 41, 2 Butler Street, Manchester, M4 6BZ
Flat 37, 2 Butler Street, Manchester, M4 6BZ
Flat 32, 2 Butler Street, Manchester, M4 6BZ
Flat 28, 2 Butler Street, Manchester, M4 6BZ
Flat 27, 2 Butler Street, Manchester, M4 6BZ
Flat 12, 2 Butler Street, Manchester, M4 6BZ
Flat 11, 2 Butler Street, Manchester, M4 6BZ
Flat 9, 2 Butler Street, Manchester, M4 6BZ
Flat 3, 2 Butler Street, Manchester, M4 6BZ
Flat 70, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 64, Butler Court, Gunson Street, Manchester, M40 7WU
Tenth Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Seventh Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Fifth Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
First Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 31, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 24, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 19, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 27, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 12, Landos Court, Gunson Street, Manchester, M40 7WT
14 Landos Road, Manchester, M40 7HY
Flat 47, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 18, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 7, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 62, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 13, Landos Court, Gunson Street, Manchester, M40 7WT

6 Mickleby Walk, Manchester, M40 7JQ
12 Landos Road, Manchester, M40 7HY
10 Landos Road, Manchester, M40 7HY
Flat 8, Butler Court, Gunson Street, Manchester, M40 7WU
50 Gunson Street, Manchester, M40 7XD
34 Butler Street, Manchester, M4 6JP
Flat 54, 2 Butler Street, Manchester, M4 6BZ
Flat 52, 2 Butler Street, Manchester, M4 6BZ
Flat 45, 2 Butler Street, Manchester, M4 6BZ
Flat 22, 2 Butler Street, Manchester, M4 6BZ
Flat 21, 2 Butler Street, Manchester, M4 6BZ
Flat 20, 2 Butler Street, Manchester, M4 6BZ
Flat 17, 2 Butler Street, Manchester, M4 6BZ
Flat 82, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 4, 2 Butler Street, Manchester, M4 6BZ
Flat 78, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 77, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 72, Butler Court, Gunson Street, Manchester, M40 7WU
Twelfth Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eleventh Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Sixth Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Sixth Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Sixth Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Fifth Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Fifth Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 26, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 17, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 39, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 34, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 25, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 2, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 9, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 33, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 28, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 22, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 19, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 1, Landos Court, Gunson Street, Manchester, M40 7WT
6 Landos Road, Manchester, M40 7HY
Flat 58, Butler Court, Gunson Street, Manchester, M40 7WU
32 Butler Street, Manchester, M4 6JP
50 Butler Street, Manchester, M4 6JP
Flat 59, 2 Butler Street, Manchester, M4 6BZ
Flat 42, 2 Butler Street, Manchester, M4 6BZ
Flat 25, 2 Butler Street, Manchester, M4 6BZ
Flat 23, 2 Butler Street, Manchester, M4 6BZ
Flat 1, 2 Butler Street, Manchester, M4 6BZ
Flat 69, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 67, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 65, Butler Court, Gunson Street, Manchester, M40 7WU
Twelfth Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Twelfth Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Tenth Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eighth Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Sixth Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS

Fourth Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 40, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 48, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 45, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 43, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 24, Landos Court, Gunson Street, Manchester, M40 7WT
8 Landos Road, Manchester, M40 7HY
Flat 42, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 10, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 5, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 4, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 30, Landos Court, Gunson Street, Manchester, M40 7WT
2 Mickleby Walk, Manchester, M40 7JQ
16 Landos Road, Manchester, M40 7HY
4 Landos Road, Manchester, M40 7HY
Flat 7, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 62, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 55, Butler Court, Gunson Street, Manchester, M40 7WU
22 Landos Road, Manchester, M40 7HY
22 Garforth Avenue, Manchester, M4 6JS
3 Rodney Street, Manchester, M4 6JJ
5 Rodney Street, Manchester, M4 6JJ
25 Landos Road, Manchester, M40 7HY
19 Landos Road, Manchester, M40 7HY
7 Landos Road, Manchester, M40 7HY
42 Butler Street, Manchester, M4 6JP
46 Butler Street, Manchester, M4 6JP
20 Garforth Avenue, Manchester, M4 6JS
Flat 39, 2 Butler Street, Manchester, M4 6BZ
Flat 30, 2 Butler Street, Manchester, M4 6BZ
Flat 10, 2 Butler Street, Manchester, M4 6BZ
Flat 8, 2 Butler Street, Manchester, M4 6BZ
Flat 80, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 76, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 66, Butler Court, Gunson Street, Manchester, M40 7WU
Ground Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Tenth Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Seventh Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Seventh Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
First Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 34, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 21, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 55, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 52, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 15, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 10, Landos Court, Gunson Street, Manchester, M40 7WT
5 Adstock Walk, Manchester, M40 7NR
Flat 41, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 4, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 37, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 27, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 53, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 47, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 29, Landos Court, Gunson Street, Manchester, M40 7WT

10 Mickleby Walk, Manchester, M40 7JQ
Flat 49, Butler Court, Gunson Street, Manchester, M40 7WU
44 Gunson Street, Manchester, M40 7XD
40 Gunson Street, Manchester, M40 7XD
27 Landos Road, Manchester, M40 7HY
51 Butler Street, Manchester, M40 7XE
1 Rodney Street, Manchester, M4 6JJ
Flat 56, 2 Butler Street, Manchester, M4 6BZ
Flat 46, 2 Butler Street, Manchester, M4 6BZ
Flat 44, 2 Butler Street, Manchester, M4 6BZ
Flat 14, 2 Butler Street, Manchester, M4 6BZ
Flat 40, 2 Butler Street, Manchester, M4 6BZ
Flat 36, 2 Butler Street, Manchester, M4 6BZ
Flat 35, 2 Butler Street, Manchester, M4 6BZ
Flat 5, 2 Butler Street, Manchester, M4 6BZ
Flat 79, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 71, Butler Court, Gunson Street, Manchester, M40 7WU
Tenth Floor Flat 5, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Tenth Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Ninth Floor Flat 5, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Second Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Second Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
First Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 45, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 36, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 40, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 63, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 54, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 44, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 33, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 30, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 15, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 8, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 60, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 49, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 37, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 32, Landos Court, Gunson Street, Manchester, M40 7WT
16 Mickleby Walk, Manchester, M40 7JQ
1 Adstock Walk, Manchester, M40 7NR
Flat 48, Butler Court, Gunson Street, Manchester, M40 7WU
2 Garforth Avenue, Manchester, M4 6JS
52 Butler Street, Manchester, M4 6JP
Third Floor Flat 1, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
4 Mickleby Walk, Manchester, M40 7JQ
46 Gunson Street, Manchester, M40 7XD
42 Gunson Street, Manchester, M40 7XD
21 Landos Road, Manchester, M40 7HY
15 Landos Road, Manchester, M40 7HY
13 Landos Road, Manchester, M40 7HY
11 Landos Road, Manchester, M40 7HY
9 Landos Road, Manchester, M40 7HY
55 Butler Street, Manchester, M40 7XE
1 Landos Road, Manchester, M40 7HY
30 Butler Street, Manchester, M4 6JP

44 Butler Street, Manchester, M4 6JP
16 Garforth Avenue, Manchester, M4 6JS
12 Garforth Avenue, Manchester, M4 6JS
6 Garforth Avenue, Manchester, M4 6JS
48 Butler Street, Manchester, M4 6JP
23 Landos Road, Manchester, M40 7HY
Flat 63, 2 Butler Street, Manchester, M4 6BZ
Flat 62, 2 Butler Street, Manchester, M4 6BZ
Flat 53, 2 Butler Street, Manchester, M4 6BZ
Flat 50, 2 Butler Street, Manchester, M4 6BZ
Flat 16, 2 Butler Street, Manchester, M4 6BZ
Flat 33, 2 Butler Street, Manchester, M4 6BZ
Flat 26, 2 Butler Street, Manchester, M4 6BZ
Flat 7, 2 Butler Street, Manchester, M4 6BZ
Flat 83, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 75, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 74, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 73, Butler Court, Gunson Street, Manchester, M40 7WU
Twelfth Floor Flat 5, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eleventh Floor Flat 5, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eleventh Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Ninth Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eighth Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Fifth Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Second Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 29, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 50, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 17, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 9, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 59, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 35, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 63, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 54, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 42, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 38, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 35, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 18, Landos Court, Gunson Street, Manchester, M40 7WT
12 Mickleby Walk, Manchester, M40 7JQ
Flat 60, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 56, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 52, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 50, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 61, 2 Butler Street, Manchester, M4 6BZ
Flat 58, 2 Butler Street, Manchester, M4 6BZ
Flat 55, 2 Butler Street, Manchester, M4 6BZ
Flat 51, 2 Butler Street, Manchester, M4 6BZ
Flat 34, 2 Butler Street, Manchester, M4 6BZ
Flat 31, 2 Butler Street, Manchester, M4 6BZ
Flat 19, 2 Butler Street, Manchester, M4 6BZ
Flat 18, 2 Butler Street, Manchester, M4 6BZ
Flat 13, 2 Butler Street, Manchester, M4 6BZ
Flat 6, 2 Butler Street, Manchester, M4 6BZ
Flat 2, 2 Butler Street, Manchester, M4 6BZ
Flat 3, Butler Court, Gunson Street, Manchester, M40 7WU

Flat 81, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 24, 2 Butler Street, Manchester, M4 6BZ
Twelfth Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eleventh Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Ninth Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eighth Floor Flat 4, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Fourth Floor Flat 3, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Eleventh Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Third Floor Flat 2, The Apple Building, 270 Oldham Road, Manchester, M40 7NS
Flat 43, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 14, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 57, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 3, Landos Court, Gunson Street, Manchester, M40 7WT
Flat 61, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 57, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 5, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 39, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 20, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 11, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 59, Landos Court, Gunson Street, Manchester, M40 7WT
14 Mickleby Walk, Manchester, M40 7JQ
Flat 28, Butler Court, Gunson Street, Manchester, M40 7WU
9 Adstock Walk, Manchester, M40 7NR
3 Adstock Walk, Manchester, M40 7NR
Flat 53, Butler Court, Gunson Street, Manchester, M40 7WU
Flat 46, Butler Court, Gunson Street, Manchester, M40 7WU

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
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 (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1