

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130168/FO/2021

Date registered valid: 6 May 2021

Proposal: Erection of 9, three storey dwellinghouses (Use Class C3a) with associated parking, landscaping and amenity space following demolition of existing warehouse

Address: 1 Snell Street, Manchester, M4 7EL

Ward(s): Ancoats & Beswick Ward

Applicant: Penrose Manor Limited C/o Agent

Agent (if any): Mrs Alice Hollingsworth Euan Kellie Property Solutions Landmark House, Station Road, SK8 7BS

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

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

Printed: 30 June 2021 Expired: 14 July 2021

Neighbour notifications

Printed: 30 June 2021 Expired: 14 July 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 Site is approximately 0.12 hectares and is bounded by Snell Street to the south and Mayes Garden, which consists of a 48 Alms house properties, to the north comprising one and two bedroom bungalows and apartments. Residential properties adjoin the eastern and western boundaries of the site. a four storey residential block is situated on the opposite side of Snell Street.

The application site currently consists of an area of hard standing and a single storey warehouse building. The building would be removed to facilitate the development.

Listed building: Not applicable

Conservation area: NO

Tree Preservation Order: NO

Description of area

The application site is located in the city centre of Manchester. The area is predominately residential in nature, dominated by medium density apartment buildings. The application site does, however, have a unique relationship with the single storey bungalows to the side and rear.

The application site is located in an accessible location adjacent to New Islington Tram Stop which is within a 2 minute walk of the site. Manchester Piccadilly Train station is 1 km from the site and offers wider ranging rail and tram services.

Description of development

Erection of 9, three storey dwellinghouses (Use Class C3a) with associated parking, landscaping and amenity space following demolition of existing warehouse

Consultations & Notification Responses

Local residents/public opinion

Two rounds of notification have been carried out in respect of this matter. The comments received can be summarised as follows/:

First Notification

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

- This is an excellent proposal to improve the appearance of the space and to reduce anti social behaviour.

10 individual objections have been received. The comments can be summarised as follows:

- The development would not be in keeping with the Mayers Garden development in terms of height and scale;
- There would loss of daylight, sunlight and over shadowing to Mayers Garden together with overlooking;
- There would be noise from the occupation of the new homes on residents of Mayers Garden;
- Snell Street is a narrow road and cannot take additional traffic;
- The impact of the development on the older residents, who need quiet, should be considered;
- There is insufficient car parking for the development;
- The scale of the development is not inkeeping with the surrounding area;
- Noise, dust and pollution during the construction process;
- Concern that the houses would be turned into HMOs

A peption wit 4 signatures have been received from occupants of Mayers Garden stating that there would be overlooking, loss of privacy and disruption from the development.

An objection has also been received from Edward Mayes Trust who object to the proposal and object to the proposal as follows:

A fundamental to the determination of planning applications is to consider harm arising from development proposals on existing homes and residential amenity. In this case, the design of the proposed development has the potential to cause substantial harm to the residential amenity of homes at Mayes Garden. The proposal is designed to maximise window space and the outlook of the rear elevation which faces towards Mayes Gardens. However, in doing so it maximises the potential for overlooking. The development also includes balconies and roof gardens which further increase the potential for overlooking and introduce new activity. It is important that the rear elevation of the proposal is a short distance from the elevations of the bungalows. The design of the development and the distance between it and the bungalows would cause substantial harm because of loss of privacy; the introduction of noise and activity; and the overshadowing of a significant amenity area.

The application does not accord with Core Strategy Policies SP1; H1 and DM1 and there are no

material considerations sufficient to justify a decision that is not in accordance with the development plan. Consequently, the application should be refused.

Second notification

One neutral comment has been received. The comments can be summarised as follows:

- Concern about the loss of the 6 established trees. Whilst there is some mitigation, further thought should be given to the removal.

Two letters of objection have been received. The comments can be summarised as follows:

- The loss of trees would affect nesting birds;
- There would be noise from construction activities.

Edward Mayes Trust, whilst still have concerns, believe that subject to a condition this would minimise the harm to residents by ensuring that the green roof is not used and therefore minimises overlooking.

Highway Services advise that the traffic can be accommodated in the local highway network. The location is highly sustainable with access to public transport. Highway improvements are required to create a safe highway and pedestrian environment. The level of car and cycle provision is acceptable and should be supported by a travel plan. A construction management plan is required.

Environmental Health recommends conditions regarding construction management plan, lighting and control of glare, glazing specifications and acoustic insulation of the homes. The waste management strategy and air quality assessment is acceptable. Further ground investigations are required including a verification report on completion of the development.

Works and Skills Team consider the local labour agreement to be acceptable.

Environment Agency advise that comments should be sought from Environmental Health in respect of ground conditions.

Flood Risk Management details of a surface water drainage scheme should be submitted for approval together with a management regime and verification report.

Greater Manchester Ecology Unit state that two surveys have been carried out and no bat were recorded emerging from the building. It is therefore concluded that the loss of the building would not significantly impact on the nature conservation status of protected species. Vegetation removal should not take place in bird nesting season. Biodiversity improvements should be secured.

Greater Manchester Archaeology Advisory Service (GMAS) there is archaeological interest in below ground remains relating to the former glass works and merit intrusive archaeological investigation in advance of development. A condition should explore this archaeology further.

Design for Security at Greater Manchester Police a condition should require the development to be carried out in accordance with the Crime Impact Statement.

City Arborist advise that much of the tree stock on this site are inappropriately positioned near the fence and walls surrounding the property. The trees appear to be self-set specimens with

limited growing potential. I can confirm that the mitigation planning proposal for this site would offset the loss of the existing tree stock and therefore we would have no objection to the proposals for this site.

Policy

Manchester Core Strategy Development Plan Document (July 2012)

The relevant policies within the Core Strategy are as follows: SO1, SO2, SO6, SP1, T1, T2, H1, H2, H4, H8, EN4, EN5, EN6, EN9, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1.

The Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore have been given due weight in the consideration of this planning application. The relevant policies are as follows: DC7, DC26, DC20 and E3.3.

Other material policy considerations

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

Manchester Residential Quality Guidance (2016)

Manchester Green and Blue Infrastructure Strategy 2015

National Planning Policy Framework (2021)

Other legislative requirements

S149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Issues

Principle of the redevelopment of the site and contribution to regeneration

The redevelopment of this site would offer a regeneration opportunity. The proposal would support economic sustainable growth and enhance the vitality of this section of Snell Street through the provision of well-designed, sustainable new building/homes.

East Manchester has also been identified as an area for high density residential growth. This is to support Manchester's growing population; the need for new homes of the right quality and tenure is crucial to support this increasing population.

This proposal would contribute 9 new 3 storey, 4 bedroom, homes towards the target of 2,500 new homes required per year. These would be attractive to families wishing to live in the city centre. a driveway accommodating one car and private amenity space would be provided.

This development would create jobs and support the needs of a skilled workforce through the creation of construction jobs. A local labour agreement would be agreed with the applicant for the construction element in order to capture the local employment opportunities for this development

The new homes would be consistent with growth priorities and as part of meeting the objectives of policies H1 and H4 of the Core Strategy. These homes would meet the demands of a growing economy and population on a well-connected, highly sustainable brownfield site together with contributing towards carbon reduction objectives. It is now necessary to consider the impact of the proposal in detail below.



Affordable Housing

Policy H8 establishes that new development should contribute to the City-wide target for 20% of new housing being affordable and 20% should be used as a starting point for calculating affordable housing provision. Developers should provide new homes that are available for social or affordable rent or affordable home ownership, or provide an equivalent financial contribution.

No affordable housing is provided in this instance as it is below the threshold outlined in policy H8.

Climate change, sustainability and energy efficiency

The proposal would be a low carbon development in a highly sustainable location with excellent access to public transport for residents and visitors.

Sustainability principles would be incorporated into the construction process in terms of minimising and recycling of waste, efficiency in terms of vehicle movements and sourcing and use of materials.

A robust travel plan would encourage residents to take advantage of the excellent public transport in the area which would go some way to reducing overall vehicle trips from the site. There would be a secure cycle store for residents of the apartment. Electric car charging points would also be incorporated into the car parking for each property together with cycle storage. The sustainable location would encourage residents to use public transport .

There would be a fabric first approach to the building construction together with all electric systems. These measures would achieve a site wide reduction in CO2 over Part L (2010) of the Building Regulations of 15.38%. This reduction exceeds the requirements of policy EN6 which seeks to achieve a 15% reduction in CO2 on Part L (2010) Building Regulations.

A drainage scheme would also minimise the flow rates of surface water into the surrounding network and the soft landscaping within the public realm would adopted sustainable principles as much as possible.

There would also be the provision of new green infrastructure in the form of trees shrubs and other soft landscaping.

Impact on Archaeology

An archaeological assessment notes that archaeology may exist and that the existing building on site have some local significance. GMAAS consider that it would be appropriate to undertake a programme of works on any remains and ground excavations to record the archaeology. Following completion of the works, and depending on the quality of the archaeological investigations, there should be some form of commemoration of the remains. A condition should be imposed to this affect to satisfy the requirements of policy EN3 of the Core Strategy and saved policy DC20 of the UDP.

Impact on Ecology

An ecological appraisal concludes that the development would not result in any significant or unduly harmful impacts to local ecology given the current condition of the site. Greater Manchester Ecology Unit concur with the findings. Trees and soft landscaping and enhancement to green infrastructure from the new gardens and landscaping will benefit and attract wildlife, at the site and in the area in line with policy EN9 of the Core Strategy and therefore improve biodiversity.

Impact on trees and green infrastructure

There are 6 trees which require removal as part of the development. These trees are category C trees (low quality).

The proposal would see the full removal of one of the group of trees and a partial removal of the other. The City Arborist has raised no objection to the proposal on the basis that tree planting forms part of the plans along Oldham Road. The proposals would result in at least 4 trees within the footways along Oldham Road together with planting forming part of the terrace amenity areas for the development. Given the low quality vegetation which would be lost as part of the proposal and the mitigation in the form of street trees and planting, the loss of green infrastructure at the site can be suitably mitigated.

Layout, scale, external appearance and visual amenity

The properties would front Snell Street and would extent to a height of three storeys. The proposal would be slightly lower than the existing building at the site, however, it is acknowledged that it would cover a greater extent of frontage at the site. There would be a stagger in the building line to break up to the overall form of the frontage together with a change in massing at the upper levels which minimises the overall effect of the building and helps to reduce the massing of the development to nearby properties, particularly the bungalows to the rear.

The elevations would be a buff masonry with deep window reveals. The approach to the elevations is to create a contemporary modern façade which would complete the emerging characteristics of the area.

The proposal would remove a brownfield site which consists of a low quality building and replace with a modern development with high quality architectural detailing. Conditions are recommended to preserve the design of the scheme.

Contribution to Improving Permeability, Public Spaces and Facilities and Provision of a Well Designed Environment

The property benefits from several amenity spaces. There would be a roof terrace and rear garden spaces which would provide the occupants with out door recreation space, storage and space for drying of clothes.

Effects on the Local Environment/ Amenity

(a) Sunlight, daylight, overshadowing and overlooking

The surrounding buildings are commercial in nature. It is therefore not considered that there will be a loss of privacy or any overbearing or overshadowing impacts from the proposed development.

The applicant has, however, provided a day light and sunlight report which has considered the impacts on the following properties.

- Mayes Gardens (North east);
- 25a Mayes Gardens (South east);
- 17a Mayes Gardens (North); and
- Advent 1-3 (West).

Mayes Gardens

With the proposed development in place, 13/17 windows will meet the VSC daylight targets. The four windows that fall short serve a bedroom in 18, 19, 20 and 21 Mayes Gardens. The BRE recognises that bedrooms have a lesser requirement for daylight than other rooms, such as living kitchen diners. All the living kitchen diners in Mayes Gardens will meet the BRE targets.

The bedrooms also receive limited daylight in the baseline scenario, with none of them meeting the 27% VSC target in the existing scenario due to the recessed windows and overhanging porch. The reduction caused by the proposed development is only modest, but proportionally the losses are larger due to the low baseline.

Four of the rooms that fall short of the NSL targets are bedrooms. The final room is a living kitchen diner and bedroom in 20 Mayes Gardens. The reduction is only marginally outside of the 20% that the BRE have calculated as not being noticeable by an occupant, with a reduction of 29%. The isolated loss is only marginally outside of the BRE tolerance and would be defined as minor adverse.

Overall, the impact to Mayes Gardens is considered to be minor and given the context of the application site would not have an unduly harmful impact that would warrant refusal of the planning application.

25a Mayes Gardens

With the proposed development in place, this property will fully accord with the BRE target criteria for VSC and NSL daylight. No rooms face within 90 degrees of due south and, as such, an APSH assessment has not been undertaken.

17a Mayes Gardens

With the proposed development in place, this property will full accord with the BRE target criteria for NSL daylight and APSH sunlight.

Two windows fall short of the VSC daylight target. The windows serve two bedrooms. The living kitchen diners will all meet the daylight targets. The impacts are considered to be minor and given the context of the application site would not have an unduly harmful impact that would warrant refusal of the planning application.

Advent 1-3

With the proposed development in place, this property will full accord with the BRE target criteria for APSH sunlight.

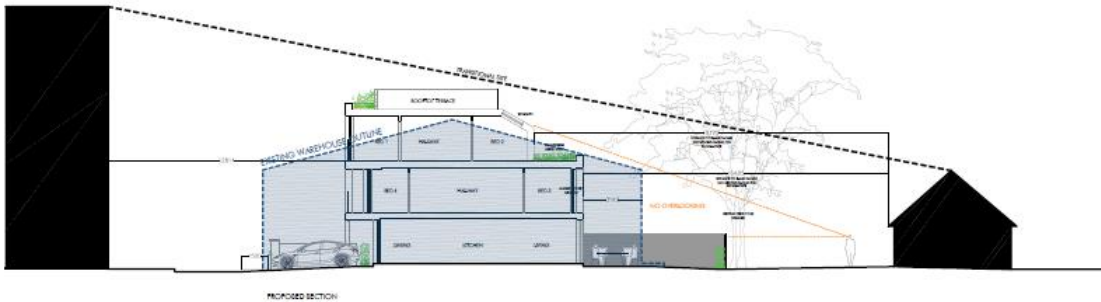
97 of the 110 windows analysed will meet the VSC targets. Of the 13 windows that do not meet the targets, five serve bedrooms and eight serve living kitchen diners. The impact to the bedrooms is minor adverse, with reductions of 22.5%-26.2%, against the 20% permitted within the BRE criteria. Two of the living kitchen diners are reduced to between 20.6% and 22%. Two more of the windows serve living kitchen diners with more than one window, and overall the room will pass. The final four windows serve three living kitchen diners (one of which is served by two windows), however none of these rooms meet the VSC targets in the existing scenario due to the overhanging balconies above restricting the available sky visibility. If these balconies were removed, the impact would be minor adverse.

Six rooms do not meet the NSL daylight targets. Two of these rooms are bedrooms, with the remaining four being living kitchen diners. The living kitchen diners are also underneath overhanging balconies which restrict the view of the sky, and place a burden on the site to maintain a view of low level sky.

In addition, the BRE guide states that *“if an existing building contains rooms lit from one side only and greater than 5m deep, then a greater movement of the no sky line may be unavoidable”*. As such, the design of the room places a burden on the development site to maintain existing light levels, which is difficult given the urban context and emerging height and density in the area. The rooms will also receive a direct view of the sky to at least 50% of their area, which is still a good level for an urban development.

Overall, given the context of the site, the minor nature of reductions, and the overhanging balconies, the impact on daylight and sunlight to this property is considered minor adverse and acceptable.

In terms of overlooking, it is acknowledged that concerns have been expressed from occupants at Mayers Gardens about loss of privacy from the site. Amendments have been sought during the course of the application which removes upper level rear windows from overlooking the properties to the rear. Amendments include angled windows and roof lights. The building will only be marginally taller than the current warehouse building and is a smaller footprint.



There would not be any unacceptable harm to the properties at Advent Way as they are separated from the site by a road.

(b) TV reception and broadband connectivity

The proposal is unlikely to affect TV reception or broadband connectivity. A condition would require of a post completion survey to be undertaken to verify that this is the case and that no additional mitigation is required.

(c) Air Quality

The boundary of the site, due to its proximity to Great Ancoats Street, is within partially an Air Quality Management Area (AQMA) where air quality conditions are known to be poor as a result of vehicular emissions. An air quality report notes that during the construction phases there could be impact from dust, earth works/construction and vehicle emissions. This would be minimised through good practices which should remain in place for the duration of the works and should be a condition of the approval.

The proposal would provide 100% parking providing 1 space per dwelling. This reflects the sustainable location of the site.

Shops and amenities are within a short walk of the site together with bus services from Great Ancoats Street providing access into the city centre.

Each property would be fitted with a 7kw electric charging point.

There would be a cycle storage associated with each property. This provision would allow residents a real alternative to the car and take advantage of the local cycle routes into the city centre.

A mechanical ventilation system would ensure that air intake to the apartments would be fresh and free from pollutants.

Environmental Health concur with the conclusions and recommendations within the air quality report. The proposed mitigation measures would be secured by planning condition and the

proposal would comply with policy EN16 of the Core Strategy, paragraph 8 of the PPG and paragraph 124 of the NPPF in that there would be no detrimental impact on existing air quality conditions as a result of the development.

Noise and vibration

A noise assessment identifies the main sources of noise would be from construction activities and noise ingress to the new homes from external noise, particularly from nearby roads such as Great Ancoats Street and the close proximity to commercial activities.

Noise levels from the construction would be acceptable provided that the strict operating and delivery hours are adhered to along with the provision of an acoustic site hoarding, equipment silencers and regular communication with nearby residents.

This should be secured by a planning condition.

The main source of noise to the apartments and dwellings is likely to be from traffic on the surrounding roads, particularly Great Ancoats Street, and the noise generated by nearby commercial activities. Provided the residential accommodation is appropriately insulated, the proposal would be in accordance with policy DM1 of the Core Strategy, extant policy DC26 of the UDP and the NPPF.

Waste management

Each individual property would be fitted with the required number of bins which is acceptable to Environmental Health.

Accessibility

There would be level access to the front of each property.

Flood Risk/surface drainage

The site is located in flood zone 1 'low probability of flooding' and within a critical drainage area where there are complex surface water flooding problems from ordinary watercourses, culverts and from the sewer network. An increase in surface water run-off and/or volume from new developments may exasperate local flooding problems.

A drainage statement has been considered by the Council's flood risk management team and consideration should be given to how the drainage systems would prevent surface water run off along with an examination of the introduction of sustainable urban drainage principles and their future management. In order to satisfy the provisions of policy EN14 of the Core Strategy, it is recommended that the approval, verification and monitoring of the drainage forms part of the conditions of the planning approval.

Impact on the highway network/car/cycle parking and servicing

A transport statement notes that all sustainable transport modes are nearby such as the Oldham Road bus corridor. The transport assessment indicates that the proposal would have a minimal impact on the surrounding highway network.

There would be 100% car parking for the dwellings along with cycle storage. The car parking would be fitted with an electric vehicle charging point.

A robust travel plan would support the ongoing travel needs of residents and this would be secured by planning condition.

A construction management plan would be agreed by planning condition.

Designing out crime

A Crime Impact Statement (CIS), prepared by Design for Security at Greater Manchester Police, recognises that the development would bring vitality to this area and more active frontage. It is recommended that a condition of the planning approval is that the CIS is implemented in full as part of the development in order to achieve Secured by Design Accreditation.

Ground conditions

A ground conditions report provides notes that further ground investigations, including gas monitoring, are required to inform the final remediation strategy. A verification report should confirm that the agreed remediation has been carried out. This approach should form a condition of the planning approval in order to comply with policy EN18 of the Core Strategy.

There is evidence of previous coal mining activity at the site. This requires further investigation and remediation where necessary. This work would be secured by planning condition.

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 recommended that the permitted development rights that would normally allow the change of use of a property to a HMO falling within use classes C3(b) and C3(c) be restricted and that a condition be attached to this effect. This is important given the emphasis and need for family housing in the city.

It is also considered appropriate to remove the right to extend the dwellings alter the roof and remove boundary treatments without express planning permission as these would, it is envisaged, could undermine the design quality of the scheme and in respect of boundary treatment, remove important and high quality features from the street scene.

Public opinion

It is noted that a number of residents is, particularly from the adjacent Mayers Gardens – an older people residence. Careful consideration has been to the issues relating to this matter. It is considered that a construction management can adequately control and matters arising from the construction process. It is acknowledged that there is likely to be some short term disruption to surrounding residents, however, these impact are temporary for the duration and can be mitigated.

The proposal has been changed during the course of the application and windows and roof terraces have been amended to prevent overlooking. A condition is recommended which would prevent the green roof from being used.

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:

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 discussion have taken place with the applicant through the course of the application. 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 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:

Drawings

20096 (PL) 410 stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021

(PL) 010 F, 20096 (PL) 012 C, 20096 (PL) 020 D, 20096 (PL) 023 C, 20096 (PL) 024, 20096 (PL) 100 E, 20096 (PL) 200 E, 20096 (PL) 200 E, 20096 (PL) 401 B stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021

Supporting information

Design & Access Statement (including Landscape details) – prepared by Calderpeel Architects, Planning Policy Compliance Statement (including Statement of Consultation) – prepared by EKPS, Ecological Survey – prepared by Dunelm Ecology Ltd, Geo-environmental Site

Investigation Report and Phase 1 Preliminary Risk Assessment – prepared by GeoCon Site Investigations Ltd, Noise Impact Assessment – prepared by Hann Tucker Associates, Transport Note – prepared by SK Transport Planning ('SKTP'), Tree Survey and Arboricultural Impact Assessment – prepared by Lally Tree Management, Daylight & Sunlight Assessment – prepared by GIA, Energy and Environmental Standards Statement – prepared by Novo Integration Ltd, Waste Management Proforma - prepared by Calderpeel Architects, Drainage Strategy – prepared by Alan Johnston Partnership, Site Construction Management Plan – prepared by Colbre Projects Ltd and Asbestos Refurbishment and Demolition Survey – prepared by DJ Surveying

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 28 April 2021

Geoenvironmental Site Investigation Report, Phase II Site Investigation of Land at Snell Street, Manchester, Geocon, Reference: M0142 JL (GS1450) PII Report AF A 17021 stamped as received by the City Council, as Local Planning Authority, on the 17 June 2021

Local labour agreement prepared by colbre projects ltd stamped as received by the City Council, as Local Planning Authority, on the 30 July 2021

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

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

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

4) a) The development hereby approved shall be carried out in accordance with the local labour agreement prepared by colbre projects ltd stamped as received by the City Council, as Local Planning Authority, on the 30 July 2021.

(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 Drainage Strategy – prepared by Alan Johnston Partnership stamped as received by the City Council, as Local Planning Authority, on the 13 May 2021 and drawing SNL-AJP-ZZ-00-DR-C0001-P1 and drainage calculations stamped as received by the City Council, as Local Planning Authority, on the 28 April 2021, (a) the development shall not commence (other than site clearance and demolition) until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed

drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Construction details of flow control and SuDS elements.
- Details of how the scheme shall be maintained and managed after completion.

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

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

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

1. A phased programme and methodology to include:

- documentary research to elucidate the development and layout of the Ancoats Glass Works;
- informed by the above, targeted archaeological evaluation through trial trenching;
- informed by the above, more detailed targeted excavation (subject of a new WSI).

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

- analysis of the site investigation records and finds;
- production of a final report on the significance of the heritage interest recorded.

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

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

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

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

Reason: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

7) a) Notwithstanding the Phase 1 Preliminary Risk Assessment of Land at Snell Street, Geocon, Reference: M0142 CO (GS1450) PI Report AF A 300321, Dated: April 2021 and Geoenvironmental Site Investigation Report, Phase II Site Investigation of Land at Snell Street, Manchester, Geocon, Reference: M0142 JL (GS1450) PII Report AF A 17021, the development

shall not commence until the following information for that phase has been submitted for approval in writing by the City Council, as Local Planning Authority:

- The gas monitoring is still ongoing and no results have been reported
- Provision of the calibration certificate(s) for the gas monitoring equipment for the entire monitoring period;
- Further SI may be required to determine if there are hotspots of contamination or if it is widespread across the site (if the made ground is not being fully removed)
- Further risk assessment may be required if more sampling is needed in the made ground
- Further risk assessment is required with regards to buried services
- Provision of a ground gas risk assessment once the monitoring has been completed.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the first occupation of the development.

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

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

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

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Dilapidation survey;
- o Consultation with local residents;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

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

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

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

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

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

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

10) The window reveals and soffits for the development shall be carried out in accordance with drawing 20096 (PL) 410 stamped as received by the City Council, as Local Planning Authority, 30 June 2021

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

- Minimum window reveal 200 mm and brick soffit.

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

11) Prior to any above ground works, details of the siting, scale and appearance of the boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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).

12) The development hereby approved shall be carried out in accordance with the Environmental Standards and Energy Statement prepared by Energy and Environmental Standards Statement – prepared by Novo Integration Ltd stamped as received by the City Council, as Local Planning Authority, on the 28 April 2021. The development shall achieve a minimum of 15.38 improvement over Part L 2010.

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

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

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

This shall include:

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

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

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

14) (a) Prior to any above ground works, details of a hard and soft landscaping treatment scheme (including street trees) has been submitted for approval in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

15) (a) Notwithstanding the Noise Impact Assessment – prepared by Hann Tucker Associates stamped as received by the City Council, as Local Planning Authority 28 April 2021, prior to the first occupation of the development a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.

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

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not

exceed 45 dB L Amax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq
Gardens and terraces (daytime) 55 dB L Aeq

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

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

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

16) (a) Prior to the first occupation of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.

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

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

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

17) The waste management arrangements for development hereby approved shall be carried out in accordance with Waste Management Proforma - prepared by Calderpeel Architects stamped as received by the City Council, as Local Planning Authority, on the 28 April 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.

18) 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.

19) 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.

20) 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 cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

21) Prior to any above ground works, details of the dropped kerb arrangements along Snell Street shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.

Reason – In the interest of creating a safety pedestrian environment pursuant to policy DM1 of the Manchester Core Strategy (2012).

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

This shall include the following:

- Alterations of existing highway including creation of new areas of footway, vehicular access points, dropped kerbs and tactile paving to Snell Street;
- Double yellow lines and traffic regulation orders to both sides of Snell Street;
- Road safety audit.

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).

23) 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.

24) 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.

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

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

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

27) 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.

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

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

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

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

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

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

31) 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 to 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) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Tree Survey and Arboricultural Impact Assessment – prepared by Lally Tree

Management stamped as received by the City Council, as Local Planning Authority on the 26 April 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.

33) Prior to the first occupation of the development, a travel plan shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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).

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

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

35) The 'native vegetation green roof' as indicated on drawings 20096 (PL) 100 E, 20096 (PL) 023 C and 20096 (PL) 020 D stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021, shall not be used for any other purpose other than a green roof. There shall be no siting or standing other than for general maintenance and repair.

Reason – In order to prevent overlooking and a loss of privacy to adjacent residential properties in the interest of residential amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

36) Prior to any above ground works, details a suitable privacy screen to the roof terraces as shown on roof as indicated on drawings 20096 (PL) 100 E, 20096 (PL) 023 C and 20096 (PL) 020 D stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and retained for as long as the roof terrace remains in use.

Reason - In order to prevent overlooking and a loss of privacy to adjacent residential properties in the interest of residential amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

Informatives

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

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

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

Whilst the building to be demolished has been assessed as negligible risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Appendix 1 – List of consultees & neighbours notified

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

Flat 64, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
12A Mayes Gardens, Manchester, M4 7FN
Flat 65, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 10, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 63, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 87, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 117, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 128, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 134, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 326, 2 Malta Street, Manchester, M4 7BL
Flat 419, 2 Malta Street, Manchester, M4 7BL
Flat 405, 2 Malta Street, Manchester, M4 7BL
Flat 402, 2 Malta Street, Manchester, M4 7BL
Flat 324, 2 Malta Street, Manchester, M4 7BL
Flat 316, 2 Malta Street, Manchester, M4 7BL
Flat 315, 2 Malta Street, Manchester, M4 7BL
Flat 311, 2 Malta Street, Manchester, M4 7BL
Flat 310, 2 Malta Street, Manchester, M4 7BL
Flat 308, 2 Malta Street, Manchester, M4 7BL
Flat 303, 2 Malta Street, Manchester, M4 7BL
Flat 223, 2 Malta Street, Manchester, M4 7BH
Flat 214, 2 Malta Street, Manchester, M4 7BH
Flat 201, 2 Malta Street, Manchester, M4 7BH
Flat 116, 2 Malta Street, Manchester, M4 7BH
Flat 113, 2 Malta Street, Manchester, M4 7BH
Flat G07, 2 Malta Street, Manchester, M4 7BH
Flat G04, 2 Malta Street, Manchester, M4 7BH
Flat 195, 1 Isaac Way, Manchester, M4 7EE
Flat 180, 1 Isaac Way, Manchester, M4 7EE
Flat 161, 1 Isaac Way, Manchester, M4 7EE
Flat 154, 1 Isaac Way, Manchester, M4 7EE
Flat 129, 1 Isaac Way, Manchester, M4 7EE
Flat 126, 1 Isaac Way, Manchester, M4 7EE

Flat 86, 1 Isaac Way, Manchester, M4 7ED
Flat 68, 1 Isaac Way, Manchester, M4 7ED
Flat 98, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 96, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 92, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 89, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 83, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 69, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 57, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 54, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 47, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 42, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 35, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 32, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 20, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 15, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 9, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 8, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 6, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat G16, 2 Malta Street, Manchester, M4 7BH
Flat 14, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 5, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 58, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 99, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 11, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 21, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 50, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 62, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 66, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 72, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 73, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 94, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 116, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 55, 1 Isaac Way, Manchester, M4 7ED
24 Mayes Gardens, Manchester, M4 7FN
Flat 16, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 98, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 45, 1 Isaac Way, Manchester, M4 7ED
Flat 28, 1 Isaac Way, Manchester, M4 7ED
Flat 25, 1 Isaac Way, Manchester, M4 7ED
9 Mayes Gardens, Manchester, M4 7FN
Flat G17, 2 Malta Street, Manchester, M4 7BH
Flat G18, 2 Malta Street, Manchester, M4 7BH
Flat G20, 2 Malta Street, Manchester, M4 7BH
Flat G19, 2 Malta Street, Manchester, M4 7BH
Flat G22, 2 Malta Street, Manchester, M4 7BH
Flat G21, 2 Malta Street, Manchester, M4 7BH
1 Mayes Gardens, Manchester, M4 7FN
Flat 143, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 113, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 115, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 118, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 125, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 84, Loom Building, 1 Harrison Street, Manchester, M4 7BJ

Flat 82, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 110, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 15, 1 Isaac Way, Manchester, M4 7ED
Flat 13, 1 Isaac Way, Manchester, M4 7ED
Flat 68, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 66, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 67, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 91, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 93, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat G12, 2 Malta Street, Manchester, M4 7BH
Flat G11, 2 Malta Street, Manchester, M4 7BH
Flat 100, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 99, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 40, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 38, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 41, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 39, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 37, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 34, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 36, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 31, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 30, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 33, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat G10, 2 Malta Street, Manchester, M4 7BH
Flat G09, 2 Malta Street, Manchester, M4 7BH
Flat G06, 2 Malta Street, Manchester, M4 7BH
Flat G05, 2 Malta Street, Manchester, M4 7BH
Flat G01, 2 Malta Street, Manchester, M4 7BH
Flat G03, 2 Malta Street, Manchester, M4 7BH
Flat G08, 2 Malta Street, Manchester, M4 7BH
Flat G02, 2 Malta Street, Manchester, M4 7BH
Apartment 2, 49 Every Street, Manchester, M4 7DN
Apartment 2, 47 Every Street, Manchester, M4 7DN
Apartment 8, 47 Every Street, Manchester, M4 7DN
Apartment 5, 47 Every Street, Manchester, M4 7DN
Apartment 11, 47 Every Street, Manchester, M4 7DN
Apartment 4, 49 Every Street, Manchester, M4 7DN
Flat 426, 2 Malta Street, Manchester, M4 7BL
Flat 226, 2 Malta Street, Manchester, M4 7BH
Flat G15, 2 Malta Street, Manchester, M4 7BH
Flat 126, 2 Malta Street, Manchester, M4 7BH
11 Mayes Gardens, Manchester, M4 7FN
21 Mayes Gardens, Manchester, M4 7FN
10 Mayes Gardens, Manchester, M4 7FN
Flat 242, 1 Isaac Way, Manchester, M4 7EF
Flat 241, 1 Isaac Way, Manchester, M4 7EF
Flat 236, 1 Isaac Way, Manchester, M4 7EF
Flat 224, 1 Isaac Way, Manchester, M4 7EF
Flat 223, 1 Isaac Way, Manchester, M4 7EF
Flat 176, 1 Isaac Way, Manchester, M4 7EE
Flat 162, 1 Isaac Way, Manchester, M4 7EE
Flat 152, 1 Isaac Way, Manchester, M4 7EE
Flat 145, 1 Isaac Way, Manchester, M4 7EE
Flat 113, 1 Isaac Way, Manchester, M4 7EE

Flat 92, 1 Isaac Way, Manchester, M4 7ED
Flat 67, 1 Isaac Way, Manchester, M4 7ED
Flat 64, 1 Isaac Way, Manchester, M4 7ED
Flat 62, 1 Isaac Way, Manchester, M4 7ED
Flat 40, 1 Isaac Way, Manchester, M4 7ED
Flat 38, 1 Isaac Way, Manchester, M4 7ED
Flat 35, 1 Isaac Way, Manchester, M4 7ED
Flat 26, 1 Isaac Way, Manchester, M4 7ED
35 Mayes Gardens, Manchester, M4 7FN
26 Mayes Gardens, Manchester, M4 7FN
25 Mayes Gardens, Manchester, M4 7FN
23 Mayes Gardens, Manchester, M4 7FN
20 Mayes Gardens, Manchester, M4 7FN
17 Mayes Gardens, Manchester, M4 7FN
Flat 23, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 424, 2 Malta Street, Manchester, M4 7BL
Flat 423, 2 Malta Street, Manchester, M4 7BL
Flat 417, 2 Malta Street, Manchester, M4 7BL
Flat 409, 2 Malta Street, Manchester, M4 7BL
Flat 323, 2 Malta Street, Manchester, M4 7BL
Flat 321, 2 Malta Street, Manchester, M4 7BL
Flat 320, 2 Malta Street, Manchester, M4 7BL
Flat 319, 2 Malta Street, Manchester, M4 7BL
Flat 211, 2 Malta Street, Manchester, M4 7BH
Flat 204, 2 Malta Street, Manchester, M4 7BH
Flat 203, 2 Malta Street, Manchester, M4 7BH
Flat 202, 2 Malta Street, Manchester, M4 7BH
Flat 118, 2 Malta Street, Manchester, M4 7BH
Flat 110, 2 Malta Street, Manchester, M4 7BH
Flat 107, 2 Malta Street, Manchester, M4 7BH
Flat 105, 2 Malta Street, Manchester, M4 7BH
Flat 104, 2 Malta Street, Manchester, M4 7BH
Flat 156, 1 Isaac Way, Manchester, M4 7EE
Flat 134, 1 Isaac Way, Manchester, M4 7EE
Flat 95, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 83, 1 Isaac Way, Manchester, M4 7ED
Flat 81, 1 Isaac Way, Manchester, M4 7ED
Flat 78, 1 Isaac Way, Manchester, M4 7ED
Flat 93, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 81, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 73, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 62, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 50, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 49, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 43, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 24, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 23, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 17, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 16, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 10, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 28, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 119, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 17, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 43, Advent House, 2 Isaac Way, Manchester, M4 7EP

Flat 71, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 77, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 132, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 123, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 66, 1 Isaac Way, Manchester, M4 7ED
Flat 63, 1 Isaac Way, Manchester, M4 7ED
Flat 8, 1 Isaac Way, Manchester, M4 7ED
Flat 5, 1 Isaac Way, Manchester, M4 7ED
Flat 232, 1 Isaac Way, Manchester, M4 7EF
Flat 231, 1 Isaac Way, Manchester, M4 7EF
Flat 229, 1 Isaac Way, Manchester, M4 7EF
Flat 226, 1 Isaac Way, Manchester, M4 7EF
Flat 208, 1 Isaac Way, Manchester, M4 7EF
Flat 184, 1 Isaac Way, Manchester, M4 7EE
Flat 179, 1 Isaac Way, Manchester, M4 7EE
Flat 158, 1 Isaac Way, Manchester, M4 7EE
Flat 155, 1 Isaac Way, Manchester, M4 7EE
Flat 128, 1 Isaac Way, Manchester, M4 7EE
Flat 110, 1 Isaac Way, Manchester, M4 7EE
Flat 103, 1 Isaac Way, Manchester, M4 7EE
Flat 98, 1 Isaac Way, Manchester, M4 7ED
Flat 82, 1 Isaac Way, Manchester, M4 7ED
Flat 75, 1 Isaac Way, Manchester, M4 7ED
Flat 60, 1 Isaac Way, Manchester, M4 7ED
Flat 57, 1 Isaac Way, Manchester, M4 7ED
Flat 56, 1 Isaac Way, Manchester, M4 7ED
Flat 42, 1 Isaac Way, Manchester, M4 7ED
Flat 37, 1 Isaac Way, Manchester, M4 7ED
Apartment 12, 47 Every Street, Manchester, M4 7DN
Apartment 10, 47 Every Street, Manchester, M4 7DN
30 Mayes Gardens, Manchester, M4 7FN
29 Mayes Gardens, Manchester, M4 7FN
28 Mayes Gardens, Manchester, M4 7FN
22 Mayes Gardens, Manchester, M4 7FN
Flat 410, 2 Malta Street, Manchester, M4 7BL
16 Mayes Gardens, Manchester, M4 7FN
Flat 44, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 51, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 302, 2 Malta Street, Manchester, M4 7BL
Flat 222, 2 Malta Street, Manchester, M4 7BH
Flat 220, 2 Malta Street, Manchester, M4 7BH
Flat 216, 2 Malta Street, Manchester, M4 7BH
Flat 207, 2 Malta Street, Manchester, M4 7BH
Flat 125, 2 Malta Street, Manchester, M4 7BH
Flat 112, 2 Malta Street, Manchester, M4 7BH
Flat 106, 2 Malta Street, Manchester, M4 7BH
Flat 101, 2 Malta Street, Manchester, M4 7BH
Flat G14, 2 Malta Street, Manchester, M4 7BH
Flat G13, 2 Malta Street, Manchester, M4 7BH
Flat 227, 1 Isaac Way, Manchester, M4 7EF
Flat 217, 1 Isaac Way, Manchester, M4 7EF
Flat 210, 1 Isaac Way, Manchester, M4 7EF
Flat 200, 1 Isaac Way, Manchester, M4 7EF
Flat 192, 1 Isaac Way, Manchester, M4 7EE

Flat 185, 1 Isaac Way, Manchester, M4 7EE
Flat 159, 1 Isaac Way, Manchester, M4 7EE
Flat 116, 1 Isaac Way, Manchester, M4 7EE
Flat 114, 1 Isaac Way, Manchester, M4 7EE
Flat 96, 1 Isaac Way, Manchester, M4 7ED
Flat 88, 1 Isaac Way, Manchester, M4 7ED
Flat 87, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 80, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 74, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 72, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 59, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 56, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 29, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Serviced Apartment 56, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 95, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 26, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 34, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 64, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 85, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 96, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 31, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 46, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 121, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 53, 1 Isaac Way, Manchester, M4 7ED
3 Mayes Gardens, Manchester, M4 7FN
27 Mayes Gardens, Manchester, M4 7FN
18 Mayes Gardens, Manchester, M4 7FN
Flat 240, 1 Isaac Way, Manchester, M4 7EF
Flat 237, 1 Isaac Way, Manchester, M4 7EF
Flat 218, 1 Isaac Way, Manchester, M4 7EF
Flat 194, 1 Isaac Way, Manchester, M4 7EE
Flat 191, 1 Isaac Way, Manchester, M4 7EE
Flat 188, 1 Isaac Way, Manchester, M4 7EE
Flat 186, 1 Isaac Way, Manchester, M4 7EE
Flat 125, 1 Isaac Way, Manchester, M4 7EE
Flat 166, 1 Isaac Way, Manchester, M4 7EE
Flat 150, 1 Isaac Way, Manchester, M4 7EE
Flat 147, 1 Isaac Way, Manchester, M4 7EE
Flat 80, 1 Isaac Way, Manchester, M4 7ED
Flat 79, 1 Isaac Way, Manchester, M4 7ED
Flat 70, 1 Isaac Way, Manchester, M4 7ED
Flat 69, 1 Isaac Way, Manchester, M4 7ED
Flat 59, 1 Isaac Way, Manchester, M4 7ED
Flat 34, 1 Isaac Way, Manchester, M4 7ED
5 Mayes Gardens, Manchester, M4 7FN
32 Mayes Gardens, Manchester, M4 7FN
12 Mayes Gardens, Manchester, M4 7FN
Flat 54, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 2, 17A Mayes Gardens, Manchester, M4 7FN
Flat 68, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 413, 2 Malta Street, Manchester, M4 7BL
Flat 412, 2 Malta Street, Manchester, M4 7BL
Flat 407, 2 Malta Street, Manchester, M4 7BL
Flat 406, 2 Malta Street, Manchester, M4 7BL

Flat 314, 2 Malta Street, Manchester, M4 7BL
Flat 313, 2 Malta Street, Manchester, M4 7BL
Flat 306, 2 Malta Street, Manchester, M4 7BL
Flat 218, 2 Malta Street, Manchester, M4 7BH
Flat 215, 2 Malta Street, Manchester, M4 7BH
Flat 213, 2 Malta Street, Manchester, M4 7BH
Flat 209, 2 Malta Street, Manchester, M4 7BH
Flat 115, 2 Malta Street, Manchester, M4 7BH
Flat 114, 2 Malta Street, Manchester, M4 7BH
Flat 190, 1 Isaac Way, Manchester, M4 7EE
Flat 187, 1 Isaac Way, Manchester, M4 7EE
Flat 182, 1 Isaac Way, Manchester, M4 7EE
Flat 131, 1 Isaac Way, Manchester, M4 7EE
Flat 93, 1 Isaac Way, Manchester, M4 7ED
Flat 77, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 48, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 26, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 12, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 24, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 18, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 100, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 33, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 69, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 78, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 1, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 112, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 61, 1 Isaac Way, Manchester, M4 7ED
Flat 48, 1 Isaac Way, Manchester, M4 7ED
Flat 10, 1 Isaac Way, Manchester, M4 7ED
Flat 214, 1 Isaac Way, Manchester, M4 7EF
Flat 196, 1 Isaac Way, Manchester, M4 7EE
Flat 175, 1 Isaac Way, Manchester, M4 7EE
Flat 168, 1 Isaac Way, Manchester, M4 7EE
Flat 165, 1 Isaac Way, Manchester, M4 7EE
Flat 163, 1 Isaac Way, Manchester, M4 7EE
Flat 122, 1 Isaac Way, Manchester, M4 7EE
Flat 137, 1 Isaac Way, Manchester, M4 7EE
Flat 133, 1 Isaac Way, Manchester, M4 7EE
Flat 127, 1 Isaac Way, Manchester, M4 7EE
Flat 120, 1 Isaac Way, Manchester, M4 7EE
Flat 112, 1 Isaac Way, Manchester, M4 7EE
Flat 105, 1 Isaac Way, Manchester, M4 7EE
Flat 100, 1 Isaac Way, Manchester, M4 7EE
Flat 90, 1 Isaac Way, Manchester, M4 7ED
Flat 74, 1 Isaac Way, Manchester, M4 7ED
Flat 52, 1 Isaac Way, Manchester, M4 7ED
Flat 49, 1 Isaac Way, Manchester, M4 7ED
Flat 44, 1 Isaac Way, Manchester, M4 7ED
Flat 43, 1 Isaac Way, Manchester, M4 7ED
Flat 41, 1 Isaac Way, Manchester, M4 7ED
Flat 16, 1 Isaac Way, Manchester, M4 7ED
Flat 14, 1 Isaac Way, Manchester, M4 7ED
Flat 4, 1 Isaac Way, Manchester, M4 7ED
Apartment 3, 49 Every Street, Manchester, M4 7DN

Flat 15, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 41, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 4, 17A Mayes Gardens, Manchester, M4 7FN
Flat 70, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 420, 2 Malta Street, Manchester, M4 7BL
Flat 401, 2 Malta Street, Manchester, M4 7BL
Flat 318, 2 Malta Street, Manchester, M4 7BL
Flat 305, 2 Malta Street, Manchester, M4 7BL
Flat 225, 2 Malta Street, Manchester, M4 7BH
Flat 212, 2 Malta Street, Manchester, M4 7BH
Flat 205, 2 Malta Street, Manchester, M4 7BH
Flat 124, 2 Malta Street, Manchester, M4 7BH
Flat 108, 2 Malta Street, Manchester, M4 7BH
Flat 197, 1 Isaac Way, Manchester, M4 7EE
Flat 136, 1 Isaac Way, Manchester, M4 7EE
Flat 124, 1 Isaac Way, Manchester, M4 7EE
Flat 119, 1 Isaac Way, Manchester, M4 7EE
Flat 91, 1 Isaac Way, Manchester, M4 7ED
Flat 78, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 70, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 63, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 60, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 58, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 52, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 18, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 13, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 7, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 3, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 38, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 12, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 108, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 126, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 131, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 22, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 55, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 129, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 74, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 79, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 83, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 1, 25A Mayes Gardens, Manchester, M4 7FN
Flat 3, 25A Mayes Gardens, Manchester, M4 7FN
Flat 90, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 58, 1 Isaac Way, Manchester, M4 7ED
Flat 50, 1 Isaac Way, Manchester, M4 7ED
Flat 239, 1 Isaac Way, Manchester, M4 7EF
Flat 234, 1 Isaac Way, Manchester, M4 7EF
Flat 230, 1 Isaac Way, Manchester, M4 7EF
Flat 219, 1 Isaac Way, Manchester, M4 7EF
Flat 209, 1 Isaac Way, Manchester, M4 7EF
Flat 206, 1 Isaac Way, Manchester, M4 7EF
Flat 199, 1 Isaac Way, Manchester, M4 7EE
Flat 178, 1 Isaac Way, Manchester, M4 7EE
Flat 174, 1 Isaac Way, Manchester, M4 7EE
Flat 172, 1 Isaac Way, Manchester, M4 7EE

Flat 170, 1 Isaac Way, Manchester, M4 7EE
Flat 160, 1 Isaac Way, Manchester, M4 7EE
Flat 148, 1 Isaac Way, Manchester, M4 7EE
Flat 130, 1 Isaac Way, Manchester, M4 7EE
Flat 115, 1 Isaac Way, Manchester, M4 7EE
Flat 108, 1 Isaac Way, Manchester, M4 7EE
Flat 104, 1 Isaac Way, Manchester, M4 7EE
Flat 102, 1 Isaac Way, Manchester, M4 7EE
Flat 101, 1 Isaac Way, Manchester, M4 7EE
Flat 89, 1 Isaac Way, Manchester, M4 7ED
Flat 87, 1 Isaac Way, Manchester, M4 7ED
Flat 84, 1 Isaac Way, Manchester, M4 7ED
Flat 54, 1 Isaac Way, Manchester, M4 7ED
Flat 51, 1 Isaac Way, Manchester, M4 7ED
Flat 32, 1 Isaac Way, Manchester, M4 7ED
Flat 1, 1 Isaac Way, Manchester, M4 7ED
Apartment 9, 47 Every Street, Manchester, M4 7DN
7 Mayes Gardens, Manchester, M4 7FN
2 Mayes Gardens, Manchester, M4 7FN
Flat 30, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 35, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 37, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 3, 17A Mayes Gardens, Manchester, M4 7FN
Flat 65, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 111, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 137, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 415, 2 Malta Street, Manchester, M4 7BL
Flat 411, 2 Malta Street, Manchester, M4 7BL
Flat 312, 2 Malta Street, Manchester, M4 7BL
Flat 304, 2 Malta Street, Manchester, M4 7BL
Flat 221, 2 Malta Street, Manchester, M4 7BH
Flat 120, 2 Malta Street, Manchester, M4 7BH
Flat 103, 2 Malta Street, Manchester, M4 7BH
Flat 225, 1 Isaac Way, Manchester, M4 7EF
Flat 202, 1 Isaac Way, Manchester, M4 7EF
Flat 144, 1 Isaac Way, Manchester, M4 7EE
Flat 53, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 141, 1 Isaac Way, Manchester, M4 7EE
Flat 111, 1 Isaac Way, Manchester, M4 7EE
Flat 86, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 44, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 28, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 11, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 5, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 2, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 1, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 47, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 32, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 84, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 120, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 141, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 9, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 13, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 25, Advent House, 2 Isaac Way, Manchester, M4 7EP

Flat 102, 2 Malta Street, Manchester, M4 7BH
36 Mayes Gardens, Manchester, M4 7FN
33 Mayes Gardens, Manchester, M4 7FN
Flat 132, 1 Isaac Way, Manchester, M4 7EE
Flat 123, 1 Isaac Way, Manchester, M4 7EE
Flat 118, 1 Isaac Way, Manchester, M4 7EE
Flat 117, 1 Isaac Way, Manchester, M4 7EE
Flat 109, 1 Isaac Way, Manchester, M4 7EE
Flat 107, 1 Isaac Way, Manchester, M4 7EE
Flat 106, 1 Isaac Way, Manchester, M4 7EE
Flat 65, 1 Isaac Way, Manchester, M4 7ED
8 Mayes Gardens, Manchester, M4 7FN
Flat 48, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 1, 17A Mayes Gardens, Manchester, M4 7FN
Flat 101, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 301, 2 Malta Street, Manchester, M4 7BL
Flat 224, 2 Malta Street, Manchester, M4 7BH
Flat 219, 2 Malta Street, Manchester, M4 7BH
Flat 217, 2 Malta Street, Manchester, M4 7BH
Flat 139, 1 Isaac Way, Manchester, M4 7EE
Flat 121, 1 Isaac Way, Manchester, M4 7EE
Flat 76, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 75, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 71, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 61, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 55, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 27, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 29, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 39, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 40, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 42, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 49, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 53, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 57, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 45, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 67, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 60, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 75, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 76, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 136, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 2, 25A Mayes Gardens, Manchester, M4 7FN
Flat 142, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 3, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 7, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 138, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 19, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 3, 1 Isaac Way, Manchester, M4 7ED
15 Mayes Gardens, Manchester, M4 7FN
Flat 221, 1 Isaac Way, Manchester, M4 7EF
Flat 216, 1 Isaac Way, Manchester, M4 7EF
Flat 213, 1 Isaac Way, Manchester, M4 7EF
Flat 204, 1 Isaac Way, Manchester, M4 7EF
Flat 203, 1 Isaac Way, Manchester, M4 7EF
Flat 201, 1 Isaac Way, Manchester, M4 7EF

Flat 198, 1 Isaac Way, Manchester, M4 7EE
Flat 189, 1 Isaac Way, Manchester, M4 7EE
Flat 211, 1 Isaac Way, Manchester, M4 7EF
Flat 193, 1 Isaac Way, Manchester, M4 7EE
Flat 183, 1 Isaac Way, Manchester, M4 7EE
Flat 4, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 181, 1 Isaac Way, Manchester, M4 7EE
Flat 171, 1 Isaac Way, Manchester, M4 7EE
Flat 173, 1 Isaac Way, Manchester, M4 7EE
Flat 135, 1 Isaac Way, Manchester, M4 7EE
Flat 27, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 130, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 124, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 36, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 81, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 88, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 104, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 109, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 133, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 105, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 30, 1 Isaac Way, Manchester, M4 7ED
Flat 18, 1 Isaac Way, Manchester, M4 7ED
Flat 235, 1 Isaac Way, Manchester, M4 7EF
Flat 169, 1 Isaac Way, Manchester, M4 7EE
Flat 153, 1 Isaac Way, Manchester, M4 7EE
Flat 138, 1 Isaac Way, Manchester, M4 7EE
Flat 99, 1 Isaac Way, Manchester, M4 7ED
Flat 47, 1 Isaac Way, Manchester, M4 7ED
Flat 36, 1 Isaac Way, Manchester, M4 7ED
Flat 33, 1 Isaac Way, Manchester, M4 7ED
Flat 27, 1 Isaac Way, Manchester, M4 7ED
Flat 24, 1 Isaac Way, Manchester, M4 7ED
Flat 21, 1 Isaac Way, Manchester, M4 7ED
Flat 17, 1 Isaac Way, Manchester, M4 7ED
Flat 12, 1 Isaac Way, Manchester, M4 7ED
Flat 9, 1 Isaac Way, Manchester, M4 7ED
6 Mayes Gardens, Manchester, M4 7FN
Flat 7, 1 Isaac Way, Manchester, M4 7ED
Apartment 6, 47 Every Street, Manchester, M4 7DN
Apartment 1, 47 Every Street, Manchester, M4 7DN
40 Mayes Gardens, Manchester, M4 7FN
19 Mayes Gardens, Manchester, M4 7FN
Flat 59, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 103, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 107, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 114, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 425, 2 Malta Street, Manchester, M4 7BL
Flat 421, 2 Malta Street, Manchester, M4 7BL
Flat 325, 2 Malta Street, Manchester, M4 7BL
Flat 322, 2 Malta Street, Manchester, M4 7BL
Flat 307, 2 Malta Street, Manchester, M4 7BL
Flat 210, 2 Malta Street, Manchester, M4 7BH
Flat 121, 2 Malta Street, Manchester, M4 7BH
Flat 117, 2 Malta Street, Manchester, M4 7BH

Flat 111, 2 Malta Street, Manchester, M4 7BH
Flat 215, 1 Isaac Way, Manchester, M4 7EF
Flat 205, 1 Isaac Way, Manchester, M4 7EF
Flat 151, 1 Isaac Way, Manchester, M4 7EE
Flat 149, 1 Isaac Way, Manchester, M4 7EE
Flat 76, 1 Isaac Way, Manchester, M4 7ED
Flat 71, 1 Isaac Way, Manchester, M4 7ED
Flat 94, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 88, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 46, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 19, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 97, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 122, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 6, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 89, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 102, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 106, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 135, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 61, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 23, 1 Isaac Way, Manchester, M4 7ED
Flat 228, 1 Isaac Way, Manchester, M4 7EF
Flat 167, 1 Isaac Way, Manchester, M4 7EE
Flat 164, 1 Isaac Way, Manchester, M4 7EE
Flat 157, 1 Isaac Way, Manchester, M4 7EE
Flat 142, 1 Isaac Way, Manchester, M4 7EE
Flat 140, 1 Isaac Way, Manchester, M4 7EE
Flat 97, 1 Isaac Way, Manchester, M4 7ED
Flat 95, 1 Isaac Way, Manchester, M4 7ED
Flat 85, 1 Isaac Way, Manchester, M4 7ED
Flat 77, 1 Isaac Way, Manchester, M4 7ED
Flat 72, 1 Isaac Way, Manchester, M4 7ED
Flat 46, 1 Isaac Way, Manchester, M4 7ED
Flat 19, 1 Isaac Way, Manchester, M4 7ED
Flat 6, 1 Isaac Way, Manchester, M4 7ED
Flat 2, 1 Isaac Way, Manchester, M4 7ED
Apartment 7, 47 Every Street, Manchester, M4 7DN
Apartment 4, 47 Every Street, Manchester, M4 7DN
Flat 20, Advent House, 2 Isaac Way, Manchester, M4 7EP
37 Mayes Gardens, Manchester, M4 7FN
34 Mayes Gardens, Manchester, M4 7FN
Flat 8, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 422, 2 Malta Street, Manchester, M4 7BL
Flat 416, 2 Malta Street, Manchester, M4 7BL
Flat 414, 2 Malta Street, Manchester, M4 7BL
Flat 408, 2 Malta Street, Manchester, M4 7BL
Flat 404, 2 Malta Street, Manchester, M4 7BL
Flat 403, 2 Malta Street, Manchester, M4 7BL
Flat 317, 2 Malta Street, Manchester, M4 7BL
Flat 309, 2 Malta Street, Manchester, M4 7BL
Flat 208, 2 Malta Street, Manchester, M4 7BH
Flat 206, 2 Malta Street, Manchester, M4 7BH
Flat 109, 2 Malta Street, Manchester, M4 7BH
Flat 122, 2 Malta Street, Manchester, M4 7BH
Flat 119, 2 Malta Street, Manchester, M4 7BH

Flat 123, 2 Malta Street, Manchester, M4 7BH
Flat 418, 2 Malta Street, Manchester, M4 7BL
Flat 222, 1 Isaac Way, Manchester, M4 7EF
Flat 220, 1 Isaac Way, Manchester, M4 7EF
Flat 212, 1 Isaac Way, Manchester, M4 7EF
Flat 207, 1 Isaac Way, Manchester, M4 7EF
Flat 177, 1 Isaac Way, Manchester, M4 7EE
Flat 146, 1 Isaac Way, Manchester, M4 7EE
Flat 97, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 91, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 90, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 85, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 79, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 14, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 4, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 25, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 22, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 21, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 51, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 45, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 73, 1 Isaac Way, Manchester, M4 7ED
Flat 139, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 2, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 80, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 82, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 86, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 92, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 127, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 4, 25A Mayes Gardens, Manchester, M4 7FN
Flat 52, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 140, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 20, 1 Isaac Way, Manchester, M4 7ED
39 Mayes Gardens, Manchester, M4 7FN
Flat 238, 1 Isaac Way, Manchester, M4 7EF
Flat 233, 1 Isaac Way, Manchester, M4 7EF
Flat 143, 1 Isaac Way, Manchester, M4 7EE
Flat 94, 1 Isaac Way, Manchester, M4 7ED
Flat 11, 1 Isaac Way, Manchester, M4 7ED
Flat 39, 1 Isaac Way, Manchester, M4 7ED
Flat 22, 1 Isaac Way, Manchester, M4 7ED
Flat 29, 1 Isaac Way, Manchester, M4 7ED
Flat 31, 1 Isaac Way, Manchester, M4 7ED
Apartment 5, 49 Every Street, Manchester, M4 7DN
Apartment 1, 49 Every Street, Manchester, M4 7DN
Apartment 3, 47 Every Street, Manchester, M4 7DN
4 Mayes Gardens, Manchester, M4 7FN
38 Mayes Gardens, Manchester, M4 7FN
31 Mayes Gardens, Manchester, M4 7FN
14 Mayes Gardens, Manchester, M4 7FN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2