

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130711/JO/2021

Date registered valid: 10 June 2021

Proposal: Variation of condition 3 (hours of use) attached to planning permission referenced 129527/FO/2021 to allow change in opening hours of click and collect facility

Address: Asda Eastlands Sportscity , Ashton New Road, Manchester, M11 4BD

Ward(s): Clayton & Openshaw Ward

Applicant: Ms Jenny Taylor-Smith ASDA Stores Ltd ASDA House, Great Wilson Street, Southbank, Leeds, LS11 5AD

Agent (if any): Mr Adam Slade C & A Design Ltd 2B-3B Hathersage , Heather Lane, Hathersage, S32 1DP

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 August 2021

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Retail

Date of site visit:

Standard consultations:

Printed: 17 June 2021 Expired: 8 July 2021

Neighbour notifications

Printed: 17 June 2021 Expired: 8 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

This application relates to an area within the car park to the north of the Asda Store in the Eastlands complex. To the east beyond the wider car park area is the Ashton Canal, a Grade A Site of Biological Importance, and the Velodrome. To the south is the Asda Store, and a Trampoline Centre, with Ashton New Road, and the Manchester to Ashton Metrolink line to the south of the store. To the west lies the remainder of the wider car park area, and petrol filling station, with the Ethiad Stadium to the west of Alan Turing Way. To the north across Gibbon Street are residential apartment blocks. The car park is screened from Gibbon Street by a landscaped buffer incorporating tree planting.

In April 2021 planning permission was granted (129527/FO/2021). for the creation a new single storey 'click and collect' facility close to the building. The proposal involved the installation of a canopy and storage lockers to enable a quick and convenient way to collect orders from Asda store made by its customers. The pre-packaged and pre-selected orders are ready for collection from the canopy facility through allocated time slots during the day, and the canopy provides cover for 3 no. customer vehicles.

This permission was subject to conditions which included the following:

3. The 'Click & Collect' facility shall only be operational during the following hours:
8.00am to 8.00pm Mondays to Sundays.

It is now proposed to vary this condition to allow the unit to operate between the hours of 7.00am and 11.00pm, 7 days a week.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Highway Services - Have no objections concerning the change in hours of use.

Strategic Area and Citywide Support Manager - No objections.

Greater Manchester Police - No objections.

Issues

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;

b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 127).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EC 7 relates to Eastlands Strategic Employment Location, stating that Eastlands lies within East Manchester, the heart of which is the City of Manchester Stadium, the Eastlands District Centre and the Velodrome but also includes the Openshaw West site and surrounding environs, as shown in Figure 8.5. It is in excess of 80 hectares and will accommodate 40-45 hectares of new development. This location is suitable for a major sports and leisure visitor destination with complementary commercial, retail and hotels.

Proposals will be expected to show how development of the area will:

- Support the continued social, economic and physical regeneration of East Manchester;
- Place design at the heart of any scheme delivering a flagship design;
- Consider wider design and layout objectives, taking advantage of important frontages such as Alan Turing Way and Ashton New Road;

- Set out the scale of land uses proposed as part of the comprehensive development of the proposal;
- Ensure the site is accessible to the East/North Manchester communities by a choice of sustainable and public transport provision;
- Take advantage of the existing infrastructure on site and proposed improvements such as Metrolink and digital infrastructure;
- Ensure opportunities to employ residents from the local community are established with key partners;
- Use waterways and canals such as the Ashton Canal to create a sense of place and attracting investment, in line with Policy EN1; and
- Have regard to flood risk through the Manchester- Salford - Trafford SFRA.

The vision is to broaden the activities in the area to ensure development opportunities secure the wider regeneration of the surrounding area and deliver maximum benefits for the community. Although it is anticipated further sites will come forward over the plan period, currently there are two sites which are identified as a focus for development:

- Land around the City of Manchester Stadium, including the "Collar Site" to the east and further land to the north and west. The "Collar Site" provides an opportunity for a leisure, recreation and entertainment visitor attraction of national significance. A landmark design will be key to delivering such a prestigious development which, together with the existing developments within Eastlands, will not only provide a sense of place but will also ensure integration with the surrounding community. Developments that are predominantly tourism / leisure based, including hotels and food and drink will be appropriate together with ancillary retail required to support the principal uses. On development sites to the north and west of the stadium, development of complementary commercial uses will be supported, particularly to accommodate economic activities associated with the growth of Manchester City Football Club.
- Openshaw West site is suitable for the development of a large facility incorporating football and community uses, linked to the operation of Manchester City Football Club. It could also include some ancillary commercial activity, the location of which should create links with the surrounding Eastlands location.

Developments which support the overall vision for this major regeneration initiative on sites within the general environs of Eastlands will be appropriate, provided they do not prejudice other policies within the plan.

Proposals will be expected to show how they contribute to decentralised low and zero carbon energy infrastructure in the regional centre as set out in the Energy policies.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy T2 states that outside the City Centre all new development should provide appropriate car parking facilities, taking account of the guidance in Appendix B (of the Core Strategy). In all parts of the City proposals should have regard to the need for disabled and cycle parking, in line with appendix B (this indicates maximum car parking standards for various uses).

Notwithstanding the above, Policy T2 requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking that may be required. Policy T2 requires the provision of proportionate Traffic Impact Assessments and Travel Plans for all major applications and for any proposals where there are likely to be access or transport issues.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed

guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan

Save policy EM11 relates to Sportcity including the District Centre, stating that this is a major focus for regeneration activity on previously developed land. It is located in a strategic position at the heart of East Manchester with excellent infrastructure and proposed infrastructure links to the City Centre, adjacent areas and the national motorway network. Within Sportcity, development will be permitted which includes:

- i. International sports facilities and mixed use development along Alan Turning Way
- ii. The District Centre within Sportcity as defined on the proposals map comprising retail A1, A2 and A3, residential, community facilities and mixed use development to create a vibrant district centre and High Street along Ashton New Road;
- iii. Further commercial development to complement the nature and scale of facilities and their accessibility
- iv. Provision of pedestrian and cycle links to adjacent residential neighbourhoods, the Ashton Canal, Phillips Park and the Medlock Valley
- v. Residential and mixed use development adjacent to the Ashton canal
- vi. Provision of public art in prominent locations
- vii. The provision of two Metrolink stops, one adjacent to the City of Manchester Stadium and the other on Ashton New Road adjacent to the District Centre.

Saved policy E3.3 states that the council will upgrade the appearance of the city's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems.

Changes to hours of operation - The store currently operates 24 hours Monday to Saturday, so although an extra 4 hours per day are proposed, on Mondays to Saturdays, the proposed hours

are still less than the store opening hours. The proposed hours are in excess of normal trading hours on a Sunday although there are other facilities in the area that operate throughout the day on Sundays including the adjacent McDonalds restaurant/drive-thru, that operates from 5.30am to midnight. The nearest residential properties are located approximately 150 metres from the facility and it is not considered that the proposed extension of the hours of operation, would have a more harmful effect upon residential amenity than the existing store and other uses in the area. Environmental Health Officers are happy with the hours proposed, which are considered to be acceptable in this location.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. In this case the proposal was considered to be in accordance with City Council policy and no amendments were sought.

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

- 1) The development must be begun not later than the 28 April 2024.

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

- 2) The development hereby approved shall be carried out in accordance with drawing numbers 110/01/A, 210/01/A, 210/02/A, 210/03/A and 510/01/A, the Design and Access Statement Rev A all stamped as received by the City Council, as Local Planning Authority, on 26 February 2021 and the ACP Noise Statement (ref:11586 rev 0) dated 28 May 2021 and stamped as received by the City Council, as Local Planning Authority, on 10 June 2021

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

3) The 'Click & Collect' facility shall only be operational during the following hours:
7.00am to 11.00pm Mondays to Sundays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) This permission does not relate to or give consent for the advertisements/signs as shown on the approved plans or documents submitted to the City Council.

Reason - For the avoidance of doubt and in the interests of visual amenity, pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 570, 5 Stillwater Drive, Manchester, M11 4TF
Flat 561, 5 Stillwater Drive, Manchester, M11 4TF
Flat 551, 5 Stillwater Drive, Manchester, M11 4TF
Flat 546, 5 Stillwater Drive, Manchester, M11 4TF
Flat 523, 5 Stillwater Drive, Manchester, M11 4TF
Flat 505, 5 Stillwater Drive, Manchester, M11 4TF
Flat 355, 3 Stillwater Drive, Manchester, M11 4TE
4 Stillwater Drive, Manchester, M11 4TL
27 Stillwater Drive, Manchester, M11 4TP
Flat 41, 7 Stillwater Drive, Manchester, M11 4TG
Flat 23, 7 Stillwater Drive, Manchester, M11 4TG
Flat 22, 7 Stillwater Drive, Manchester, M11 4TG
Flat 21, 7 Stillwater Drive, Manchester, M11 4TG
Flat 10, 7 Stillwater Drive, Manchester, M11 4TG
Flat 9, 7 Stillwater Drive, Manchester, M11 4TG
Flat 3, 7 Stillwater Drive, Manchester, M11 4TG
Flat 2, 7 Stillwater Drive, Manchester, M11 4TG
16 Stuart Street, Manchester, M11 4DN
Flat 356, 3 Stillwater Drive, Manchester, M11 4TE
Flat 354, 3 Stillwater Drive, Manchester, M11 4TE
Flat 347, 3 Stillwater Drive, Manchester, M11 4TE
Flat 345, 3 Stillwater Drive, Manchester, M11 4TE
Flat 338, 3 Stillwater Drive, Manchester, M11 4TE
Flat 332, 3 Stillwater Drive, Manchester, M11 4TE
Flat 322, 3 Stillwater Drive, Manchester, M11 4TE
Flat 320, 3 Stillwater Drive, Manchester, M11 4TE
Flat 317, 3 Stillwater Drive, Manchester, M11 4TE
Flat 314, 3 Stillwater Drive, Manchester, M11 4TE
Flat 308, 3 Stillwater Drive, Manchester, M11 4TE
Flat 305, 3 Stillwater Drive, Manchester, M11 4TE
Flat 65, 2 Stuart Street, Manchester, M11 4DG
Flat 64, 2 Stuart Street, Manchester, M11 4DG
Flat 44, 2 Stuart Street, Manchester, M11 4DG
Flat 10, 2 Stuart Street, Manchester, M11 4DG
Apartment 4, 6 The Waterfront, Manchester, M11 4AY
Apartment 35, 2B The Waterfront, Manchester, M11 4DB
Apartment 30, 2B The Waterfront, Manchester, M11 4DB
Flat 9, 2B The Waterfront, Manchester, M11 4DB
Flat 41, 2A The Waterfront, Manchester, M11 4BX
Flat 26, 2A The Waterfront, Manchester, M11 4BX
Flat 7, 2A The Waterfront, Manchester, M11 4BX
Flat 2, 2A The Waterfront, Manchester, M11 4BX
Flat 2, 2 The Waterfront, Manchester, M11 4AF
Apartment 9, 4 The Waterfront, Manchester, M11 4AU
Apartment 26, 6 The Waterfront, Manchester, M11 4AY
Apartment 6, 6 The Waterfront, Manchester, M11 4AY
Apartment 42, 2B The Waterfront, Manchester, M11 4DB
Apartment 22, 2B The Waterfront, Manchester, M11 4DB

Apartment 17, 2B The Waterfront, Manchester, M11 4DB
Flat 47, 2A The Waterfront, Manchester, M11 4BX
Flat 32, 2A The Waterfront, Manchester, M11 4BX
Flat 32, 2 The Waterfront, Manchester, M11 4AF
Flat 24, 2 The Waterfront, Manchester, M11 4AF
Apartment 21, 4 The Waterfront, Manchester, M11 4AU
Apartment 30, 6 The Waterfront, Manchester, M11 4AY
Apartment 30, 4 The Waterfront, Manchester, M11 4AU
Apartment 12, 4 The Waterfront, Manchester, M11 4AU
Apartment 24, 6 The Waterfront, Manchester, M11 4AY
Apartment 26, 2B The Waterfront, Manchester, M11 4DB
6 Stuart Street, Manchester, M11 4DN
Flat 53, 2 Stuart Street, Manchester, M11 4DG
Apartment 5, 6 The Waterfront, Manchester, M11 4AY
Apartment 39, 2B The Waterfront, Manchester, M11 4DB
Apartment 32, 2B The Waterfront, Manchester, M11 4DB
Apartment 20, 2B The Waterfront, Manchester, M11 4DB
Apartment 16, 2B The Waterfront, Manchester, M11 4DB
Flat 8, 2B The Waterfront, Manchester, M11 4DB
Flat 7, 2B The Waterfront, Manchester, M11 4DB
Flat 54, 2A The Waterfront, Manchester, M11 4BX
Flat 44, 2A The Waterfront, Manchester, M11 4BX
Flat 40, 2A The Waterfront, Manchester, M11 4BX
Flat 13, 2A The Waterfront, Manchester, M11 4BX
Flat 18, 2 The Waterfront, Manchester, M11 4AF
Flat 3, 2 The Waterfront, Manchester, M11 4AF
Apartment 29, 4 The Waterfront, Manchester, M11 4AU
Apartment 19, 4 The Waterfront, Manchester, M11 4AU
Apartment 14, 4 The Waterfront, Manchester, M11 4AU
Apartment 8, 4 The Waterfront, Manchester, M11 4AU
Apartment 23, 6 The Waterfront, Manchester, M11 4AY
Apartment 15, 6 The Waterfront, Manchester, M11 4AY
Flat 1, 2A The Waterfront, Manchester, M11 4BX
Flat 558, 5 Stillwater Drive, Manchester, M11 4TF
Flat 567, 5 Stillwater Drive, Manchester, M11 4TF
Flat 562, 5 Stillwater Drive, Manchester, M11 4TF
Flat 557, 5 Stillwater Drive, Manchester, M11 4TF
Flat 549, 5 Stillwater Drive, Manchester, M11 4TF
Flat 544, 5 Stillwater Drive, Manchester, M11 4TF
Flat 541, 5 Stillwater Drive, Manchester, M11 4TF
Flat 537, 5 Stillwater Drive, Manchester, M11 4TF
Flat 527, 5 Stillwater Drive, Manchester, M11 4TF
Flat 520, 5 Stillwater Drive, Manchester, M11 4TF
Flat 510, 5 Stillwater Drive, Manchester, M11 4TF
Flat 507, 5 Stillwater Drive, Manchester, M11 4TF
Flat 533, 5 Stillwater Drive, Manchester, M11 4TF
Flat 47, 7 Stillwater Drive, Manchester, M11 4TG
Flat 39, 7 Stillwater Drive, Manchester, M11 4TG
Flat 37, 7 Stillwater Drive, Manchester, M11 4TG
Flat 25, 7 Stillwater Drive, Manchester, M11 4TG
Flat 8, 7 Stillwater Drive, Manchester, M11 4TG
Flat 337, 3 Stillwater Drive, Manchester, M11 4TE
Flat 327, 3 Stillwater Drive, Manchester, M11 4TE
Flat 33, 2A The Waterfront, Manchester, M11 4BX

Lock House, 7 Alan Turing Way, Manchester, M11 4DW
18 Stuart Street, Manchester, M11 4DN
Flat 48, 2A The Waterfront, Manchester, M11 4BX
Flat 36, 2A The Waterfront, Manchester, M11 4BX
Apartment 27, 2 The Waterfront, Manchester, M11 4AF
4 The Waterfront, Manchester, M11 4AU
Supercuts, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
The Learning Factor, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
Decathlon, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
2 Gibbon Street, Manchester, M11 4TA
Flat 55, 2A The Waterfront, Manchester, M11 4BX
Flat 310, 3 Stillwater Drive, Manchester, M11 4TE
Flat 309, 3 Stillwater Drive, Manchester, M11 4TE
Flat 304, 3 Stillwater Drive, Manchester, M11 4TE
Flat 62, 2 Stuart Street, Manchester, M11 4DG
Flat 41, 2 Stuart Street, Manchester, M11 4DG
Flat 32, 2 Stuart Street, Manchester, M11 4DG
Flat 16, 2 Stuart Street, Manchester, M11 4DG
Flat 12, 2 Stuart Street, Manchester, M11 4DG
Flat 2, 2 Stuart Street, Manchester, M11 4DG
Apartment 1, 6 The Waterfront, Manchester, M11 4AY
Apartment 46, 2B The Waterfront, Manchester, M11 4DB
Flat 6, 2B The Waterfront, Manchester, M11 4DB
Flat 46, 2A The Waterfront, Manchester, M11 4BX
Flat 15, 2 The Waterfront, Manchester, M11 4AF
Flat 7, 2 The Waterfront, Manchester, M11 4AF
Apartment 25, 4 The Waterfront, Manchester, M11 4AU
Apartment 1, 4 The Waterfront, Manchester, M11 4AU
Apartment 29, 6 The Waterfront, Manchester, M11 4AY
Apartment 16, 6 The Waterfront, Manchester, M11 4AY
Apartment 3, 6 The Waterfront, Manchester, M11 4AY
Apartment 2, 6 The Waterfront, Manchester, M11 4AY
Apartment 47, 2B The Waterfront, Manchester, M11 4DB
Apartment 45, 2B The Waterfront, Manchester, M11 4DB
Flat 563, 5 Stillwater Drive, Manchester, M11 4TF
29 Stillwater Drive, Manchester, M11 4TP
9 Stillwater Drive, Manchester, M11 4TP
22 Stuart Street, Manchester, M11 4DN
Flat 560, 5 Stillwater Drive, Manchester, M11 4TF
Flat 545, 5 Stillwater Drive, Manchester, M11 4TF
Flat 526, 5 Stillwater Drive, Manchester, M11 4TF
Flat 522, 5 Stillwater Drive, Manchester, M11 4TF
Flat 521, 5 Stillwater Drive, Manchester, M11 4TF
Flat 519, 5 Stillwater Drive, Manchester, M11 4TF
Flat 515, 5 Stillwater Drive, Manchester, M11 4TF
Flat 512, 5 Stillwater Drive, Manchester, M11 4TF
Flat 504, 5 Stillwater Drive, Manchester, M11 4TF
Flat 501, 5 Stillwater Drive, Manchester, M11 4TF
19 Stillwater Drive, Manchester, M11 4TP
17 Stillwater Drive, Manchester, M11 4TP
Flat 29, 7 Stillwater Drive, Manchester, M11 4TG
Flat 12, 7 Stillwater Drive, Manchester, M11 4TG
Flat 11, 7 Stillwater Drive, Manchester, M11 4TG
8 Stuart Street, Manchester, M11 4DN

Flat 352, 3 Stillwater Drive, Manchester, M11 4TE
Flat 350, 3 Stillwater Drive, Manchester, M11 4TE
Flat 348, 3 Stillwater Drive, Manchester, M11 4TE
Flat 334, 3 Stillwater Drive, Manchester, M11 4TE
Flat 325, 3 Stillwater Drive, Manchester, M11 4TE
Flat 323, 3 Stillwater Drive, Manchester, M11 4TE
Flat 319, 3 Stillwater Drive, Manchester, M11 4TE
Flat 301, 3 Stillwater Drive, Manchester, M11 4TE
Flat 58, 2 Stuart Street, Manchester, M11 4DG
Flat 56, 2 Stuart Street, Manchester, M11 4DG
Flat 50, 2 Stuart Street, Manchester, M11 4DG
Flat 46, 2 Stuart Street, Manchester, M11 4DG
Flat 43, 2 Stuart Street, Manchester, M11 4DG
Flat 21, 2 Stuart Street, Manchester, M11 4DG
Flat 7, 2 Stuart Street, Manchester, M11 4DG
Flat 5, 2 Stuart Street, Manchester, M11 4DG
Flat 3, 2 Stuart Street, Manchester, M11 4DG
Flat 52, 2A The Waterfront, Manchester, M11 4BX
Flat 10, 2A The Waterfront, Manchester, M11 4BX
Flat 36, 2 The Waterfront, Manchester, M11 4AF
Apartment 28, 4 The Waterfront, Manchester, M11 4AU
Apartment 10, 6 The Waterfront, Manchester, M11 4AY
Apartment 8, 6 The Waterfront, Manchester, M11 4AY
Apartment 37, 2B The Waterfront, Manchester, M11 4DB
Apartment 36, 2B The Waterfront, Manchester, M11 4DB
Apartment 21, 2B The Waterfront, Manchester, M11 4DB
Flat 13, 2B The Waterfront, Manchester, M11 4DB
Flat 5, 2B The Waterfront, Manchester, M11 4DB
Flat 51, 2A The Waterfront, Manchester, M11 4BX
Flat 35, 2A The Waterfront, Manchester, M11 4BX
Flat 24, 2A The Waterfront, Manchester, M11 4BX
Flat 21, 2A The Waterfront, Manchester, M11 4BX
Flat 17, 2A The Waterfront, Manchester, M11 4BX
Flat 6, 2A The Waterfront, Manchester, M11 4BX
Flat 28, 2 The Waterfront, Manchester, M11 4AF
Flat 53, 2A The Waterfront, Manchester, M11 4BX
Apartment 19, 2B The Waterfront, Manchester, M11 4DB
Apartment 18, 2B The Waterfront, Manchester, M11 4DB
Flat 4, 2B The Waterfront, Manchester, M11 4DB
Flat 4, 2A The Waterfront, Manchester, M11 4BX
Flat 35, 2 The Waterfront, Manchester, M11 4AF
Flat 22, 2 The Waterfront, Manchester, M11 4AF
Flat 5, 2 The Waterfront, Manchester, M11 4AF
Apartment 22, 4 The Waterfront, Manchester, M11 4AU
Apartment 28, 6 The Waterfront, Manchester, M11 4AY
12 Stuart Street, Manchester, M11 4DN
24 Stuart Street, Manchester, M11 4DN
Flat 564, 5 Stillwater Drive, Manchester, M11 4TF
Flat 556, 5 Stillwater Drive, Manchester, M11 4TF
Flat 555, 5 Stillwater Drive, Manchester, M11 4TF
Flat 508, 5 Stillwater Drive, Manchester, M11 4TF
Flat 45, 7 Stillwater Drive, Manchester, M11 4TG
Flat 43, 7 Stillwater Drive, Manchester, M11 4TG
Flat 20, 7 Stillwater Drive, Manchester, M11 4TG

Flat 19, 7 Stillwater Drive, Manchester, M11 4TG
Flat 17, 7 Stillwater Drive, Manchester, M11 4TG
Flat 15, 7 Stillwater Drive, Manchester, M11 4TG
Flat 14, 7 Stillwater Drive, Manchester, M11 4TG
Flat 5, 7 Stillwater Drive, Manchester, M11 4TG
Flat 353, 3 Stillwater Drive, Manchester, M11 4TE
Flat 326, 3 Stillwater Drive, Manchester, M11 4TE
Flat 49, 2 Stuart Street, Manchester, M11 4DG
Flat 40, 2 Stuart Street, Manchester, M11 4DG
Flat 27, 2 Stuart Street, Manchester, M11 4DG
Flat 23, 2 Stuart Street, Manchester, M11 4DG
Flat 19, 2 Stuart Street, Manchester, M11 4DG
Flat 11, 2 Stuart Street, Manchester, M11 4DG
Flat 9, 2 Stuart Street, Manchester, M11 4DG
Flat 6, 2 Stuart Street, Manchester, M11 4DG
Flat 4, 2 Stuart Street, Manchester, M11 4DG
Flat 1, 2 Stuart Street, Manchester, M11 4DG
Apartment 40, 2B The Waterfront, Manchester, M11 4DB
Flat 14, 2B The Waterfront, Manchester, M11 4DB
Flat 50, 2A The Waterfront, Manchester, M11 4BX
Flat 31, 2A The Waterfront, Manchester, M11 4BX
Flat 15, 2A The Waterfront, Manchester, M11 4BX
Flat 4, 2 The Waterfront, Manchester, M11 4AF
Apartment 4, 4 The Waterfront, Manchester, M11 4AU
Apartment 44, 2B The Waterfront, Manchester, M11 4DB
Apartment 34, 2B The Waterfront, Manchester, M11 4DB
Apartment 28, 2B The Waterfront, Manchester, M11 4DB
Apartment 24, 2B The Waterfront, Manchester, M11 4DB
Flat 39, 2A The Waterfront, Manchester, M11 4BX
Flat 22, 2A The Waterfront, Manchester, M11 4BX
Flat 14, 2A The Waterfront, Manchester, M11 4BX
Flat 11, 2A The Waterfront, Manchester, M11 4BX
Flat 34, 2 The Waterfront, Manchester, M11 4AF
Flat 33, 2 The Waterfront, Manchester, M11 4AF
Flat 29, 2 The Waterfront, Manchester, M11 4AF
Flat 14, 2 The Waterfront, Manchester, M11 4AF
Apartment 24, 4 The Waterfront, Manchester, M11 4AU
Flat 23, 2 The Waterfront, Manchester, M11 4AF
Flat 13, 2 The Waterfront, Manchester, M11 4AF
Flat 6, 2 The Waterfront, Manchester, M11 4AF
Apartment 10, 4 The Waterfront, Manchester, M11 4AU
Apartment 2, 4 The Waterfront, Manchester, M11 4AU
Flat 568, 5 Stillwater Drive, Manchester, M11 4TF
Flat 559, 5 Stillwater Drive, Manchester, M11 4TF
Flat 525, 5 Stillwater Drive, Manchester, M11 4TF
Flat 524, 5 Stillwater Drive, Manchester, M11 4TF
Flat 518, 5 Stillwater Drive, Manchester, M11 4TF
Flat 517, 5 Stillwater Drive, Manchester, M11 4TF
Flat 516, 5 Stillwater Drive, Manchester, M11 4TF
Flat 513, 5 Stillwater Drive, Manchester, M11 4TF
Flat 509, 5 Stillwater Drive, Manchester, M11 4TF
Flat 530, 5 Stillwater Drive, Manchester, M11 4TF
Flat 46, 7 Stillwater Drive, Manchester, M11 4TG
Flat 33, 7 Stillwater Drive, Manchester, M11 4TG

Flat 32, 7 Stillwater Drive, Manchester, M11 4TG
Flat 30, 7 Stillwater Drive, Manchester, M11 4TG
Flat 26, 7 Stillwater Drive, Manchester, M11 4TG
Flat 24, 7 Stillwater Drive, Manchester, M11 4TG
Flat 18, 7 Stillwater Drive, Manchester, M11 4TG
Flat 346, 3 Stillwater Drive, Manchester, M11 4TE
Flat 343, 3 Stillwater Drive, Manchester, M11 4TE
Flat 339, 3 Stillwater Drive, Manchester, M11 4TE
Flat 311, 3 Stillwater Drive, Manchester, M11 4TE
Flat 303, 3 Stillwater Drive, Manchester, M11 4TE
Flat 302, 3 Stillwater Drive, Manchester, M11 4TE
Flat 68, 2 Stuart Street, Manchester, M11 4DG
Flat 61, 2 Stuart Street, Manchester, M11 4DG
Flat 31, 2 Stuart Street, Manchester, M11 4DG
Flat 29, 2 Stuart Street, Manchester, M11 4DG
Flat 25, 2 Stuart Street, Manchester, M11 4DG
Apartment 9, 6 The Waterfront, Manchester, M11 4AY
Apartment 43, 2B The Waterfront, Manchester, M11 4DB
Apartment 38, 2B The Waterfront, Manchester, M11 4DB
Apartment 33, 2B The Waterfront, Manchester, M11 4DB
Flat 38, 2A The Waterfront, Manchester, M11 4BX
Flat 34, 2A The Waterfront, Manchester, M11 4BX
Flat 28, 2A The Waterfront, Manchester, M11 4BX
Flat 12, 2 The Waterfront, Manchester, M11 4AF
Apartment 20, 4 The Waterfront, Manchester, M11 4AU
Apartment 15, 4 The Waterfront, Manchester, M11 4AU
Apartment 7, 4 The Waterfront, Manchester, M11 4AU
Apartment 27, 2B The Waterfront, Manchester, M11 4DB
Apartment 23, 2B The Waterfront, Manchester, M11 4DB
Flat 12, 2B The Waterfront, Manchester, M11 4DB
Flat 10, 2B The Waterfront, Manchester, M11 4DB
Flat 2, 2B The Waterfront, Manchester, M11 4DB
Flat 45, 2A The Waterfront, Manchester, M11 4BX
Flat 19, 2A The Waterfront, Manchester, M11 4BX
Flat 8, 2A The Waterfront, Manchester, M11 4BX
Flat 37, 2 The Waterfront, Manchester, M11 4AF
Apartment 13, 4 The Waterfront, Manchester, M11 4AU
Flat 11, 2 The Waterfront, Manchester, M11 4AF
Flat 9, 2 The Waterfront, Manchester, M11 4AF
Apartment 18, 4 The Waterfront, Manchester, M11 4AU
Apartment 22, 6 The Waterfront, Manchester, M11 4AY
Apartment 14, 6 The Waterfront, Manchester, M11 4AY
Apartment 11, 6 The Waterfront, Manchester, M11 4AY
14 Stuart Street, Manchester, M11 4DN
23 Stillwater Drive, Manchester, M11 4TP
21 Stillwater Drive, Manchester, M11 4TP
Flat 571, 5 Stillwater Drive, Manchester, M11 4TF
Flat 566, 5 Stillwater Drive, Manchester, M11 4TF
Flat 565, 5 Stillwater Drive, Manchester, M11 4TF
Flat 552, 5 Stillwater Drive, Manchester, M11 4TF
Flat 550, 5 Stillwater Drive, Manchester, M11 4TF
Flat 548, 5 Stillwater Drive, Manchester, M11 4TF
Flat 542, 5 Stillwater Drive, Manchester, M11 4TF
Flat 536, 5 Stillwater Drive, Manchester, M11 4TF

Flat 532, 5 Stillwater Drive, Manchester, M11 4TF
Flat 531, 5 Stillwater Drive, Manchester, M11 4TF
Flat 528, 5 Stillwater Drive, Manchester, M11 4TF
Flat 506, 5 Stillwater Drive, Manchester, M11 4TF
Flat 503, 5 Stillwater Drive, Manchester, M11 4TF
2 Stillwater Drive, Manchester, M11 4TL
6 Stillwater Drive, Manchester, M11 4TL
Flat 40, 7 Stillwater Drive, Manchester, M11 4TG
Flat 36, 7 Stillwater Drive, Manchester, M11 4TG
Flat 35, 7 Stillwater Drive, Manchester, M11 4TG
Flat 34, 7 Stillwater Drive, Manchester, M11 4TG
Flat 28, 7 Stillwater Drive, Manchester, M11 4TG
Flat 27, 7 Stillwater Drive, Manchester, M11 4TG
Flat 6, 7 Stillwater Drive, Manchester, M11 4TG
Flat 357, 3 Stillwater Drive, Manchester, M11 4TE
Flat 351, 3 Stillwater Drive, Manchester, M11 4TE
Flat 349, 3 Stillwater Drive, Manchester, M11 4TE
Flat 340, 3 Stillwater Drive, Manchester, M11 4TE
Flat 333, 3 Stillwater Drive, Manchester, M11 4TE
Flat 330, 3 Stillwater Drive, Manchester, M11 4TE
Flat 329, 3 Stillwater Drive, Manchester, M11 4TE
Flat 318, 3 Stillwater Drive, Manchester, M11 4TE
Flat 316, 3 Stillwater Drive, Manchester, M11 4TE
Flat 315, 3 Stillwater Drive, Manchester, M11 4TE
Flat 307, 3 Stillwater Drive, Manchester, M11 4TE
Flat 66, 2 Stuart Street, Manchester, M11 4DG
Flat 55, 2 Stuart Street, Manchester, M11 4DG
Flat 54, 2 Stuart Street, Manchester, M11 4DG
Flat 45, 2 Stuart Street, Manchester, M11 4DG
Flat 37, 2 Stuart Street, Manchester, M11 4DG
Flat 36, 2 Stuart Street, Manchester, M11 4DG
Flat 34, 2 Stuart Street, Manchester, M11 4DG
Flat 33, 2 Stuart Street, Manchester, M11 4DG
Flat 24, 2 Stuart Street, Manchester, M11 4DG
Flat 22, 2 Stuart Street, Manchester, M11 4DG
Flat 18, 2 Stuart Street, Manchester, M11 4DG
Flat 17, 2 Stuart Street, Manchester, M11 4DG
Flat 21, 2 The Waterfront, Manchester, M11 4AF
Flat 31, 2 The Waterfront, Manchester, M11 4AF
Flat 30, 2 The Waterfront, Manchester, M11 4AF
Flat 26, 2 The Waterfront, Manchester, M11 4AF
Flat 16, 2 The Waterfront, Manchester, M11 4AF
Apartment 27, 4 The Waterfront, Manchester, M11 4AU
Apartment 26, 4 The Waterfront, Manchester, M11 4AU
Apartment 6, 4 The Waterfront, Manchester, M11 4AU
Apartment 3, 4 The Waterfront, Manchester, M11 4AU
Apartment 12, 6 The Waterfront, Manchester, M11 4AY
10 Stuart Street, Manchester, M11 4DN
20 Stuart Street, Manchester, M11 4DN
Flat 572, 5 Stillwater Drive, Manchester, M11 4TF
Flat 554, 5 Stillwater Drive, Manchester, M11 4TF
Flat 553, 5 Stillwater Drive, Manchester, M11 4TF
Flat 547, 5 Stillwater Drive, Manchester, M11 4TF
Flat 540, 5 Stillwater Drive, Manchester, M11 4TF

Flat 539, 5 Stillwater Drive, Manchester, M11 4TF
Flat 538, 5 Stillwater Drive, Manchester, M11 4TF
Flat 514, 5 Stillwater Drive, Manchester, M11 4TF
Flat 511, 5 Stillwater Drive, Manchester, M11 4TF
Flat 502, 5 Stillwater Drive, Manchester, M11 4TF
Flat 543, 5 Stillwater Drive, Manchester, M11 4TF
15 Stillwater Drive, Manchester, M11 4TP
Flat 42, 7 Stillwater Drive, Manchester, M11 4TG
Flat 38, 7 Stillwater Drive, Manchester, M11 4TG
Flat 31, 7 Stillwater Drive, Manchester, M11 4TG
Flat 16, 7 Stillwater Drive, Manchester, M11 4TG
Flat 4, 7 Stillwater Drive, Manchester, M11 4TG
Flat 344, 3 Stillwater Drive, Manchester, M11 4TE
Flat 342, 3 Stillwater Drive, Manchester, M11 4TE
Flat 336, 3 Stillwater Drive, Manchester, M11 4TE
Flat 331, 3 Stillwater Drive, Manchester, M11 4TE
Flat 321, 3 Stillwater Drive, Manchester, M11 4TE
Flat 306, 3 Stillwater Drive, Manchester, M11 4TE
Flat 60, 2 Stuart Street, Manchester, M11 4DG
Flat 57, 2 Stuart Street, Manchester, M11 4DG
Flat 52, 2 Stuart Street, Manchester, M11 4DG
Flat 48, 2 Stuart Street, Manchester, M11 4DG
Flat 38, 2 Stuart Street, Manchester, M11 4DG
Flat 35, 2 Stuart Street, Manchester, M11 4DG
Flat 26, 2 Stuart Street, Manchester, M11 4DG
Flat 20, 2 Stuart Street, Manchester, M11 4DG
Flat 15, 2 Stuart Street, Manchester, M11 4DG
Flat 13, 2 Stuart Street, Manchester, M11 4DG
Flat 18, 2A The Waterfront, Manchester, M11 4BX
Flat 5, 2A The Waterfront, Manchester, M11 4BX
Flat 17, 2 The Waterfront, Manchester, M11 4AF
Flat 10, 2 The Waterfront, Manchester, M11 4AF
Apartment 23, 4 The Waterfront, Manchester, M11 4AU
Flat 49, 2A The Waterfront, Manchester, M11 4BX
Flat 30, 2A The Waterfront, Manchester, M11 4BX
Flat 29, 2A The Waterfront, Manchester, M11 4BX
Flat 25, 2A The Waterfront, Manchester, M11 4BX
Flat 16, 2A The Waterfront, Manchester, M11 4BX
Flat 11, 2B The Waterfront, Manchester, M11 4DB
Flat 14, 2 Stuart Street, Manchester, M11 4DG
Flat 8, 2 Stuart Street, Manchester, M11 4DG
2 Stuart Street, Manchester, M11 4DG
Flat 3, 2B The Waterfront, Manchester, M11 4DB
Flat 43, 2A The Waterfront, Manchester, M11 4BX
Flat 23, 2A The Waterfront, Manchester, M11 4BX
Flat 20, 2A The Waterfront, Manchester, M11 4BX
Flat 12, 2A The Waterfront, Manchester, M11 4BX
Apartment 17, 4 The Waterfront, Manchester, M11 4AU
Apartment 21, 6 The Waterfront, Manchester, M11 4AY
Apartment 18, 6 The Waterfront, Manchester, M11 4AY
Apartment 41, 2B The Waterfront, Manchester, M11 4DB
Apartment 31, 2B The Waterfront, Manchester, M11 4DB
Apartment 29, 2B The Waterfront, Manchester, M11 4DB
Apartment 25, 2B The Waterfront, Manchester, M11 4DB

Flat 15, 2B The Waterfront, Manchester, M11 4DB
Flat 42, 2A The Waterfront, Manchester, M11 4BX
Flat 37, 2A The Waterfront, Manchester, M11 4BX
Flat 27, 2A The Waterfront, Manchester, M11 4BX
Flat 25, 2 The Waterfront, Manchester, M11 4AF
Flat 8, 2 The Waterfront, Manchester, M11 4AF
Apartment 5, 4 The Waterfront, Manchester, M11 4AU
Apartment 20, 6 The Waterfront, Manchester, M11 4AY
Apartment 19, 6 The Waterfront, Manchester, M11 4AY
25 Stillwater Drive, Manchester, M11 4TP
Flat 1, 2 The Waterfront, Manchester, M11 4AF
Flat 9, 2A The Waterfront, Manchester, M11 4BX
Flat 3, 2A The Waterfront, Manchester, M11 4BX
Flat 19, 2 The Waterfront, Manchester, M11 4AF
Apartment 16, 4 The Waterfront, Manchester, M11 4AU
Apartment 11, 4 The Waterfront, Manchester, M11 4AU
Apartment 27, 6 The Waterfront, Manchester, M11 4AY
Apartment 25, 6 The Waterfront, Manchester, M11 4AY
Apartment 17, 6 The Waterfront, Manchester, M11 4AY
Apartment 13, 6 The Waterfront, Manchester, M11 4AY
4 Stuart Street, Manchester, M11 4DN
Flat 569, 5 Stillwater Drive, Manchester, M11 4TF
Flat 535, 5 Stillwater Drive, Manchester, M11 4TF
Flat 534, 5 Stillwater Drive, Manchester, M11 4TF
Flat 529, 5 Stillwater Drive, Manchester, M11 4TF
8 Stillwater Drive, Manchester, M11 4TL
11 Stillwater Drive, Manchester, M11 4TP
Flat 44, 7 Stillwater Drive, Manchester, M11 4TG
Flat 13, 7 Stillwater Drive, Manchester, M11 4TG
Flat 7, 7 Stillwater Drive, Manchester, M11 4TG
Flat 1, 7 Stillwater Drive, Manchester, M11 4TG
Flat 341, 3 Stillwater Drive, Manchester, M11 4TE
Flat 335, 3 Stillwater Drive, Manchester, M11 4TE
Flat 328, 3 Stillwater Drive, Manchester, M11 4TE
Flat 324, 3 Stillwater Drive, Manchester, M11 4TE
Flat 313, 3 Stillwater Drive, Manchester, M11 4TE
Flat 312, 3 Stillwater Drive, Manchester, M11 4TE
Flat 67, 2 Stuart Street, Manchester, M11 4DG
Flat 63, 2 Stuart Street, Manchester, M11 4DG
Flat 59, 2 Stuart Street, Manchester, M11 4DG
Flat 51, 2 Stuart Street, Manchester, M11 4DG
Flat 47, 2 Stuart Street, Manchester, M11 4DG
Flat 42, 2 Stuart Street, Manchester, M11 4DG
Flat 39, 2 Stuart Street, Manchester, M11 4DG
Flat 30, 2 Stuart Street, Manchester, M11 4DG
Flat 28, 2 Stuart Street, Manchester, M11 4DG
Apartment 7, 6 The Waterfront, Manchester, M11 4AY
Flat 1, 2B The Waterfront, Manchester, M11 4DB
Flat 20, 2 The Waterfront, Manchester, M11 4AF

Appendix 2 – Planning constraints

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected