

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133359/VO/2022

Date registered valid: 6 April 2022

Proposal: City Council Development - Installation of canopies, above car parking spaces, including the installation of Solar Photovoltaic panels and erection of inverter enclosure with 2 metre high paladin fencing

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

Ward(s): Clayton & Openshaw Ward

Applicant: Mr James Kearns Manchester City Council Capital Programmes And Procurement , Corporate Core Directorate, PO BOX 532 , Town Hall, Manchester, M60 2LA

Agent (if any): Mr David Hanna Bowker Sadler Architecture Hatherlow House, 10 Hatherlow, Stockport, SK6 3DY

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 May 2022

Application details

Type of application: Regulation 3 Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 14 April 2022 Expired: 5 May 2022

Neighbour notifications

Printed: 14 April 2022 Expired: 5 May 2022

Site notice

Posted: 21 April 2022 Expired: 12 May 2022

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site forms part of a series of sporting venues which comprise the Etihad Campus. To the west and east are residential areas, with a large Asda foodstore and other retail floorspace to the south of the site and the Ashton Canal.

Description of development

Consent is sought for the installation of canopies, with associated solar photovoltaic panels above the existing car parking spaces in the parking areas to the north and south of the velodrome, together with the erection of an inverter and associated enclosure to each car park. The sloping canopy structures at the lowest point where two parking spaces are in a back to back arrangement would be 3.5m above ground level, raising in height to 5.2m at the outer most edge of the proposed canopy.

The proposed inverters would be enclosed by expanded graphite black metal mesh cladding , and would be 8.5m in length and 3m in height. A 2 metre high paladin fencing is also proposed to the perimeter of the inverter compounds .

A cable entry enclosure formed of graphite black metal mesh cladding would be installed to the southern and northern façade of the velodrome , where the cabling enters the building.

The proposed size of the Solar PV installation is between 772 kWp and 915 kWp and would deliver carbon savings of circa 240 tCO2 per annum.

Consultations & Notification Responses

Site notices have been posted on the site advertising the proposed development on the grounds of the proposed development being of Public Interest on 21st April 2022. No representations have been received in connection with the posted notice.

Local residents/local businesses – No comments received

Highway Services – Have no objections regarding the proposed installation of solar photovoltaic carports over the front and rear car park areas at The National Cycling Centre, which will be sited only within the curtilage of the site and does not impinge onto the adopted highway. It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicenses@manchester.gov.uk

Environmental Health – have not expressed any concerns.

Greater Manchester Ecology Unit - have no specific comments to make on this application, but have forwarded the following general advice which would apply:

- Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek and implement ecological advice should they find or suspect that the proposals will impact on protected species.
- Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
- Planning policy (NPPF – July 2021 para 174d), 179b) and 180d)) encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application.

Cadent - Have no objection, but request an informative note be attached to any approval as set out below .

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions. Prior to carrying out works, including the construction of access points, please register on www.linsearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

They further advise that Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures.

The observations received from Cadent has been forwarded to the planning agent for information.

Flood Risk Management – recommend a surface water drainage condition is attached to any approval, as details in regard to the pipe work to deal with rainwater coming off the proposed canopies e.g. installation drainpipes to the canopy structures and how the rainwater goods will connect into the existing surface water drainage system on the site are required.

Secure by Design – Have advised that:

- if there is any existing CCTV on the premises then it will need to be reviewed to determine whether existing coverage will be hindered by the construction of the proposed canopies and if so arrangements should be made to ensure that the CCTV cameras within the vicinity of the proposal is located to cover the necessary areas required. If no CCTV currently covers the location then CCTV should be installed on the underside of the canopies to cover the parking area.
- Dusk til Dawn lighting will need to be installed to ensure that the new canopies do not create areas of shadowing/pooling in the hours of darkness.

Issues

Policy

The NPPF (July 2021) - The National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied.

Paragraph 152 of the NPPF states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Paragraph 195 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality 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 126).

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 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 EN4 – Reducing CO₂ emissions by enabling low and zero carbon development, and Policy EN6 – Target Framework for CO₂ reductions from low or zero carbon energy supplies .

Policies EN4 and EN6 seek to reduce carbon dioxide emissions . The proposed development would involve the incorporation of solar panels on the canopy structures thereby reducing the carbon emissions associated with the operation of the building through the provision of on-site renewable electricity generation, which would accord with the aspirations of policies EN4 and EN6.

Commented [SW1]:

Policy EN8 -Adaption to climate change

All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. The proposed development would facilitate the use of renewable energy at the velodrome site, which will contribute to reducing the negative impacts of climate change.

Policy EN 18 -Contaminated land and ground stability

Policy EN 18 states that the Council will give priority for the remediation of contaminated land to strategic locations. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

Whilst the site lies within 250m of a landfill site, the proposed structures would be open in nature and would therefore not lead to any accumulation of any ground gas. Furthermore, any disturbance of the ground would be limited to the installation of the stanchions, and bases for the proposed inverters. As such a Phase 1 desk top contaminated land report is not considered to be warranted, and no requests for such work has been identified by Environmental Health officers.

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

Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. The effect of new development proposals which are likely to be generators of noise and
- b. The implications of new development being exposed to existing noise sources which are effectively outside planning control.

Sustainability

The proposed development would involve the incorporation of solar panels on canopy structures, thereby reducing the carbon emissions associated with the operation of the building through the provision of onsite renewable electricity generation. The proposed size of the Solar PV installation is between 772 kWp and 915 kWp and would deliver carbon savings of circa 240 tCO₂ per annum. This would accord with the aspirations within policies EN4 and EN6 of the Core Strategy and contribute to the delivery of a carbon zero city by 2038, by reducing the carbon emissions associated with the operation of the building through the provision of on site renewable electricity generation.

However, consideration needs to be given to any visual or residential levels of amenity.

Residential and Visual Amenity

The proposed sloping canopy structures would effectively be single storey in height, with the lowest point where two parking spaces are in a back to back arrangement, being 3.5m above ground level, raising in height to 5.2m at the outer most edge of the proposed canopy. The proposed inverters would be 8.5m in length and 3m in height, and the small compound within which each inverter would be located, would be bounded by 2 metre black high paladin fencing. Whilst the canopies associated solar panels and inverters would be visible from around the site, they would be read in the context of the velodrome and BMX arena. It is not considered that the structures would give rise to adverse impacts in regard to visual amenity. Consideration has been given the reflective qualities of the proposed solar panels and the potential associated impacts to residential accommodation in the vicinity of the site. The nearest house lies 26m from the north car park side boundary to the side gable of the property on Stuart Street East, with the nearest residential accommodation to the west being 79m away from the north car park, and 88m from the southern car park respectively. The distance from residential accommodation, and the orientation of the proposed canopies would reduce the potential for the proposed development to give rise to levels of glare, which would give rise to significant adverse impacts to residential amenity.

Finalised colouration of the proposed stanchions and the steelwork forming the canopy structures has yet to be agreed, and it is therefore recommended that this aspect of the scheme is conditioned.

Impact on Heritage asset

The proposed installation of canopies with solar photovoltaic panels above the existing car parking spaces in the existing parking area to the north of the velodrome lies close to Phillips Park, which is a Grade II registered park. The northern car parking area is separated from Phillips Park by Fairclough Road and boundary treatment on either side - a blue metal railing to the car park, and brick wall and metal railing to Phillips Park. The northern car park can be viewed in conjunction with the registered park from Fairclough Street, and therefore an assessment of the impact of the proposed development on the setting of the heritage asset has been made in accordance with paragraph 195 of the NPPF.

As stated above the proposed canopies with solar photovoltaic panels above the existing car parking spaces would be limited in height, and would be in the form of open structures to the sides, which would not restrict views of Phillips Park. The scale of the proposed development would be subservient to the existing building and when viewed from Fairclough Street and the read in the context of the Velodrome.

On balance it is considered that the proposed development would not give rise to significant visual impacts to the character and historic value of the registered park. The proposal is therefore considered to amount to less than substantial harm to the significance of a designated

heritage asset as per paragraph 202 of the NPPF. This harm is outweighed by public benefits of the proposal which include carbon reduction and climate change mitigation impacts.

Ecology

Observations made in regard to the potential for protective species to turn up in unexpected places and the need to abide by the laws which are in place to safeguard biodiversity is noted. The informative which has been requested would be attached to any approval to ensure that the applicant is aware that they must seek and implement ecological advice should they find or suspect that the proposals will impact on protected species. Furthermore, the comments regarding the potential to impact on habitats where nesting birds may be present has also been noted. The inverter to serve the northern car park would be located on a grassed area, however the inverter to serve the southern car park would necessitate the loss of an area of low shrubs, and a young tree. As such it is proposed to attach a condition relating to the need to ensure that no works, which could impact on nesting birds are undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.

The NPPF – July 2021 para 174d), 179b) and 180d) also encourages enhancements and net gains for biodiversity to be delivered through the planning system, and wherever possible measures to enhance the site for biodiversity should be secured. In this case the proposed works are limited to the installation of canopies above existing hard surfaced parking areas, and the installation of two inverters, in an area which is already interspersed with tree planting, shrub planting and soft landscaping. As such the site could not readily accommodate areas of additional planting to further enhance the existing biodiversity at the site. On balance it is considered that the limited loss of soft landscaping required in order to facilitate the proposed development is outweighed by the benefits the scheme would deliver in regard to carbon reduction.

Lighting and CCTV

Whilst a plan has been received during the consideration of the application which shows the provision of lighting and CCTV coverage in relation to the proposed works to the southern parking area, no details have been provided for consideration in regard to the northern parking area. Given the need to ensure that the development benefits from adequate lighting and CCTV coverage to safeguard users of the facility, and the vehicles parked under the proposed canopies, it is proposed to attach a condition to any approval to require the submission of the finalised details of the lighting and CCTV for both the northern and southern parking areas, before the parking areas below the proposed canopies are brought back into use.

Surface Water Drainage

The scheme under consideration does not include specifications for any pipe work to deal with rainwater coming off the proposed canopies, in particular the installation drainpipes to the canopy structures and how the rainwater goods will connect into the existing surface water drainage system on the site. It is therefore proposed to attach a condition relating to surface water drainage arrangements to any approval, to enable this element of the scheme to be fully considered. The pre-commencement condition has been accepted by the planning agent.

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case negotiations took place in relation to drainage, lighting and CCTV. The applicant has also been advised of a pre-development conditions, and this has been accepted. The proposal is considered to be acceptable and therefore determined within a timely manner.

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

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

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

Site location plan ref: 1001; Site plan ref: 2000; Site plan south car park ref: 2001 rev.A; Site plan north car park ref: 2003; Provision of Solar Car ports Notional PV AC Cable routes plan ref: 1631 / E1 rev.P5;

Roof plan south car park ref: 2002; Roof plan north car park ref: 2004; Typical Section Thro Stanchion ref: 3500; Site Section south car park ref: 3501; Inverter enclosure ref: 4001; Section detail, Cable entry enclosure ref: 6500; 3D Massing Images – South Car Park ref: 0001 rev.A; 3D Massing Images – North Car Park ref: 0002;

Received 29th March 2022.

Inverter Security fence elevations south car park ref: 3003; Inverter Security fence elevations north car park ref: 3004; received 7th April 2022;

Email from applicant dated 5th May 2022 confirming no noise issues associated with any of the equipment that is being specified.

Plan ref: 1631/E7 rev.T1 Provision of solar car ports , south car park lighting and security layout received 23.05.2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) .

3. Prior to the installation of the stanchions and steel framework forming the canopy structures, the finalised colouration of the material to be used shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4. Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion.

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

5. Notwithstanding the details on plan ref: 1631/E7 rev.T1 Provision of solar car ports , south car park lighting and security layout received 23.05.2022; prior to the existing parking spaces below the canopies hereby approved to the northern and southern car parks are brought back into use, detailed specifications of all external lighting, and CCTV shall be submitted to and approved in writing by, the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and the lighting and CCTV shall be retained in situ whilst the parking spaces are in use.

Reason - To ensure adequate lighting and CCTV coverage within the development , pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

6. No removal of or works to any hedgerows, trees or shrubs should take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority, prior to any removal of hedgerows, trees or shrubs taking place.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Manchester Core Strategy (2012).

Informatives

1. Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to

safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek and implement ecological advice should they find or suspect that the proposals will impact on protected species.

2. Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
3. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email highwaylicenses@manchester.gov.uk
4. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

96 Stuart Street East, Manchester, M11 4BZ
Flat 113, 1 Stillwater Drive, Manchester, M11 4TD
Flat 4, 83 Bank Street, Newton Heath, Manchester, M11 4DF
Flat 2, 83 Bank Street, Newton Heath, Manchester, M11 4DF
Evans Cycles, The National Cycling Centre, Stuart Street, Manchester, M11 4DQ
2 Bath Street, Manchester, M11 4TW
76 Bank Street, Newton Heath, Manchester, M11 4BU
1 Tartan Street, Manchester, M11 4GD
95 Stuart Street East, Manchester, M11 4BZ
88 Stuart Street East, Manchester, M11 4BZ
Velodrome, The National Cycling Centre, Stuart Street, Manchester, M11 4DQ
BMX Centre, The National Cycling Centre, Stuart Street, Manchester, M11 4DQ
2 Fairclough Street, Manchester, M11 4TN
104 Stuart Street East, Manchester, M11 4BZ
83 Stuart Street East, Manchester, M11 4BZ

69 Stuart Street East, Manchester, M11 4BZ
82 Stuart Street East, Manchester, M11 4BZ
86 Stuart Street East, Manchester, M11 4BZ
80 Stuart Street East, Manchester, M11 4BZ
100 Stuart Street East, Manchester, M11 4BZ
74 Bank Street, Newton Heath, Manchester, M11 4BU
2 Bank Bridge Road, Manchester, M11 4TT
89 Bank Street, Newton Heath, Manchester, M11 4DF
Flat 564, 5 Stillwater Drive, Manchester, M11 4TF
Flat 556, 5 Stillwater Drive, Manchester, M11 4TF
Flat 555, 5 Stillwater Drive, Manchester, M11 4TF
Flat 508, 5 Stillwater Drive, Manchester, M11 4TF
Flat 353, 3 Stillwater Drive, Manchester, M11 4TE
Flat 310, 3 Stillwater Drive, Manchester, M11 4TE
Flat 309, 3 Stillwater Drive, Manchester, M11 4TE
Flat 304, 3 Stillwater Drive, Manchester, M11 4TE
Apartment 1, 6 The Waterfront, Manchester, M11 4AY
Apartment 29, 6 The Waterfront, Manchester, M11 4AY
Apartment 16, 6 The Waterfront, Manchester, M11 4AY
Flat 128, 1 Stillwater Drive, Manchester, M11 4TD
Flat 123, 1 Stillwater Drive, Manchester, M11 4TD
Flat 107, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 3, 6 The Waterfront, Manchester, M11 4AY
Apartment 2, 6 The Waterfront, Manchester, M11 4AY
Apartment 28, 6 The Waterfront, Manchester, M11 4AY
91 Bank Street, Newton Heath, Manchester, M11 4DF
85 Bank Street, Newton Heath, Manchester, M11 4DF
98 Stuart Street East, Manchester, M11 4BZ
91 Stuart Street East, Manchester, M11 4BZ
75 Stuart Street East, Manchester, M11 4BZ
61 Stuart Street East, Manchester, M11 4BZ
Flat 571, 5 Stillwater Drive, Manchester, M11 4TF
Flat 566, 5 Stillwater Drive, Manchester, M11 4TF
Flat 565, 5 Stillwater Drive, Manchester, M11 4TF
Flat 552, 5 Stillwater Drive, Manchester, M11 4TF
Flat 550, 5 Stillwater Drive, Manchester, M11 4TF
Flat 548, 5 Stillwater Drive, Manchester, M11 4TF
Flat 542, 5 Stillwater Drive, Manchester, M11 4TF
Flat 536, 5 Stillwater Drive, Manchester, M11 4TF
Flat 532, 5 Stillwater Drive, Manchester, M11 4TF
Flat 531, 5 Stillwater Drive, Manchester, M11 4TF
Flat 528, 5 Stillwater Drive, Manchester, M11 4TF
Flat 506, 5 Stillwater Drive, Manchester, M11 4TF
Flat 503, 5 Stillwater Drive, Manchester, M11 4TF
Flat 357, 3 Stillwater Drive, Manchester, M11 4TE
Flat 351, 3 Stillwater Drive, Manchester, M11 4TE
Flat 349, 3 Stillwater Drive, Manchester, M11 4TE
Flat 340, 3 Stillwater Drive, Manchester, M11 4TE
Flat 333, 3 Stillwater Drive, Manchester, M11 4TE
Flat 330, 3 Stillwater Drive, Manchester, M11 4TE
Flat 329, 3 Stillwater Drive, Manchester, M11 4TE
Flat 326, 3 Stillwater Drive, Manchester, M11 4TE
Flat 122, 1 Stillwater Drive, Manchester, M11 4TD
87 Stuart Street East, Manchester, M11 4BZ

Flat 139, 1 Stillwater Drive, Manchester, M11 4TD
Flat 114, 1 Stillwater Drive, Manchester, M11 4TD
Flat 112, 1 Stillwater Drive, Manchester, M11 4TD
Flat 108, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 22, 6 The Waterfront, Manchester, M11 4AY
Apartment 14, 6 The Waterfront, Manchester, M11 4AY
Flat 561, 5 Stillwater Drive, Manchester, M11 4TF
Apartment 11, 6 The Waterfront, Manchester, M11 4AY
Flat 3, 83 Bank Street, Newton Heath, Manchester, M11 4DF
Flat 570, 5 Stillwater Drive, Manchester, M11 4TF
Flat 551, 5 Stillwater Drive, Manchester, M11 4TF
Flat 546, 5 Stillwater Drive, Manchester, M11 4TF
Flat 523, 5 Stillwater Drive, Manchester, M11 4TF
Flat 505, 5 Stillwater Drive, Manchester, M11 4TF
Flat 355, 3 Stillwater Drive, Manchester, M11 4TE
Flat 356, 3 Stillwater Drive, Manchester, M11 4TE
Flat 354, 3 Stillwater Drive, Manchester, M11 4TE
Flat 347, 3 Stillwater Drive, Manchester, M11 4TE
Flat 345, 3 Stillwater Drive, Manchester, M11 4TE
Flat 338, 3 Stillwater Drive, Manchester, M11 4TE
Flat 332, 3 Stillwater Drive, Manchester, M11 4TE
Flat 318, 3 Stillwater Drive, Manchester, M11 4TE
Flat 316, 3 Stillwater Drive, Manchester, M11 4TE
Flat 315, 3 Stillwater Drive, Manchester, M11 4TE
Flat 307, 3 Stillwater Drive, Manchester, M11 4TE
Flat 133, 1 Stillwater Drive, Manchester, M11 4TD
Flat 125, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 21, 6 The Waterfront, Manchester, M11 4AY
Apartment 18, 6 The Waterfront, Manchester, M11 4AY
84 Stuart Street East, Manchester, M11 4BZ
Flat 140, 1 Stillwater Drive, Manchester, M11 4TD
Flat 136, 1 Stillwater Drive, Manchester, M11 4TD
Flat 104, 1 Stillwater Drive, Manchester, M11 4TD
Flat 102, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 20, 6 The Waterfront, Manchester, M11 4AY
Apartment 19, 6 The Waterfront, Manchester, M11 4AY
Flat 5, 83 Bank Street, Newton Heath, Manchester, M11 4DF
94 Stuart Street East, Manchester, M11 4BZ
89 Stuart Street East, Manchester, M11 4BZ
73 Stuart Street East, Manchester, M11 4BZ
108 Stuart Street East, Manchester, M11 4BZ
Flat 563, 5 Stillwater Drive, Manchester, M11 4TF
Flat 560, 5 Stillwater Drive, Manchester, M11 4TF
Flat 545, 5 Stillwater Drive, Manchester, M11 4TF
Flat 526, 5 Stillwater Drive, Manchester, M11 4TF
Flat 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
Flat 352, 3 Stillwater Drive, Manchester, M11 4TE
Flat 350, 3 Stillwater Drive, Manchester, M11 4TE

Flat 348, 3 Stillwater Drive, Manchester, M11 4TE
Flat 334, 3 Stillwater Drive, Manchester, M11 4TE
Flat 322, 3 Stillwater Drive, Manchester, M11 4TE
Flat 320, 3 Stillwater Drive, Manchester, M11 4TE
Flat 317, 3 Stillwater Drive, Manchester, M11 4TE
Flat 314, 3 Stillwater Drive, Manchester, M11 4TE
Flat 308, 3 Stillwater Drive, Manchester, M11 4TE
77 Stuart Street East, Manchester, M11 4BZ
Flat 305, 3 Stillwater Drive, Manchester, M11 4TE
Apartment 4, 6 The Waterfront, Manchester, M11 4AY
Apartment 26, 6 The Waterfront, Manchester, M11 4AY
Flat 142, 1 Stillwater Drive, Manchester, M11 4TD
Flat 126, 1 Stillwater Drive, Manchester, M11 4TD
Flat 121, 1 Stillwater Drive, Manchester, M11 4TD
Flat 111, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 6, 6 The Waterfront, Manchester, M11 4AY
Apartment 30, 6 The Waterfront, Manchester, M11 4AY
85 Stuart Street East, Manchester, M11 4BZ
63 Stuart Street East, Manchester, M11 4BZ
106 Stuart Street East, Manchester, M11 4BZ
102 Stuart Street East, Manchester, M11 4BZ
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 346, 3 Stillwater Drive, Manchester, M11 4TE
Flat 343, 3 Stillwater Drive, Manchester, M11 4TE
Flat 339, 3 Stillwater Drive, Manchester, M11 4TE
Flat 325, 3 Stillwater Drive, Manchester, M11 4TE
Flat 323, 3 Stillwater Drive, Manchester, M11 4TE
Flat 319, 3 Stillwater Drive, Manchester, M11 4TE
Flat 301, 3 Stillwater Drive, Manchester, M11 4TE
Flat 138, 1 Stillwater Drive, Manchester, M11 4TD
97 Bank Street, Newton Heath, Manchester, M11 4DF
71 Stuart Street East, Manchester, M11 4BZ
Flat 134, 1 Stillwater Drive, Manchester, M11 4TD
Flat 132, 1 Stillwater Drive, Manchester, M11 4TD
Flat 117, 1 Stillwater Drive, Manchester, M11 4TD
Flat 110, 1 Stillwater Drive, Manchester, M11 4TD
Flat 106, 1 Stillwater Drive, Manchester, M11 4TD
Flat 103, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 10, 6 The Waterfront, Manchester, M11 4AY
Apartment 8, 6 The Waterfront, Manchester, M11 4AY
95 Bank Street, Newton Heath, Manchester, M11 4DF
87 Bank Street, Newton Heath, Manchester, M11 4DF
92 Stuart Street East, Manchester, M11 4BZ
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 336, 3 Stillwater Drive, Manchester, M11 4TE
Flat 543, 5 Stillwater Drive, Manchester, M11 4TF
Flat 344, 3 Stillwater Drive, Manchester, M11 4TE
Flat 342, 3 Stillwater Drive, Manchester, M11 4TE
Flat 331, 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 141, 1 Stillwater Drive, Manchester, M11 4TD
Flat 130, 1 Stillwater Drive, Manchester, M11 4TD
Flat 127, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 9, 6 The Waterfront, Manchester, M11 4AY
93 Stuart Street East, Manchester, M11 4BZ
65 Stuart Street East, Manchester, M11 4BZ
110 Stuart Street East, Manchester, M11 4BZ
Flat 131, 1 Stillwater Drive, Manchester, M11 4TD
Flat 129, 1 Stillwater Drive, Manchester, M11 4TD
Flat 115, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 12, 6 The Waterfront, Manchester, M11 4AY
93 Bank Street, Newton Heath, Manchester, M11 4DF
Flat 119, 1 Stillwater Drive, Manchester, M11 4TD
Flat 569, 5 Stillwater Drive, Manchester, M11 4TF
Flat 535, 5 Stillwater Drive, Manchester, M11 4TF
Flat 534, 5 Stillwater Drive, Manchester, M11 4TF
Flat 529, 5 Stillwater Drive, Manchester, M11 4TF
Flat 341, 3 Stillwater Drive, Manchester, M11 4TE
Flat 335, 3 Stillwater Drive, Manchester, M11 4TE
Flat 328, 3 Stillwater Drive, Manchester, M11 4TE
Flat 321, 3 Stillwater Drive, Manchester, M11 4TE
Flat 306, 3 Stillwater Drive, Manchester, M11 4TE
Flat 118, 1 Stillwater Drive, Manchester, M11 4TD
Flat 101, 1 Stillwater Drive, Manchester, M11 4TD
Flat 124, 1 Stillwater Drive, Manchester, M11 4TD
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
Flat 6, 83 Bank Street, Newton Heath, Manchester, M11 4DF
79 Stuart Street East, Manchester, M11 4BZ
67 Stuart Street East, Manchester, M11 4BZ
Flat 558, 5 Stillwater Drive, Manchester, M11 4TF
Flat 120, 1 Stillwater Drive, Manchester, M11 4TD
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 533, 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 337, 3 Stillwater Drive, Manchester, M11 4TE
Flat 327, 3 Stillwater Drive, Manchester, M11 4TE
Flat 135, 1 Stillwater Drive, Manchester, M11 4TD
Flat 324, 3 Stillwater Drive, Manchester, M11 4TE
Flat 313, 3 Stillwater Drive, Manchester, M11 4TE
Flat 312, 3 Stillwater Drive, Manchester, M11 4TE
Apartment 7, 6 The Waterfront, Manchester, M11 4AY
Apartment 24, 6 The Waterfront, Manchester, M11 4AY
90 Stuart Street East, Manchester, M11 4BZ
81 Stuart Street East, Manchester, M11 4BZ
Flat 137, 1 Stillwater Drive, Manchester, M11 4TD
Flat 116, 1 Stillwater Drive, Manchester, M11 4TD
Flat 109, 1 Stillwater Drive, Manchester, M11 4TD
Flat 105, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 5, 6 The Waterfront, Manchester, M11 4AY
Flat 537, 5 Stillwater Drive, Manchester, M11 4TF
Apartment 23, 6 The Waterfront, Manchester, M11 4AY
Apartment 15, 6 The Waterfront, Manchester, M11 4AY
Flat 1, 83 Bank Street, Newton Heath, Manchester, M11 4DF
99 Bank Street, Newton Heath, Manchester, M11 4DF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH2