

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128416/JO/2020

Date registered valid: 4 November 2020

Proposal: Variation of condition 1 (Approved drawings), condition 2 (Materials) and condition 3 (Boundary details) relating to planning permission: 126231/JO/2020 to allow the formation of an external cycle store and changes to the approved external materials and boundary details,

Address: Beech Tree Court, 229 Moseley Road, Manchester, M19 2JT

Ward(s): Levenshulme Ward

Applicant: Mr Lawrence Arnold Cube Great Places 2A Derwent Avenue, Manchester, M21 7QP

Agent (if any): Mr Corin Yarrow Bowker Sadler Architecture Hatherlow House , Stockport, SK6 3DY

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 February 2021

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Dwellings

Date of site visit: 19 November 2021

Standard consultations:

Printed: 6 November 2020 Expired: 27 November 2020

Neighbour notifications

Printed: 29 December 2020 Expired: 19 January 2021

Site notice

Posted: 19 November 2021 Expired: 10 December 2021

Press advert

Published: 10 November 2020 Expired: 1 December 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

This application relates to the site of the former Kingsway PH and its car parking area. The site has a triangular configuration situated at the junction of Kingsway and Moseley Road with the eastern boundary related to 2-storey housing.

The site has planning permission for residential development approved on 29 December 2020 in relation to ref: 117274/FO/2017 - Erection of an apartment block comprising a five storey 27 unit apartment block and four, 2-storey houses. The approved houses are now occupied and the apartment block has been substantially completed.

The site has been the subject of a number of s.73 applications and requests to discharge conditions. The current s.73 application seeks to vary the details conditions 1 (Approved drawings), condition 2 (Materials) and condition 3 (Boundary details) relating to planning permission: 126231/JO/2020. The details of the amendments are set out below.



Fig. 1 – Application site and site notices

Description of development

The details of the amendment are:

- i. Condition 1 (Approved drawings) – The approved drawings have been amended in respect of the relocation of a previously proposed cycle store to an external position between the east elevation of the building and the car parking area. This amendment is required in order to accommodate an electrical plant room within the ground floor of the building. Seven double spaces cycle rack (14 cycle capacity) would be maintained within the building and accessed via

the lobby area. The external cycle store would have timber elevations constructed to a maximum height of 3 metres (h) x 4.1 metres (w) x 2.1 metres (d). The store would provide 20 cycle spaces in a double stack configuration. A total of 34 cycle spaces would be provided.

ii. Condition 2 (Materials) – The applicant proposes a change to the material specifications, which were approved previously and related to the external elevations of the buildings: The proposed changes relate to:

- a. Rain-screen to top floor 8mm Trespa Meteon cladding - Colour A25.8.1 - Anthracite replaced with Equitone Natural Anthracite Grey
- b. Rain-screen to front entrance porch 8mm Trespa Meteon cladding - Colour A03.0.0 - White replaces with Equitone Natural Quartz White

The changes are required to meet fire rating requirements

iii. Condition 3 (Boundary details) – Amendment to the boundary treatment to a section of the Kingsway boundary and the eastern boundary with a pair of semi-detached houses constructed as part of the development. This would involve the introduction of boundary Type R3 replacing the previously approved 1.5 metre high railing fence with a 1.8 metre high railing fence and conservation kerb. This amendment is required to meet the requirements of the CIS.

Consultations & Notification Responses

Local residents - No comments received.

Highway Services – The boundary treatment and cycle store proposals are acceptable from a highway perspective.

Environmental Health – Have no comments to make.

Arboricultural Officer - No objection

GM Police Design for Security – No objection.

Issues

National Planning Policy Framework (NPPF) - The NPPF requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 14 states that 'at the heart of the NPPF is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan and should be approved without delay unless:

- i. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- ii. Specific policies in the NPPF indicate development should be restricted.
- iii. The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).
- iv. Paragraph 8 (of the NPPF) goes on to state that these roles should not be undertaken in isolation: 'to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system'.

v. Paragraph 9 (of the NPPF) - States that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life. This includes making it easier for jobs to be created in cities.

The NPPF has been related to the proposed development and the following specific chapters were referred to in the consideration planning application

- i. Chapter 5: Delivering a supply of homes;
- ii. Chapter 8: Promoting healthy and safe communities;
- iii. Chapter 11: Making effective use of land;
- iv. Chapter 12: Achieving well-designed places;
- v. Chapter 14: Meeting the challenge of climate change, flooding and coastal change.

The proposed amendments would be appropriate related to chapters 5, 8 and 11.

Planning Policy Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In the previous assessment of the proposed development reference has been given to the following aspects of the PPG:

- i. Consultation and pre-decision matters
- ii. Design
- iii. Flood Risk Planning and Flood Risk
- iv. Health and well-being
- v. Land affected by contamination
- vi. Noise
- vii. Travel plans and traffic / transport assessments.

The proposed amendments would be consistent with the previous assessment of the above considerations.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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.'

The following policies are relevant to the revised proposed development and the condition schedule:

- i. Policy SP 1 (Spatial Principles)
- ii. Policy EN1 (Design Principles and Strategic Character Areas)
- iii. Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development)
- iv. Policy EN 8 (Adaptation to Climate Change)
- v. Policy EN 9 (Green Infrastructure)
- vi. Policy EN 14 (Flood Risk)
- vii. Policy EN15 (Biodiversity and Geological Conservation)
- viii. Policy EN 16 (Air Quality)

- ix. Policy EN18 (Contaminated Land and Ground Stability)
- x. Policy EN19 (Waste)
- xi. Policy H1 (Overall Housing Provision)
- xii. Policy H6 (South Manchester)
- xiii. Policy H8 (Affordable Housing)
- xiv. Policy H11 (Houses in Multiple Occupation)
- xv. Policy T1 (Sustainable transport)
- xvi. Policy T2 (Accessible areas of opportunity and need)
- xvii. Policy DM1 (Development Management)

The proposed amendments have been assessed with reference to:

i. Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- i. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- ii. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- iii. 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.

It is considered that the development would maintain its positive relationship to its surrounding context, contribution to housing provision and diversity of tenure and enhancement of the quality of built form in the locality. The development therefore continues to comply with policy SP1.

Policy DM1 Development Management - States that all development should have regard to the following specific issues, which are relevant in relation to the proposed development:

- o Appropriate siting, layout, scale, form, massing, materials and detail;
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- o Development should have regard to the character of the surrounding area;
- o Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, road safety and traffic generation;
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes;
- o Community safety and crime prevention;
- o Design for health;
- o Refuse storage and collection;
- o Vehicular access and car parking;
- o Flood risk and drainage.

The above considerations were related to the assessment of previous planning applications. As the amendments would not significantly depart from previously approved development, it is considered that the development would comply with policy DM1.

Unitary Development Plan (UDP) saved policy - The following policies were assessed in relation to previous planning applications. The amended development would continue to accord with these policies through the maintained quality of the elevational design and the continued inclusion of appropriate conditions.

Part 1 policy

- i. Policy E3.3 (Environmental Improvement and Protection)

Part 2 policies

- i. Policy DC7 (New Housing Development)
- ii. Policy DC26 Development and noise.

Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance - The Guide aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide development, the following sections are of relevance:

- i. Section 2 Design;
- ii. Section 3 Accessibility - Highlights the importance of ensuring that new development is inclusively designed and accessible to all;
- iii. Section 4 Environmental Standards;
- iv. Section 6 Parking Guidelines;
- v. Section 7 Housing Density and Mix;
- vi. Section 8 Community Safety and Crime Prevention;
- vii. Section 10 Internal Design Principles and the Provision of Space within Housing.

It is considered that the amendments are consistent with the previous assessment of the development with regard to the above.

Providing for Housing Choice Supplementary Planning Document (SPD) and Planning Guidance (adopted 2nd September 2008) - This document provides planning guidance about the mix of new housing provision required in Manchester to meet the requirements of the City's planning policies and government guidance about planning policies for housing provision. The amendment will aid the final delivery of the proposed development.

Manchester Residential Quality Guidance - Sets out the direction for the delivery of sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester. The proposed development has been assessed with reference to the guidance and considered to be acceptable for the reasons set out in reports relating to application ref: 117274/FO/2017, 121672/JO/2018 and 128416/JO/2020. The amendments would be consistent with assessment of the development.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application.

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, in this case sufficient information has been provided to allow the assessment of the amendments to the authorised development without requiring further negotiation.

Principle of the proposed changes to the development - The magnitude and composition of the development would remain unchanged. The principle of separating the occupation of the houses and apartment is considered to be appropriate as it would bring quality housing into

active use, which would be beneficial to the continued social and economic regeneration of the area. The full delivery of the development is expected given the current progress of construction works.

Proposed changes to specified conditions – The amendments relate to:

- i. Condition 1 (Approved drawings) – The proposed amendments would secure the provision of plant that is necessary to the successful delivery of the development.
- ii. Condition 2 (Materials) – There is no discernible difference between the approve and replacement cladding, which respectively relate to section of the upper and ground floor. The overall appearance and composition of the building would be maintained and the changes to materials are acceptable.
- iii. Condition 3 (Boundary details) – The revised boundary details are consistent with the previously approved design and are visually acceptable. The height of the railing fencing would be acceptable and necessary to achieve SBD accreditation.

Cycle storage - The amendment would result in a reduction in the overall cycle storage from 38 to 34 spaces. However, in excess of 100% cycle storage would be provided and the arrangement of the internal and external cycle storage is appropriate in terms of capacity, security and appearance. The external cycle store would be over looked from the apartment building and visible within the car parking area. The loss of 4 cycle storage spaces would be acceptable given the aforementioned benefits to the delivery of the development. The siting of the cycle store is acceptable and relates appropriately to the landscaped setting.

Plan references – Details of the conditions to be varied have been amended to reflect the related submitted details. For completeness and for the avoidance of doubt a number of conditions have had drawings specification amended to reflect the references of the revised drawings. This is considered to be acceptable as the conditioned details are not affected by the changes relating to cycle storage location and boundary treatments.

Conditions – The condition schedule has also been amended to relate to the submitted and approved details to updated conditions and approved through the approval of details reserved by conditions.

Noise – Amendments to the ground floor layout would introduce electrical plant and water pumping equipment. Whilst it is not anticipated that this equipment would generate additional noise, it is considered prudent to condition to ensure that any necessary noise attenuation is provided prior to the occupation of the apartments. The applicant has agreed to this approach.

Conclusion - It is considered that the proposed variations to the above conditions will help to facilitate the delivery of the development, whilst ensuring that its character and quality of appearance is maintained.

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, sufficient information has been provided to allow the assessment of the amendments to the authorised development without requiring further negotiation.

Condition(s) to be attached to decision for approval

1) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council on: 14 August 2017; 4 September 2017; 30 November 2017, 14 December 2017, 25 October 2018, 1 November 2018, 12 February 2019, 14 February 2020, 15 May 2020, 22 June 2020 and 4 November 2020:

Application forms for removal or variation of condition received 30 January 2021
Email from Bowker Sadler dated 4 November 2020 confirming the inclusion of condition 3 (Boundary treatment) as part of the s.73 application

Site location plan 15-092/099;
Topographical survey 15-0092/100;
Proposed site roof plan 17-068/107 Rev F
Street elevations and site section 17-068/108 Rev F
Proposed Site Plan 17-068/201 Rev J
Ground, First and Second Floor Plans 17-068/ 203 Rev H
Accommodation Area Schedule (GIA) 17-068/ 210 Rev E
Bin Store Elevations 17-068/ 270 Rev C
Bike Store Elevations 17-068/280 Rev A

Apartment elevation Sheet 1 17-068/3000 Rev D
Apartment elevation Sheet 2 17-068/3001 Rev C
Apartment elevation Sheet 3 17-068/3002 Rev C
Apartment elevation Sheet 4 17-068/3003 Rev C
Landscape GA-A3 Landscape GA 080-02J
Typical Boundary Details-A3 Typical Boundary Details 080-03E
Detailed Planting Prps-A1 Detailed Planting Proposals 080-04B

4B8P Floor plans 17-068/111
4B8P Elevations 17-068/112
3D Views 17-068/113

S278 Works GA and details DR C 0012 Rev P3

Design and Access Statement Ref September 2017 Rev A by Bowker Sadler amended by Addendum Rev B dated June 2020

Environmental Standards Statement & Waste Management Statement Rev A by Bowker Sadler and dated February 2020

Kingsway Hotel Apartments. Additional information to accompany Application to Vary Condition Submitted via email 31.10.2018

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

2) The development shall be fully implemented in accordance with the following materials, which shall be maintained in situ thereafter:

A. Apartments

General Walling Facing brick - Ibstock Chillingham Blend
Soldier Courses Facing brick - Ibstock Chillingham Blend
Render Silicone weatherproof render where shown on elevations.
Mineral render - Colour Granite
Rain-screen to top floor Equitone Natural Anthracite Grey
Rain-screen to front entrance porch Equitone Natural Quartz White
Roofing Single ply roofing - Colour Lead Grey
Eaves, Fascia and Soffit Dales Aluminium - Polyester Powder Coated - RAL 7016
Windows uPVC - RAL 7016 - Grey Externally and White Internally
Balcony Steel flat bars arranged at 75mm centres painted Grey to RAL 7016
External Steelwork RAL 7016 - Grey
Spandrel Panels Glass with colour applied to inside surface - RAL 7016 - Grey
Main Entrance door and Curtain wall. RAL 7016 - Grey Externally and White Internally
French Doors to ground floor and balconies uPVC RAL 7016 - Grey Externally and White Internally
Rainwater Pipes Black aluminium

B. Houses

General Walling Facing brick - Ibstock Chillingham Blend
Dormer window GRP - Lead Grey
Rain-screen to entrance canopy / bay window. 8mm Trespa Meteon cladding - Colour A25.8.1 - Anthracite Grey
Roofing Marley Edgemere Interlocking Slate - Smooth Grey
Flat roof over projecting bay window Single ply roofing - Colour Lead Grey
Windows uPVC - RAL 7016 - Grey Externally and White Internally
Rooflights RAL 7016 - Grey externally and White Internally
Spandrel Panels Glass with colour applied to inside surface - RAL 7016 - Grey
Main Entrance door. RAL 7016 - Grey Externally and White Internally
French Doors uPVC RAL 7016 - Grey Externally and White Internally
Rainwater Pipes Black uPVC

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 for the City of Manchester.

3) The development shall be fully implemented in accordance drawings referenced: Landscape GA 080/02 Rev J and Typical Boundary Details drawing referenced 080/03 Rev E (including the colouration of the proposed railings being RAL 7016 and installation of the specified conservation kerb). The implemented approved details shall be maintained in situ thereafter.

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 for the City of Manchester.

4) The planning permission hereby granted relates to the formation of 27 apartments (Class C3) and 4 houses (Class C3) as shown on the approved drawings.

Reason - For the avoidance of doubt and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) 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 part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and 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 paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1, H11 and DM1 of the Core Strategy for the City of Manchester.

6) 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 or outbuildings shall be erected other than those expressly authorised by this permission.

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

7) 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 gates, walls, railings or fencing shall be erected other than those expressly approved by this permission relating to the external areas surrounding the authorised apartments.

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

8) 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 authorised houses other than those shown on the approved drawing referenced: 4B8P Floor plans 17-068/111 Rev D, 4B8P Elevations 17-068/112 Rev C and 3D Views 17-068/113 Rev C.

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

9) Before first occupation of the houses windows (as so indicated on the approved drawings relating to bathrooms and WCs and windows and doors to the northern elevations), shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

10) The development of the authorised houses identified as plots 1, 3 and 4 only shall be fully implemented in accordance with the following documents:

- i. Phase 2 Geo-Environmental Investigation & Assessment for a site at The Kingsway, Manchester undertaken for Cube Great Places Report No. 7147/G/02A April 2016 by WML Consulting;
- ii. Remediation Strategy for a site at The Kingsway, Manchester undertaken for Cube Great Places Ref: 8003G-WML-00-XX RP-G-0001A January 2019 by WML Consulting;
- iii. Completion Report for a site at Kingsway, Manchester undertaken for Cube Great Places Ref: 8003G-WML-00-XX RP-G-0002B July 2020 by WML Consulting;
- iv. Final Report by Eurofin Chemtest Ref: 20-15975-1 dated 1 July 2020 and plot images attached to Bowker Sadler Architecture email dated 2 July 2020;
- v. Documents and drawings attached to Bowker Sadler Architecture email dated 28 August 2020 referenced:

WML Consulting Document Sheet SF015A

Details of Ground Beams Ref: RC01/1 Rev R01

Proposed drainage layout Ref: 8003/WML-00-F1-DR-C-001 Rev.C06

House foundations general arrangement and details Ref: 8003/WML-00-F1-DR-S-21 Rev R01

House Piling Setting Out Ref: 8003/WML-00-F1-DR-S- 0023 Rev R01

RC details of ground beams Ref: 8003/WML-00-F1-DR-S - RC001 Rev R01

House masonry details Ref: 8003/WML-00-F1-DR-S0026 Rev R01

Reason - To ensure that the presence of or the potential for any contaminated land and/or ground water is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

11) a) The development of the house at Plot 2 shall be fully implemented in accordance with the following documents:

- i. Phase 2 Geo-Environmental Investigation & Assessment for a site at The Kingsway, Manchester undertaken for Cube Great Places Report No. 7147/G/02A April 2016 by WML Consulting ;
- ii. Remediation Strategy for a site at The Kingsway, Manchester undertaken for Cube Great Places Ref: 8003G-WML-00-XX RP-G-0001A January 2019 by WML Consulting.
- iii. Completion Report for a site at Kingsway, Manchester undertaken for Cube Great Places by WML Consulting referenced 8003G-WML-00-XX RP-G-0002C and dated 28 July 2020.
- iv. Final Report by Eurofin Chemtest Ref: 20-15975-1 dated 1 July 2020 and plot images attached to Bowker Sadler Architecture email dated 2 July 2020;

v. Documents and drawings attached to Bowker Sadler Architecture email dated 28 August 2020 referenced:

WML Consulting Document Sheet SF015A

Details of Ground Beams Ref: RC01/1 Rev R01

Proposed drainage layout Ref: 8003/WML-00-F1-DR-C-001 Rev.C06

House foundations general arrangement and details Ref: 8003/WML-00-F1-DR-S-21 Rev R01

House Piling Setting Out Ref: 8003/WML-00-F1-DR-S- 0023 Rev R01

RC details of ground beams Ref: 8003/WML-00-F1-DR-S - RC001 Rev R01

House masonry details Ref: 8003/WML-00-F1-DR-S0026 Rev R01

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 for the City of Manchester and the National Planning Policy Framework.

12) a) The development of the authorised apartments shall be fully implemented in accordance with the following documents:

- i. Phase 2 Geo-Environmental Investigation & Assessment for a site at The Kingsway, Manchester undertaken for Cube Great Places Report No. 7147/G/02A April 2016 by WML Consulting ;
- ii. Remediation Strategy for a site at The Kingsway, Manchester undertaken for Cube Great Places Ref: 8003G-WML-00-XX RP-G-0001A January 2019 by WML Consulting.

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 relating separately to the authorised apartments.

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 authorised apartments are occupied, then development shall cease and/or the apartments 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 respective development of the authorised apartments 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 for the City of Manchester and the National Planning Policy Framework.

13) The development shall be fully implemented in accordance with the following details and documents:

- i. Demolition drawing / Hoarding - Heras fencing boundary drawing received 22 March 2019;
- ii. Kingsway / Moseley Road layout drawing / Traffic & Fire Plan received 22 March 2019;
- iii. Tree preservation drawing received 22 March 2019;
- iv. Construction Phase Plan by Tyson Construction (reviewed Jan 2018) Ref: Plan 323 Amended 19 Dec 2018 received 22 March 2019;
- v. Demolition construction statement relating to condition 12 received 22 March 2019;
- vi. Email from Bowker Sadler received 4 June 2019 setting out the proposed vehicle routing strategy.

If any at any time when the use is operating / being constructed causes any pedestrian or highway safety concerns which in the opinion of the City Council, as LPA, are detrimental to adjoining and nearby residential properties or highway and/or pedestrian safety, within 1 month of a written request, a scheme for the mitigation against the impacts shall be submitted for approval in writing by the City Council, as Local Planning Authority and once approved, such mitigation measures shall be implemented, with a timescale previously agreed in writing with the City Council as Local Planning Authority and thereafter maintained during the construction phase of the development.

Reason - In the interest of pedestrian and highway safety and residential amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester, policy DC26 of the Saved Unitary Development Plan and guidance contained within the National Planning Policy Framework.

14) a. The development shall be implemented in accordance with the following documents and drawings relating to site drainage as stamped as received by the City Council as local planning authority on 14 February 2020 and 31 July 2020:

- i. Proposed Drainage Layout 8003-WML-ZZ-XX-DR-C-0001Rev C05;
- ii. Typical Drainage Details 1 8003-WML-00-00-DR-S-0002 P1;
- iii. Typical Drainage Details 2 8003-WML-00-00-DR-S-0003 P1;
- iv. Typical Drainage Details 3 8003-WML-00-00-DR-S-0004 P1;
- v. Surface Water Calculation 8003-WML-XX-XX-CAL-C-0001 /1;
- vi. Drainage Strategy 8003-WML-XX-XX-DS-C-0001 / 1;
- vii. Exceedance Flow Sketch 8003-SKE-01 / 1;
- viii. Management & maintenance plan for the sustainable drainage system for development at The Former Kingsway Pub Levenshulme.

b) The occupation of the authorised houses (Plots 1- 4 incl.) shall take place on the basis that the related part of the development has been undertaken in accordance with the following documents:

- i. Documents attached to Bowker Sadler email dated 19 August 2020:
 - SDS Ltd Signoff QA Sheet Attenuation Tank Kingsway Manchester Job No 728/19 dated 28 September 2019 and
 - Drainage connection photographs.
- ii. Documents attached to Bowker Sadler email dated 11 September 2020:
 - Kingsway Attenuation - Former Kingsway Pub M19 2LJ, Project date 10 September 2020, Inspection Standard: MSCC5 Sewers and Drainage GB (SRM5 Scoring) by Acton Ref: Ver.1.2019.7.6

c) Before the occupation of the authorised apartments the following information shall be submitted to and approved in writing by the City Council as local planning authority:

- i. Verification report providing photographic evidence of construction as per design drawings;
- ii. As built construction drawings if different from design construction drawings;
- iii. 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 development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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 EN8 and EN14 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

15) The development shall be undertaken in accordance with the submitted waste management scheme comprising drawings and documents referenced Proposed site plan 17-068/201 Rev J; Bin Store Elevations 17-068/ 270 Rev C, Waste Management Proforma dated 4 September 2017 and Environmental Standards Statement & Waste Management Statement Rev A by Bowker Sadler and dated February 2020. The agreed arrangements, including the associated bin storage structures, shall be implemented in full prior to the first occupation of the authorised apartments and maintained in situ thereafter.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

16) The development shall be undertaken in accordance with the submitted segregated waste storage arrangements as shown on drawings referenced: Proposed site plan 17-068/201 Rev J and Bin Store Elevations 17-068/ 270 Rev C. Before the first occupation of the authorised apartments, arrangements for presenting waste and recycling containers / bins to a designated collection point and their return to the designated bin storage areas as part of a residential management plan. The approved scheme shall be fully implemented upon first occupation of the authorised apartments and remain in place thereafter.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

17) Before the occupation of the authorised houses and apartments respectively, the development shall be fully implemented in accordance with documents and specifications referenced:

Echo Acoustics Noise Assessment dated 21 July 2016, Echo Acoustics Technical Memorandum dated 17 April 2018 and 'Condition 16 and 7 - Statement on Acoustics'; Whole house mechanical ventilation with heat recovery MVHR - WHHR Midi by Vectaire, Envirovent - Slimline 150 & 300 Low profile heat recovery units;
Envirovent - ERP Directive product data Slimline 150;
Envirovent - Technical data sheet Slimline 150; Acoustic verification report by Bowker Sadler dated February 2020 and Door and window specification by Jade Window and Door Specialists Job No T6776-H.

Apartment Section Details - Sheet 1 Ref: 17-068/6510 Rev B

Apartment Section Details - Sheet 4 Ref: 17-068/6513 Rev B

MVHR Ventilation Drawing Issue Schedule I Rev A

MVHR Ventilation ground floor plan V1-325-0 Rev A

MVHR Ventilation first floor plan V1-325-1 Rev A

MVHR Ventilation second floor plan V1-325-2 Rev A

MVHR Ventilation third floor plan V1-325-3 Rev B

MVHR Ventilation fourth floor plan V1-325-4 Rev A

MVHR Ventilation fifth floor plan V1-325-5 Rev B

MVHR Ventilation sixth floor plan V1-325-6 Rev A

MVHR Ventilation ground floor plan V1-325-10 Rev A

MVHR Ventilation ground floor plan V1-325-26 (Type B Variant) Rev A

(all received on 7 May 2020)

The approved details shall be maintained in situ thereafter.

Reason - To secure a reduction in noise Kingsway and Moseley Road and any otherwise noise generating uses in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester.

18) The development shall be fully implemented in accordance with the document referenced Echo Acoustics Technical Memorandum dated 17 April 2018 and 'Condition 16 and 17 - statement on Acoustics', including: the general recommendations for fixed plant noise levels and confirmation that no noise generating externally fixed plant is anticipated as part of the development.

Reason - To safeguard residential amenity by minimising the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and saved Unitary Development Plan policy DC26.

19) Before the occupation of the authorised apartments, the development shall be fully implemented in accordance with the details of drawing referenced: Lighting Assessment Ref: D38780/LC/A, which shall be maintained in situ thereafter.

If any external lighting relating to the authorised apartment block and / or its car parking area, 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 for the City of Manchester.

20) Before the first occupation of the authorised apartments the development shall be fully implemented in accordance with the submitted off-site highways works and footpath reinstatement to Kingsway and Moseley Road as detailed in drawing referenced S278 Works GA and details DR C 0012 Rev P3 and Section 6 - List of conditions of the submitted Design and Access Statement Ref September 2017 Rev A by Bowker Sadler amended by Addendum Rev B dated June 2020. The agreed works shall be maintained in situ thereafter.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

21) Before the occupation of the authorised apartments hereby approved, car parking areas and service road shown and all hard surfaced external areas as shown on drawing referenced: Proposed Site Plan 17-068/201 Rev J shall be demarcated, surface and made available for use. The car parking area and access road shall be maintained in situ prior to the occupation of the authorised apartments and remain in situ thereafter.

Reason - In the interest of residential amenity and pedestrian and highways safety pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

22) The development shall be fully implemented in accordance with details of the following documents relating to measures to maintain air quality, which shall be installed prior to the respective first occupation of the houses and apartments and maintained in situ thereafter:

- i. Environmental Standards Statement & Waste Management Statement Rev A by Bowker Sadler and dated February 2020;
- ii. Supporting statement regarding the specification for EV points, heating and boiler specification received 22 March 2019;
- iii. Vaillant Product catalogue relating to the ecoFIT sustain boiler range received 22 March 2019;
- iv. Rolec Product catalogue relating to EV charging point specification received 22 March 2019;
- v. Email from Bowker Sadler Architecture confirming the following details from the Rolec Product catalogue:

Apartments - 1 x Rolec pedestal within carpark area - GroupManager:EV with 2 charge points. (page 28) Reference - EVGM0021 - 2x 7.2kW (32amp) type 2 sockets
Houses - 1 x Rolec wall socket to one house - WallPod:EV (page 10)Reference - EVWP2020 - 1x 7.2kW (32amp) type 2 socket.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester.

23) The development shall be maintained in accordance with the detail of section 3.3 and section 4 of the appendices relating to the submitted Crime Impact Statement Version a Ref: 2017/0738/CIS/01 dated 13 September 2017 and in accordance with the attainment of a Secured by Design Gold Award issued by the Official Police Security Initiative relating to the development of four houses at 45 and 45A Kingsway Manchester, M19 2BZ and 229A and 229B Moseley Road, Manchester, M19 2LJ.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester and to reflect the guidance contained in the National Planning Policy Framework.

24) The proposed development shall be designed and constructed in accordance with the recommendations contained within section 3.3 and section 4 of the appendices relating to the submitted Crime Impact Statement Version a Ref: 2017/0738/CIS/01 dated 13 September 2017 relating to the authorised apartments, external car parking and communal and amenity areas. The development shall only be carried out in accordance with these approved details and first occupation of the apartments shall not commence until the Council as local planning authority has acknowledged, in writing, that it has received written confirmation of a secured by design accreditation in relation to the apartments, external car parking and communal and amenity areas.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester and to reflect the guidance contained in the National Planning Policy Framework.

25) Upon occupation of the authorised apartments, the development shall be implemented in accordance with document referenced: Residential development - Former Kingsway Pub, Moseley Road, Levenshulme Travel Plan for Cube Homes by Axis Ref: 2771-011-TP01 dated January 2020.

Within six months of the first occupation of the development, a revised Residential Travel Plan which takes into account the information about travel patterns gathered through the surveying the travel patterns of residents during the first three months of use of the development (and thereafter from time to time) shall be submitted to and approved in writing by the City Council as local planning authority. Any Residential 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, pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester, the Guide to Development in Manchester SPD (2007) and the guidance with the National Planning Policy Framework.

26) The development hereby approved shall be implemented in full accordance with the measures as set out within the environmental sustainability section of the document referenced:

Environmental Standards Statement & Waste Management Statement Rev A by Bowker Sadler and dated February 2020, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance. Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

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 for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

27) The development shall be fully implemented in accordance with the following details and documents relating to the maintenance of television reception:

i. Pre-construction signal reception impact survey - The Kingsway, Manchester. M19 2LJ dated 22 January 2019 by Astbury /Global Security Systems (NW) Limited received 22 March 2019 and document ref: Condition 25 - Statement on TV signal mitigation received 22 March 2019, including confirmation that Cube Great Places will take responsibility for any mitigation measures that might be necessary following the implementation of the development.

ii. An assessment of the impact of the development on television signal reception within the potential impact area identified in the approved document shall be undertaken within one month of the practical completion of the development or before the apartments are first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception. In the interest of residential amenity, as specified in policy DM1 of Core Strategy for the City of Manchester.

28) The development shall be implemented in accordance with the detail of the submitted document ref: Kingsway Pub Levenshulme Bat Survey Report by Kingdom Ecology Ltd and dated 1 August 2016 and Kingsway Pub Levenshulme Further Bar Survey Briefing Note: 06/01/18 by Kingdom Ecology and supplementary document ref: Kingsway Pub, Levenshulme - Further Bat Survey Briefing Note: 23/04/2019 by Kingdom Ecology. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s) and a bat survey prepared and approved in writing by the City Council as local planning authority. The development shall be fully implemented with the findings of the agreed bat survey.

Reason - To provide opportunities for new wildlife habitats and ensure the protection of the existing habitats of species that are protected and in order to comply with policies SP1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

29) (a) The authorised development shall be fully implemented in accordance with the landscaping scheme comprising: Landscape GA-A3 Landscape GA 080-02J; Typical Boundary Details-A3 Typical Boundary Details 080-03E and Detailed Planting Prps-A1 Detailed Planting Proposals 080-04B.

(b) Before the occupation of the authorised development a scheme shall be submitted to an approved in writing by the City Council as local planning authority relating to the future maintenance of the authorised landscaping scheme.

(c) The approved landscaping scheme and related maintenance arrangements shall be undertaken in the first full planting season following the occupation of the authorised apartments, with the implementation of hard surfacing being undertaken in accordance with the approved details before the first occupation of the respective houses and apartments hereby approved. The implemented scheme shall be maintained in accordance with hard and soft landscaping management arrangements, which shall remain in place thereafter. 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 for the City of Manchester.

30) The authorised development shall be fully implemented in accordance with the submitted scheme to improve bio-diversity comprising drawings referenced: Landscape GA-A3 Landscape GA 080-02J; Typical Boundary Details-A3 Typical Boundary Details 080-03E and Detailed Planting Prps-A1 Detailed Planting Proposals 080-04B, including the installation of bat tubes and bird boxes. The approved scheme shall be fully implemented in the first full planting season following the occupation of the authorised apartments and shall be maintained in situ thereafter.

Reason - in the interests of residential development and to encourage bio-diversity pursuant to policies SP1, EN1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

31) Construction works shall be fully implemented in accordance with the tree protection fencing as shown on drawing ref: Tree preservation drawing received 22 March 2019 and drawing ref: Landscape GA: 080-02 Rev J, which shall be maintained in situ throughout the construction period. Upon completion of this phase of the development the tree protection fencing shall be removed to facilitate the setting out, surfacing and demarcation of the car parking area, prior to the occupation of the authorised apartments.

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 for the City of Manchester.

32) The development shall be fully implemented in accordance with details to secure inclusive access to the apartments and houses as detailed on drawing referenced Site Accessibility Scheme 17-068/251 Rev A. The approved details shall be implemented as part of the authorised development prior to the respective first occupation of the houses and apartments and maintained in situ thereafter.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policy DM1 of the Core Strategy for the City of Manchester.

33) The development shall be fully implemented in accordance with the details of drawings referenced: Proposed Site Plan 17-068/201 Rev J; Ground, First and Second Floor Plans 17-068/ 203 Rev H and Bike Store Elevations 17-068/280 Rev A relating the provision of internal and external cycle storage. The authorised cycle storage arrangements shall be in place upon first occupation of the apartments and maintained in situ thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

34) Before the occupation of the authorised apartments, a scheme shall be submitted to and approved by the City Council as local planning authority, detailing the type and specification electrical plant and water pumping equipment to be located within rooms ground floor level, as shown on drawing ref: Ground, First and Second Floor Plans 17-068/ 203 Rev H, alongside the arrangements for noise insulation and attenuation to prevent undue noise outbreak from the specified rooms to neighbouring apartments and the external areas surrounding the building. The approved scheme shall be fully implemented prior to the first occupation of the apartments and maintained at all time thereafter.

Reason - To safeguard residential amenity and to prevent noise outbreak from plant and equipment pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved Unitary Development Plan policy DC26.

Informatives

1) Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

3) Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police

276 Moseley Road, Manchester, M19 2LH
35 Kingsway, Manchester, M19 2BZ
64 Kingsway, Manchester, M19 2DA
39 Kingsway, Manchester, M19 2bz
28 Greening Road, Manchester, M19 3EQ
9 Sylvandale Avenue, Manchester, M19 2FB
64 Kingsway, Levenshulme, Manchester, M19 2DA
64 Kingsway, Levenshulme, Manchester, M19 2DA
35 Kingsway, Manchester, M19 2BZ
188 Brailsford Road, Manchester, M14 6QA
233, Moseley Rd, Manchester, M19 2LJ
1 Fortuna Grove, Manchester, M19 2DN
268A Moseley Road, Manchester, M19 2LH
Kingsway Hotel, Kingsway, Manchester, M19 2LL
51A Kingsway, Manchester, M19 2LL
4 Fortuna Grove, Manchester, M19 2DN
245 Moseley Road, Manchester, M19 2LJ
239 Moseley Road, Manchester, M19 2LJ
231 Moseley Road, Manchester, M19 2LJ
52 Kingsway, Manchester, M19 2DD
46 Kingsway, Manchester, M19 2DD
38 Kingsway, Manchester, M19 2DD
282 Moseley Road, Manchester, M19 2LH
72 Kingsway, Manchester, M19 2DA

66 Kingsway, Manchester, M19 2DA
292 Moseley Road, Manchester, M19 2LH
80 Monica Grove, Manchester, M19 2BW
72 Monica Grove, Manchester, M19 2BW
Apex House, 266 Moseley Road, Manchester, M19 2LH
47 Kingsway, Manchester, M19 2LL
268 Moseley Road, Manchester, M19 2LH
49 Kingsway, Manchester, M19 2LL
243 Moseley Road, Manchester, M19 2LJ
241 Moseley Road, Manchester, M19 2LJ
237 Moseley Road, Manchester, M19 2LJ
235 Moseley Road, Manchester, M19 2LJ
233 Moseley Road, Manchester, M19 2LJ
54 Kingsway, Manchester, M19 2DD
50 Kingsway, Manchester, M19 2DD
48 Kingsway, Manchester, M19 2DD
44 Kingsway, Manchester, M19 2DD
42 Kingsway, Manchester, M19 2DD
40 Kingsway, Manchester, M19 2DD
36 Kingsway, Manchester, M19 2DD
288 Moseley Road, Manchester, M19 2LH
286 Moseley Road, Manchester, M19 2LH
284 Moseley Road, Manchester, M19 2LH
280 Moseley Road, Manchester, M19 2LH
278 Moseley Road, Manchester, M19 2LH
274 Moseley Road, Manchester, M19 2LH
272 Moseley Road, Manchester, M19 2LH
270 Moseley Road, Manchester, M19 2LH
78 Kingsway, Manchester, M19 2DA
76 Kingsway, Manchester, M19 2DA
74 Kingsway, Manchester, M19 2DA
70 Kingsway, Manchester, M19 2DA
68 Kingsway, Manchester, M19 2DA
56 Kingsway, Manchester, M19 2DA
62 Kingsway, Manchester, M19 2DA
60 Kingsway, Manchester, M19 2DA
58 Kingsway, Manchester, M19 2DA
43 Kingsway, Manchester, M19 2BZ
41 Kingsway, Manchester, M19 2BZ
39 Kingsway, Manchester, M19 2BZ
37 Kingsway, Manchester, M19 2BZ
33 Kingsway, Manchester, M19 2BZ
31 Kingsway, Manchester, M19 2BZ
29 Kingsway, Manchester, M19 2BZ
27 Kingsway, Manchester, M19 2BZ
25 Kingsway, Manchester, M19 2BZ
294 Moseley Road, Manchester, M19 2LH
290 Moseley Road, Manchester, M19 2LH
82 Monica Grove, Manchester, M19 2BW
78 Monica Grove, Manchester, M19 2BW
76 Monica Grove, Manchester, M19 2BW
74 Monica Grove, Manchester, M19 2BW
70 Monica Grove, Manchester, M19 2BW
51 Kingsway, Manchester, M19 2LL

33 Kingsway, Manchester, M192bz
35 Kingsway, Manchester, M192bz
385 Kingsway, Levenshulme, Manchester, M19 2bz
37 Kingsway, Levenshulme, Manchester, M19 2BZ
56 Kingsway, Levenshulme, Manchester, M192DA
229B Moseley Road, Manchester, M19 2LJ
45 Kingsway Levenshulme, Manchester, M19 2BZ
45A Kingsway, Levenshulme, Manchester, M19 2BZ
229A Moseley Road, Manchester, M19 2LJ

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 - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH2