

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127681/VO/2020

Date registered valid: 7 September 2020

Proposal: City Council Development - Installation of solar photovoltaic carports over the front and rear car park areas

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

Ward(s): Clayton & Openshaw Ward

Applicant: Philip Owen Manchester City Council Level 8 Town Hall Extension, Albert Square, Manchester, M60 2LA

Agent (if any): Philip Owen Manchester City Council Level 8 Town Hall Extension, Albert Square, Manchester, M60 2LA

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 October 2020

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 10 September 2020 Expired: 1 October 2020

Neighbour notifications

Printed: 10 September 2020 Expired: 1 October 2020

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

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 National Cycling centre benefits from two car parks, one to the North with access from Gibbon Street and a smaller one to the south, both are accessed from Gibbon Street.

Description of Development

The submitted application seeks approval for the installation of solar photovoltaic carports over the front and rear car park areas

Consultations & Notification Responses

Local residents were notified however no responses were received

Flood Risk Management - no condition recommended however an informative relating to drainage recommended

Design for Security at Greater Manchester Police - The existing CCTV within the Velodrome 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 camera within the vicinity of the proposal is located to cover the necessary areas required.

Environmental Health - no comments

Highways - Highways 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.

Policy

The NPPF (2019)- The National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied.

Paragraph 148 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 190. 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.

Core Strategy

Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. It sets out the long term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.

Policy DM1

All development should have regard to the following specific issues:

- 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, odours, litter, vermin, birds, road safety and traffic generation-
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Policy SP1 sets out the key spatial principles which will guide the strategic development of Manchester to 2027 which include:

- creating well designed places that enhance or create character.
- making a positive contribution to the health, safety and wellbeing of residents
- protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Policy EN 3 states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Policy EN4 states that The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices which includes where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.

Issues

Visual and Residential Amenity

The proposed carports would have a height of approximately 3.4 metres and would have a sloping roof which would accommodate the PV solar panels, each slope would have a length of approx. 5.2 metres. The roof of the carports would slope inwards towards a steel column and cars would park underneath the roofs.

The installation of the carports would be a significant development that would change the appearance of the existing car parks due to the amount of these that would cover the area, particularly on the larger car park which would be more visible from the public highway. It is however considered that given the scale of the neighbouring buildings to the south including the velodrome, cycling centre, residential tower block as well as large electricity pylons, the proposed car parks would be in keeping with the industrial/commercial character of the area and would not have any detrimental impacts with regards to visual amenity. A condition will be imposed to ensure that prior to above ground works samples of external materials are submitted to ensure the finish of the proposed materials are acceptable in visual amenity terms.

The closest residential properties to the site are across the road from the north car park on Stuart Street East, approx. 35 metres away, the proposed installations are therefore not considered to have any significant impacts on residential amenity.

Impact on Heritage asset

The car park to the north lies close to Phillips Park, which is a Grade II registered park, the site is separated 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 Velodrome and the larger 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 should be made as per paragraph 190 of the NPPF.

The proposed carports would be viewed from Fairclough Street with the velodrome as a backdrop, a landmark building due to its scale and contemporary design which has a convex

aluminium roof. There are also a number of tall contemporary residential blocks on Gibbon Street which form part of this backdrop as well as a number of tall electricity pylons. On balance the proposed carports are therefore considered to preserve 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 160 of the NPPF, this harm is outweighed by public benefits of the proposal which include carbon reduction and climate change mitigation impacts.

Security and Crime Prevention

Design for Security at Greater Manchester Police were consulted and recommended that the existing CCTV within the Velodrome will 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 camera within the vicinity of the proposal is located to cover the necessary areas required. A condition shall be imposed to ensure details are submitted and agreed prior to any above ground works in accordance with Core Strategic Policy DM1.

Carbon Reduction and Sustainability

It is proposed to install Solar Photovoltaic Carports over the front and rear car parks at the National Cycling Centre, one of Manchester City Council's highest energy consuming buildings. The work will support the Authority in its ambitions to become a Zero Carbon city by 2038, reducing the carbon emissions associated with the operation of the building through the provision of on site renewable electricity generation. The proposed size of the Solar PV installation is between 772 kWp and 915 kWp and will deliver carbon savings of circa 240 tCO₂ per annum.

For 2019/20, the NCC site used 2,185,758KWh elec and 1,830,790KWh gas. Using 2020 conversion factors (0.27511Kg/KWh elec and 0.18351Kg/KWh gas) the total CO₂ emissions for the Cycling Centre for the previous year is year of 937tonnes. The proposed solar PV carports therefore stand to save 25.6% of site emissions which is a significant proportion of the overall CO₂ emissions. The proposal is therefore in accordance with Core Strategy Policy EN4 which seeks to mitigate the impacts of climate change by reducing Co₂ emissions.

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

In this case, 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. On balance, it is considered that the development is of a scale and magnitude that would relate positively to the surrounding area and would be capable of achieving a high quality development in accordance with Core Strategy Policies DM1 and SP1

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:

- Planning application form;
- Location plan drawing ref. 90-001788-P01-RE01 stamped as received by the City Council as Local Planning Authority on 7 September 2020.
- Proposed Site Plan drawing ref. 90-001788-P02-RE01 stamped as received by the City Council as Local Planning Authority on 7 September 2020.
- Proposed Section drawing ref. 90-001788-P03-RE01 stamped as received by the City Council as Local Planning Authority on 7 September 2020.

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

3) Prior to any above ground works, samples of the external materials to be used for the construction of the carports hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be constructed only using the approved materials.

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 policy DM1 of Manchester's Core Strategy.

4) Prior to any above ground works, details including a review of the existing CCTV within the Velodrome and any arrangements to be made to ensure that the necessary areas required are covered by CCTV shall be submitted for approval in writing by the City Council as Local Planning Authority.

The development shall be carried out, in accordance with the details and the approved shall be maintained and retained thereafter.

Reason - In the interests of security and visual amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) The applicant should design and construct drainage system 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 Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Strategic Development Team
Greater Manchester Police

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
2 Stillwater Drive, Manchester, M11 4TL
6 Stillwater Drive, Manchester, M11 4TL
10 Stillwater Drive, Manchester, M11 4TL
Flat 40, 7 Stillwater Drive, Manchester, M11 4TG
Flat 36, 7 Stillwater Drive, Manchester, M11 4TG
Flat 35, 7 Stillwater Drive, Manchester, M11 4TG
Flat 34, 7 Stillwater Drive, Manchester, M11 4TG
Flat 28, 7 Stillwater Drive, Manchester, M11 4TG
Flat 27, 7 Stillwater Drive, Manchester, M11 4TG
Flat 6, 7 Stillwater Drive, Manchester, M11 4TG
Flat 357, 3 Stillwater Drive, Manchester, M11 4TE
Flat 351, 3 Stillwater Drive, Manchester, M11 4TE
Flat 349, 3 Stillwater Drive, Manchester, M11 4TE
Flat 340, 3 Stillwater Drive, Manchester, M11 4TE
Flat 333, 3 Stillwater Drive, Manchester, M11 4TE
Flat 330, 3 Stillwater Drive, Manchester, M11 4TE
Flat 329, 3 Stillwater Drive, Manchester, M11 4TE
Flat 326, 3 Stillwater Drive, Manchester, M11 4TE
Flat 122, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 4, 4 The Waterfront, Manchester, M11 4AU
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 18, 4 The Waterfront, Manchester, M11 4AU

Apartment 13, 4 The Waterfront, Manchester, M11 4AU
Apartment 22, 6 The Waterfront, Manchester, M11 4AY
Apartment 14, 6 The Waterfront, Manchester, M11 4AY
Apartment 11, 6 The Waterfront, Manchester, M11 4AY
Flat 3, 83 Bank Street, Newton Heath, Manchester, M11 4DF
Flat 570, 5 Stillwater Drive, Manchester, M11 4TF
Flat 561, 5 Stillwater Drive, Manchester, M11 4TF
Flat 551, 5 Stillwater Drive, Manchester, M11 4TF
Flat 301, 3 Stillwater Drive, Manchester, M11 4TE
Flat 138, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 28, 4 The Waterfront, Manchester, M11 4AU
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
Apartment 24, 4 The Waterfront, Manchester, M11 4AU
Apartment 10, 4 The Waterfront, Manchester, M11 4AU
Apartment 2, 4 The Waterfront, Manchester, M11 4AU
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 543, 5 Stillwater Drive, Manchester, M11 4TF
Flat 42, 7 Stillwater Drive, Manchester, M11 4TG
Flat 38, 7 Stillwater Drive, Manchester, M11 4TG
Flat 31, 7 Stillwater Drive, Manchester, M11 4TG
Flat 16, 7 Stillwater Drive, Manchester, M11 4TG
Flat 4, 7 Stillwater Drive, Manchester, M11 4TG
Flat 344, 3 Stillwater Drive, Manchester, M11 4TE
Flat 342, 3 Stillwater Drive, Manchester, M11 4TE
Flat 336, 3 Stillwater Drive, Manchester, M11 4TE
Flat 331, 3 Stillwater Drive, Manchester, M11 4TE
Flat 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
Apartment 15, 4 The Waterfront, Manchester, M11 4AU
Flat 127, 1 Stillwater Drive, Manchester, M11 4TD

Apartment 9, 6 The Waterfront, Manchester, M11 4AY
Apartment 20, 4 The Waterfront, Manchester, M11 4AU
Apartment 7, 4 The Waterfront, Manchester, M11 4AU
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 27, 4 The Waterfront, Manchester, M11 4AU
Apartment 26, 4 The Waterfront, Manchester, M11 4AU
Apartment 6, 4 The Waterfront, Manchester, M11 4AU
Apartment 3, 4 The Waterfront, Manchester, M11 4AU
Apartment 12, 6 The Waterfront, Manchester, M11 4AY
93 Bank Street, Newton Heath, Manchester, M11 4DF
8 Stillwater Drive, Manchester, M11 4TL
4 The Waterfront, Manchester, M11 4AU
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 44, 7 Stillwater Drive, Manchester, M11 4TG
Flat 13, 7 Stillwater Drive, Manchester, M11 4TG
Flat 7, 7 Stillwater Drive, Manchester, M11 4TG
Flat 1, 7 Stillwater Drive, Manchester, M11 4TG
Flat 341, 3 Stillwater Drive, Manchester, M11 4TE
Flat 335, 3 Stillwater Drive, Manchester, M11 4TE
Flat 328, 3 Stillwater Drive, Manchester, M11 4TE
Flat 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
Apartment 23, 4 The Waterfront, Manchester, M11 4AU
Flat 124, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 16, 4 The Waterfront, Manchester, M11 4AU
Apartment 11, 4 The Waterfront, Manchester, M11 4AU
Apartment 27, 6 The Waterfront, Manchester, M11 4AY
Apartment 25, 6 The Waterfront, Manchester, M11 4AY
Apartment 17, 6 The Waterfront, Manchester, M11 4AY
Apartment 13, 6 The Waterfront, Manchester, M11 4AY
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 355, 3 Stillwater Drive, Manchester, M11 4TE
Flat 546, 5 Stillwater Drive, Manchester, M11 4TF

Flat 523, 5 Stillwater Drive, Manchester, M11 4TF
Flat 505, 5 Stillwater Drive, Manchester, M11 4TF
4 Stillwater Drive, Manchester, M11 4TL
Flat 41, 7 Stillwater Drive, Manchester, M11 4TG
Flat 23, 7 Stillwater Drive, Manchester, M11 4TG
Flat 22, 7 Stillwater Drive, Manchester, M11 4TG
Flat 21, 7 Stillwater Drive, Manchester, M11 4TG
Flat 10, 7 Stillwater Drive, Manchester, M11 4TG
Flat 9, 7 Stillwater Drive, Manchester, M11 4TG
Flat 3, 7 Stillwater Drive, Manchester, M11 4TG
Flat 2, 7 Stillwater Drive, Manchester, M11 4TG
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 17, 4 The Waterfront, Manchester, M11 4AU
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 5, 4 The Waterfront, Manchester, M11 4AU
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 29, 7 Stillwater Drive, Manchester, M11 4TG
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 12, 7 Stillwater Drive, Manchester, M11 4TG
Flat 11, 7 Stillwater Drive, Manchester, M11 4TG
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
Flat 305, 3 Stillwater Drive, Manchester, M11 4TE
Apartment 4, 6 The Waterfront, Manchester, M11 4AY
Apartment 9, 4 The Waterfront, Manchester, M11 4AU
Apartment 26, 6 The Waterfront, Manchester, M11 4AY
77 Stuart Street East, Manchester, M11 4BZ
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 21, 4 The Waterfront, Manchester, M11 4AU
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 46, 7 Stillwater Drive, Manchester, M11 4TG
Flat 33, 7 Stillwater Drive, Manchester, M11 4TG
Flat 32, 7 Stillwater Drive, Manchester, M11 4TG
Flat 30, 7 Stillwater Drive, Manchester, M11 4TG
Flat 26, 7 Stillwater Drive, Manchester, M11 4TG
Flat 24, 7 Stillwater Drive, Manchester, M11 4TG
Flat 18, 7 Stillwater Drive, Manchester, M11 4TG
Flat 346, 3 Stillwater Drive, Manchester, M11 4TE
Flat 343, 3 Stillwater Drive, Manchester, M11 4TE
Flat 339, 3 Stillwater Drive, Manchester, M11 4TE
Flat 325, 3 Stillwater Drive, Manchester, M11 4TE
Flat 323, 3 Stillwater Drive, Manchester, M11 4TE
Flat 319, 3 Stillwater Drive, Manchester, M11 4TE
Flat 510, 5 Stillwater Drive, Manchester, M11 4TF
Flat 537, 5 Stillwater Drive, Manchester, M11 4TF
Flat 527, 5 Stillwater Drive, Manchester, M11 4TF
Flat 520, 5 Stillwater Drive, Manchester, M11 4TF
Flat 39, 7 Stillwater Drive, Manchester, M11 4TG
Flat 507, 5 Stillwater Drive, Manchester, M11 4TF
95A Stuart Street East, Manchester, M11 4BZ

Flat 533, 5 Stillwater Drive, Manchester, M11 4TF
Flat 37, 7 Stillwater Drive, Manchester, M11 4TG
Flat 25, 7 Stillwater Drive, Manchester, M11 4TG
Flat 47, 7 Stillwater Drive, Manchester, M11 4TG
Flat 8, 7 Stillwater Drive, Manchester, M11 4TG
Flat 327, 3 Stillwater Drive, Manchester, M11 4TE
Flat 324, 3 Stillwater Drive, Manchester, M11 4TE
Flat 313, 3 Stillwater Drive, Manchester, M11 4TE
Flat 312, 3 Stillwater Drive, Manchester, M11 4TE
Flat 135, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 7, 6 The Waterfront, Manchester, M11 4AY
Apartment 30, 4 The Waterfront, Manchester, M11 4AU
Apartment 12, 4 The Waterfront, Manchester, M11 4AU
Apartment 24, 6 The Waterfront, Manchester, M11 4AY
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 337, 3 Stillwater Drive, Manchester, M11 4TE
Apartment 29, 4 The Waterfront, Manchester, M11 4AU
Apartment 19, 4 The Waterfront, Manchester, M11 4AU
Apartment 14, 4 The Waterfront, Manchester, M11 4AU
Apartment 8, 4 The Waterfront, Manchester, M11 4AU
Apartment 23, 6 The Waterfront, Manchester, M11 4AY
Apartment 15, 6 The Waterfront, Manchester, M11 4AY
Flat 1, 83 Bank Street, Newton Heath, Manchester, M11 4DF
99 Bank Street, Newton Heath, Manchester, M11 4DF
Flat 113, 1 Stillwater Drive, Manchester, M11 4TD
96 Stuart Street East, Manchester, M11 4BZ
Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
The National Cycling Centre, Stuart Street, Manchester, M11 4DQ
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
88 Stuart Street East, Manchester, M11 4BZ
83 Stuart Street East, Manchester, M11 4BZ
BMX Centre, The National Cycling Centre, Stuart Street, Manchester, M11 4DQ
2 Fairclough Street, Manchester, M11 4TN
104 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
Supercuts, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
The Learning Factor, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
Decathlon, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
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 45, 7 Stillwater Drive, Manchester, M11 4TG
Flat 43, 7 Stillwater Drive, Manchester, M11 4TG
Flat 20, 7 Stillwater Drive, Manchester, M11 4TG
Flat 19, 7 Stillwater Drive, Manchester, M11 4TG
Flat 17, 7 Stillwater Drive, Manchester, M11 4TG
Flat 15, 7 Stillwater Drive, Manchester, M11 4TG
Flat 14, 7 Stillwater Drive, Manchester, M11 4TG
Flat 5, 7 Stillwater Drive, Manchester, M11 4TG
Flat 353, 3 Stillwater Drive, Manchester, M11 4TE
Flat 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 25, 4 The Waterfront, Manchester, M11 4AU
Apartment 1, 4 The Waterfront, Manchester, M11 4AU
Apartment 29, 6 The Waterfront, Manchester, M11 4AY
Apartment 16, 6 The Waterfront, Manchester, M11 4AY
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 22, 4 The Waterfront, Manchester, M11 4AU

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) -
Area Team Boundary - Name: NORTH2