

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142788/JO/2025

Date registered valid: 23 April 2025

Proposal: Variation of Conditions 2 (specified plans) and 16 (noise attenuation) attached to planning permission 134775/FO/2022 to amend position of air source heat pumps

Address: Land Off Louisa Street, Manchester

Ward(s): Clayton & Openshaw Ward

Applicant: Ms Kirsty Wright, Westchurch Homes Limited

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 21st July 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Standard consultations:

Printed: 8 May 2025 Expired: 30 May 2025

Neighbour notifications

Printed: 8 May 2025 Expired: 30 May 2025

Site notice

Posted: 15 May 2025 Expired: 6 June 2025

Press advert

Published: 20 May 2025 Expired: 4 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site is located in Clayton and Openshaw ward and covers 0.9 ha. It was industrial land (a former iron foundry). The site is rectangular in shape, is bounded by a footpath cycleway to the west and fronts onto Louisa Street. The site was previously occupied by a part single, part 1.5 storey industrial building at the back of pavement to the south of the existing gated access to the site and a two-storey building to the north of the access. There was also another single storey commercial building with the site along the southern boundary and a double height property to the northern boundary, which was in a poor state of repair. The remainder of the site had been cleared in the past and comprised areas of hardstanding with some trees and self-seeded vegetation. There was an electricity substation in the northeastern corner of the site, and a telegraph pole within the southeastern area of the site.

The previous planning approval for the erection of 2 x 3 storey apartment block comprising 42 apartments and erection of 29 x one and three storey dwellinghouses (Class C3) is being implemented on the site.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is bounded by terraced housing to the east of Louisa Street and to the north of the site on Louisa Street. There is also warehouse to the north of the site on Ferris Street. To the west site beyond the footpath /cycleway is a block of 4 storey flats and contemporary two storey housing. There is an area of public open space to the south of the site which is bisected by footpaths giving access to the footpath/cycleway. This area is predominantly comprised of grass with shrubs and trees along the boundary with the site and the footpath/cycleway and the frontage to Louisa Street. The wider area is mixed in nature, with predominantly residential properties in existing estates, but with some commercial, industrial, retail and educational uses within it.

Previously approved development

Consent was approved, subject to conditions, for development of 2 x 3 storey apartment blocks comprising 42 apartments and erection of 29 dwellinghouses (Class C3) with access from Louisa Street and associated works, following the demolition of all existing buildings/structures. The approved scheme comprised, one, two storey (and with accommodation within the roof space) dwellinghouses, and three storey apartment blocks. The mix of accommodation was in the form of 28, one bedroom and 14 two-bedroom apartments, with three house types comprising 2, two bedroom, 11 three bedroom and 16 four-bedroom dwellinghouses. The proposed bungalows were to be semi-detached, and the houses were in the form of terraces. The approved residential development comprised a mix of social rent and rent to buy housing in the form of both apartments and houses, and with both tenures proposed for the 1, 2,3 and 4 bedroomed accommodation. The density for the development was 79 dwellings per hectare with buildings ranging from one storey up to three storeys in height. The scheme predominantly includes the provision of houses across the site, with apartments buildings being located to the west of the application site.

The site layout included primary circulation through a cul de sac arrangement. Vehicular access to the site was taken directly from Louisa Street. Car parking was provided at one space per residential dwelling for the dwellinghouses (100% provision) and 33 spaces (including 7 spaces for disabled users) for the proposed apartments (78% provision). Each dwellinghouse had storage for a cycle in the rear gardens and cycle storage with the capacity for 42 cycles for the apartments. Each dwellinghouse had an electric vehicle charging point, and the parking spaces to serve the proposed apartments included access to an EVC in the form of a communal 4 point charging point. Amenity space was provided for dwelling houses through small front gardens and private rear garden areas, and with areas of shared amenity space within the curtilage of each of the proposed apartment blocks, and to the east of the proposed apartment blocks.

Description of development

Consent is sought to enable the installation of Air Source Heat Pumps on the balconies of the apartments (and garden terraces at ground floor level), which are located on the westerly elevation overlooking the FLOOP footpath cycleway.

Consultations & Notification Responses

Publicity

The proposal, by virtue of the number of residential units, this application has been advertised in the local press (Manchester Evening News) on 20th May 2025 and site notices were displayed at locations around the application site on 15th May 2025. In addition, notification letters have been sent to local residents and businesses (total of 230) in the local area on 8th May 2025.

Local Residents and local businesses – an objection has been received from a local resident on the grounds that they believe the company does not own the proposed land in which they intend to place the 16 air conditioning systems for the apartments, and the green space adjacent to this development is exactly that a quite peaceful area within an already over developed built up area . The heat pumps (16 in total) will create constant noise disturbing the quite atmosphere of the green space for the local community and the wildlife currently on the site.

They are already having to deal with increased traffic, noise and pollution from this site. with no additional resource for the local community, such as schools, doctors or dentists to cater for the increased population within the area due to this development. Following advice provided to the resident in regard to the location of the heat pumps within the development site and not on to the area of green public open space to the south of the site, further comments were received

stating the balconies back onto the open green space either directly over the community green space or onto the yellow brick Road disused canal, and the heat pumps would lead to noise pollution to the surrounding quiet spaces surrounding the site, which has been highlighted by the survey to assess the noise pollution of the proposed application.

Environmental Health – 30.05.2025 - The application form states that the additional noise report (Hepworth Acoustics memo, ref. P22-313-M03v1, dated 2 April 2025) has been submitted in order to provide the necessary information to allow the Heat Pumps to be located on the balconies.

They advise they have previously provided comments on the submitted noise report/memo - please see attached email of 30/04/25 and relevant extract below:

Not sure this is acceptable as its not just an issue of external noise levels on the balconies, its also whether the noise from the ASHPs meet our internal criteria or exceed background noise levels at the nearest sensitive receiver (the occupants). The report states that the resulting noise level on the adjacent apartment balcony is calculated to be 47 dB LAeq,T. The level at the façade is likely to be similar. The original noise report approved under 134775/FO/2022 (Hepworth Acoustics Noise Impact Assessment, ref. P22-313-R01v2 dated August 2022) states that 47 dB LA90,T is the representative background sound level outside the nearest dwellings for the day and 41 dB LA90,T for night-time periods. The ASHPs should not exceed background levels and should ideally be 5dB below them. They recommend asking Hepworths to clarify this issue.

They reiterate that a sound rating level of 47 dB LAeq,T at the NSR, which includes the facade of the apartments with a unit on their own balcony, is not acceptable. If 5 dB below background is not achievable due to the local context, then the sound rating level at the NSR facade should not exceed 40 dB as per the [CIEH and IOA heat pump briefing note](#) provided in their previous email of 8 May 2025.

They further add that the sound rating level of 47 dB LAeq,T is stated to be on the adjacent balcony, so levels will be presumably even higher on the occupant's own balcony.

Further comments 20.06.2025 – The calculations in the updated report demonstrate that the units would be acceptable, but they sought more detail on how the “noise reduction kits” work.

The agent's acoustician responded that their meeting with Panasonic, they described it as attenuation fitted to the enclosure. As the agent's acoustician understand it, the kit provides further dampening to the internal compressor which Panasonic have highlighted as the main source of noise from the unit. So it is reinforcing the enclosure to attenuate the noise break out.

Further comments 20.06.2025 – they advise the measures sound reasonable.

Policy

The National Planning Policy Framework (December 2024)

The NPPF represents key up to date national policy and is an important material consideration in determining the current application. A number of key aspects of the NPPF that impact on the considerations that need to be given to the current application are identified below. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, there are three overarching objectives, which need to be pursued mutually. Firstly, the

economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth. Secondly, the social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community. Lastly, the environmental role should protect and enhance the natural, built and historic environment. The Framework re-iterates that planning law 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.

The following Sections of the NPPF are relevant to the wider development:

- Section 5 'Delivering a sufficient supply of new homes'.
- Section 8 'Promoting Healthy and Safe Communities'
- Section 9 'Promoting Sustainable Transport'
- Section 11 'Making effective use of land'
- Section 12 'Achieving Well Designed Places'
- Section 14 'Meeting the challenge of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the natural environment'
- Section 16 'Conserving and Enhancing the Historic Environment'

Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Planning Practice Guidance (PPG)

The relevant sections of the PPG are as follows:

Noise

This section states that Local Planning Authorities' should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

Design

This section states that where appropriate the following should be considered:

- layout – the way in which buildings and spaces relate to each other
- form – the shape of buildings
- scale – the size of buildings
- detailing – the important smaller elements of building and spaces
- materials – what a building is made from

Health and Well Being

This section states opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces and opportunities for play, sport and recreation);

Travel Plans, Transport Assessments in Decision Taking

This section states that applications can positively contribute to:

- encouraging sustainable travel;
- lessening traffic generation and its detrimental impacts;
- reducing carbon emissions and climate impacts;
- creating accessible, connected, inclusive communities;
- improving health outcomes and quality of life;
- improving road safety; and • reducing the need for new development to increase existing road capacity or provide new roads.

Relevant Local Policies

The Development Plan consists of:

- The Manchester Core Strategy (2012); and
- Saved policies of the Unitary Development Plan for the City of Manchester (1995)

The Core Strategy was adopted in July 2012 and is the key document in the Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) and sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved and 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 as directed by the National Planning Policy Framework (NPPF). Section 38(6) of the 2004 Act requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The NPPF also refers to this requirement.

The relevant policies within the Core Strategy are as follows:

- Policy SP1 'Spatial Principles'.
- Policy T1 'Sustainable Transport'.
- Policy T2 'Accessible areas of opportunity and needs'
- Policy H1 'Overall Housing Provision'.
- Policy H4 'East Manchester'.
- Policy H8 'Affordable Housing'
- Policy EC2 'Existing Employment Space'.
- Policy EC5 East Manchester
- Policy EN1 'Design principles and strategic character areas'.
- Policy EN3 'Heritage'.
- Policy EN4 'Reducing CO2 emissions by enabling low and zero carbon development'.
- Policy EN6 'Target framework for CO 2 reductions from low or zero carbon energy supplies'.
- Policy EN 8 'Adaptation to Climate Change'.
- Policy EN9 'Green Infrastructure'.
- Policy EN14 'Flood Risk'.
- Policy EN15 'Biodiversity and Geological Conservation'.
- Policy EN16 'Air Quality'.
- Policy EN18 'Contaminated Land'.
- Policy EN19 'Waste'.
- Policy DM1 'Development Management'

As set out within the issues section of this report below, the application is considered to accord with these policies.

Saved UDP Policies

Saved UDP Policy DC7 advises that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. All new developments containing family homes will be expected to be designed so as to be safe areas within which children can play.

Saved UDP policy DC20 relates to Archaeology and states that the Council will give particular consideration to development proposals which affect sites of archaeological interests, to ensure their preservation in place.

Saved UDP Policy DC26 advises that the Council intends to use the development management process to reduce the impact on people working and living in the city and will consider the effect of new development proposals that are likely to be generators of noise. Conditions will be used to control the impacts of developments.

Other material policy considerations

Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015)

The Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) was originally adopted on 11 April 2007. The document reflects and provides guidance on the importance of creating attractive, well-designed, well-maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.

In addition, technical guidance for developers was published in December 2015. It is composed of two documents, GD03 Environmental Protection and GD05 Planning and Noise.

These documents reflect and provide guidance on the importance of creating attractive, well-designed, well-maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.

Manchester Residential Quality Guidance (2016)

This is a material planning consideration in the determination of planning applications and weight should be given to this document in decision making. The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a city of high-quality residential neighbourhood and a place for everyone to live. The document outlines nine components that combine to deliver high quality residential development, and through safe, inviting neighbourhoods where people want to live. These nine components are as follows:

Make it Manchester;

Make it bring people together;

Make it animate street and spaces;

Make it easy to get around;

Make it work with the landscape;

Make it practical;

Make it future proof;

Make it a home;

and Make it happen.

Providing for Housing Choice – Supplementary Planning Document and Planning Guidance (2008)

This document sets out in detail the Council's Affordable Housing Strategy and sets out the rationale for the target proportion of affordable housing and tenure mix.

Manchester's Great Outdoors – a Green and Blue Infrastructure Strategy for Manchester (2015)

Adopted in 2015, the vision for the strategy is that 'by 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. There are four objectives in order to achieve this vision which relate to quality and function of green and blue infrastructure; its use as a component of new development; improving access and connectivity and promoting wider understanding and awareness of its benefits.

East Manchester Strategic Regeneration Framework 2008-2018

The East Manchester Strategic Regeneration Framework ('SRF') 2008-2018 includes Ancoats, Miles Platting, Beswick, Openshaw, Clayton, Newton Heath, and Gorton neighbourhoods of East Manchester. The SRF establishes principles and objectives to secure long-term, successful and sustainable regeneration. Specifically, it sets out a strategic vision for the neighbourhoods to become attractive places to live that are supported by well-functioning schools, good quality facilities and a reinvigorated housing market. In terms of housing, one of the aspirations of the SRF is to provide higher quality family housing.

The current housing supply in East Manchester does not provide a sufficient diversity of housing types and quality to support a range of people and families at various stages of life and income levels.

The SRF promotes neighbourhood-focused growth through the provision of high-quality housing and services to give existing and new residents the confidence to raise their families in the neighbourhoods in East Manchester. The key actions for housing development have been identified as:

- Prioritise development of high-quality, owner occupied family housing;
- Promote neighbourhood development; and,
- Promote family residential neighbourhoods and discourage apartment development.

Amongst the key priorities, the SRF focusses on continuing the process of establishing distinct, sustainable neighbourhoods which each provide a suitable mix of housing types with access to excellent education and healthcare facilities. The SRF acknowledges Openshaw as a suitable location for apartment development.

Residential Growth Strategy (2016)

The Strategy aims to ensure that there is the right quality, mix and type of housing in the right locations to meet demand and changing demographics, develop neighbourhoods of choice and improve equality amongst the City's residents in terms of housing choice, quality and affordability in order to develop strong communities.

In addition, the Strategy sets out the aim to "increase supply and density and the conurbation core on brownfield sites within the Northern and Eastern Gateways.

Manchester Housing Strategy (2022)

The Housing Strategy sets out how the delivery of homes that Manchester residents want and need are to be delivered and the contribution this will make to the economic recovery of the city. The Strategy identifies the following challenges to be addressed within city, including the following:

- Increasing housing supply to meet the needs of our growing population
- Meeting the increasing demand for social and affordable housing

- Addressing rising levels of homelessness across the city
- Diversifying the housing stock and increasing council tax revenues to fund services
- Focusing high-density development in accessible locations, close to public transport
- Delivering low/zero-carbon new-build housing

The Strategy sets a target of delivering 10,000 affordable homes between 2022 and 2032 (an average of 1,000 homes each year over the lifetime of the strategy), to increase the supply of homes to house the growing population across varying tenures in response to demand. Out of the 10,000 new affordable homes, 3,000 will be delivered in the city centre with 7,000 to be delivered outside of the city centre. More than 80% of all homes built by 2032 are on brownfield sites close to public transport.

Strategic Housing Land Availability Assessment (2022)

The site is not included in the 2022 annual Strategic Housing Land Availability Assessment (SHLAA), which outlines that MCC considers the land suitable for residential development and expects it to be delivered housing over the next 15 years or more.

Manchester Climate Change Framework: 2020-2025 and Manchester Zero Carbon Framework (2020).

In November 2018, Manchester City Council made a series of commitments, informed by the Manchester Climate Change Agency's (MCCA) work with the world-renowned Tyndall Centre for Climate Research based at University of Manchester. The key commitments are well documented and work towards the city becoming zero carbon by 2038, significantly accelerated from the original target of 2050.

A draft Manchester Zero Carbon Framework has been developed which sets out the City's overarching approach to meeting its science-based climate change targets over the period 2020-38 and draft action plans for the period 2020-22 are being developed by the Council and other strategic organisations and sectors.

On 10 July 2019, a motion asking Manchester City Council to formally declare a climate emergency was unanimously agreed. In March 2020 the Executive adopted the Manchester Climate Change Framework 2020-2025. The five-year framework sets out measures that MCC will take in order to reduce carbon emissions from its buildings, energy use and transport.

The proposed development incorporating a fabric first approach and the use of renewable energy in the form of air source heat pumps would enable the development to achieve an appropriate level of carbon reduction.

Other legislative requirements

For the reasons that are set out in this report the specific statutory duties concerning planning proposals affecting Conservation Areas and Listed Buildings or their settings are not engaged.

Section 149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

Section 17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Principle of Development

The principle of the proposal has been established through the earlier consent ref: 134775/FO/2022.

The provision of an additional 71 new homes would boost the supply of much needed new homes. This provision of a diversity of housing types (including family housing) on a brownfield site in East Manchester, would contribute to the creation of a sustainable development, positively contributing to the regeneration of the local area.

This report will therefore consider the following specific policies and material considerations and determine whether any undue harm will arise as a consequence of the changes to the previously approved development.

Climate Change

How climate change is addressed is a key factor in the consideration of planning applications. The proposal and key issues, including air quality, flooding and environment standards were considered in detail as part of the previously approved scheme.

Regeneration

Regeneration is an important planning consideration as it is the primary economic driver of the city and crucial to its longer-term economic success. The previously approved scheme considered how the site and the development would deliver significant benefits for the area and the city. The redevelopment of the site for residential purposes would bring an underutilised site back into productive use, improve the physical appearance of the site and provide the opportunity for new buildings of high architectural quality. The proposed development would complement the existing mix of residential accommodation offer elsewhere within the locality.

Proposed Residential Accommodation

There is an identified need for housing in Manchester to meet the growing population and workforce. In line with the requirements in the NPPF, the mix of housing has been designed to take into consideration existing and future housing needs in this area of City. The proposal includes a mix of house sizes which would support the Councils residential growth strategy in addition to meeting the NPPF requirements. The homes have been designed to meet the Council's clear design aspirations and requirements as set out in the Residential Quality Guide. This includes the provision of front and rear garden spaces to support place making.

Loss of Employment Land

The loss of employment land was fully considered as part of the previous planning application ref: 134775, and there are no changes sought in regard to this aspect of the approved scheme.

Proposed Residential Accommodation

There is an identified need for housing in Manchester to meet the growing population and workforce. In line with the requirements in the NPPF, the mix of housing has been designed to take into consideration existing and future housing needs in this area of City.

There are no changes sought in regard to this aspect of the approved scheme.

Affordable Housing

There are no changes sought in regard to this aspect of the approved scheme.

Siting / Layout

There are no changes sought in regard to this aspect of the approved scheme.

Scale / Massing

There are no changes sought in regard to this aspect of the approved scheme.

Appearance

Policy EN1 of the Core Strategy states that opportunities for good design, that enhance the overall image of the City, should be fully realised. This is reiterated within the Guide to Development in Manchester SPD along with the NPPF. It is considered that the design of the proposed development has been to adopt many of the key characteristics of the surrounding area.

The previously approved scheme was designed to complement and enhance the existing environment. The approved homes were contemporary in design, but involved the use of traditional materials (brickwork and tiles). The predominate materials used in the local area are red brick, with grey roof tiles. The approved materials reference themselves to the local vernacular without being a pastiche.

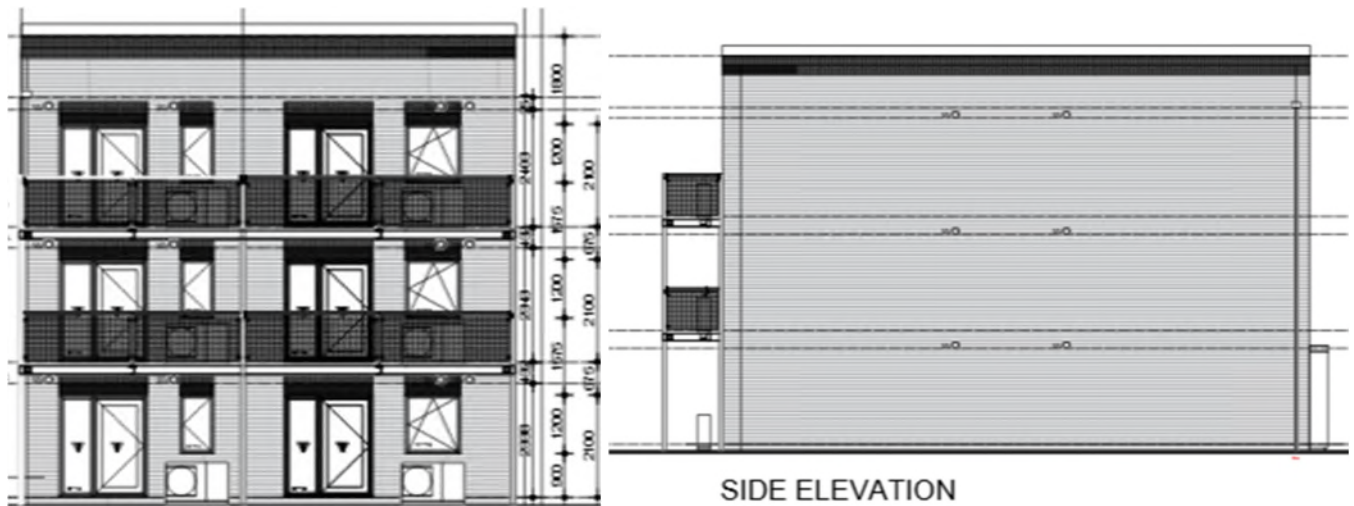
The internal street scene and the frontage to Louisa Street were designed to complement this existing character whilst not repeating the form of existing residential stock that surrounds the boundaries of the site. The architectural palette consists of a red brick, grey roof tiles to the houses facing onto Louisa Street and the initial plots facing onto the proposed access road, with the remainder of the houses and the apartment blocks being buff brickwork with grey roof tiles to the dwellinghouses to the west of the site. Grey window frames have also been confirmed.

A contemporary design with similar themes was approved for the three storey apartment blocks. The approved scheme comprised a modern design based on the housing style in the locality (characterised by a mix of terraced housing and recently built modern housing) and was considered to be acceptable in this location.

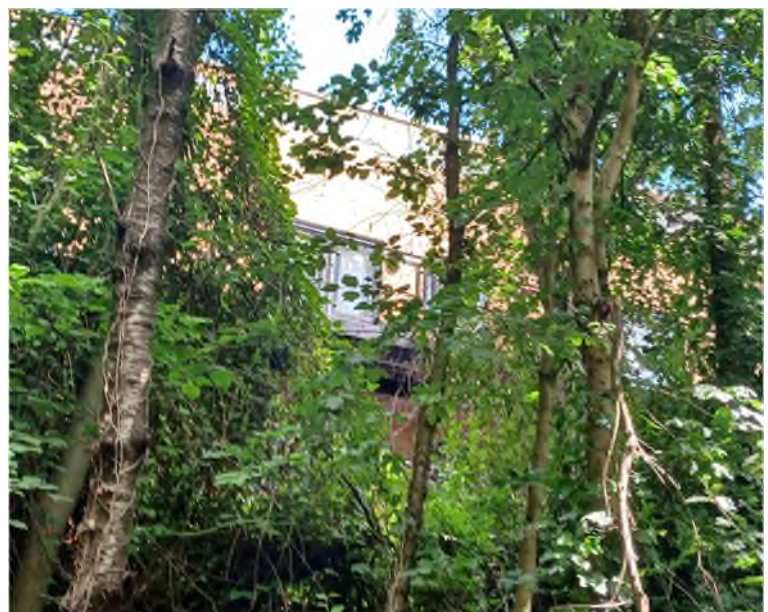
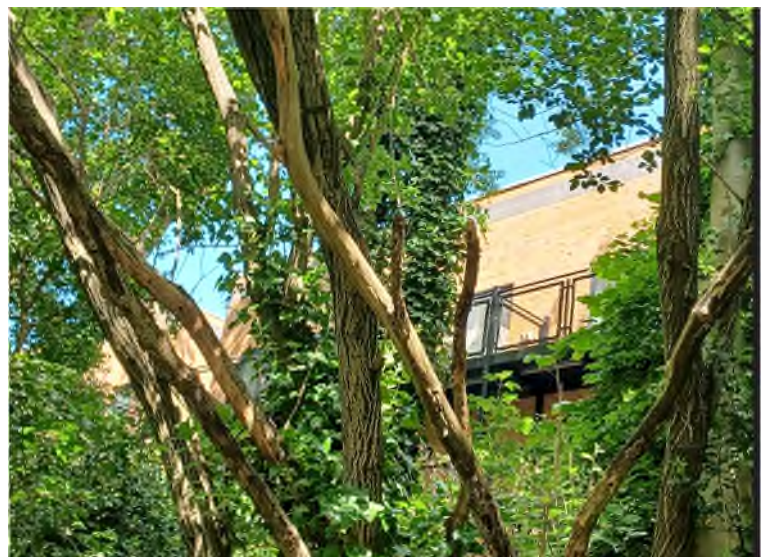
Whilst the proposed colouration of materials properties fronting onto Louisa Street was in keeping with the locality , and was accepted , the use of buff brickwork and the break point within the site for the change in the colouration of materials needed to be further explored, with much depending on the final specification and shading of the bricks to be used within the western area of the site . It therefore proposed that notwithstanding the details on the submitted materials plan, that all materials samples of all materials to be used shall be submitted for consideration prior to any above groundworks. This condition has been subsequently discharged.

The approved design and orientation of the proposed buildings, and integrated landscaping were considered to improve the site visually and deliver a high-quality development on a site with brownfield ground conditions.

The changes now being sought in relation to impacts to appearance are related to the installation of air source heat pumps to the balconies on the apartments, and garden terraces at ground floor level.



Due to the proposed siting of the air source heat pumps, those of the upper floors would be partially screened by the balconies. In addition, the balconies are located on the western elevation of the apartment blocks which faces on to the FLOOP footpath/ cycle way to the rear. There is a dense buffer of scrub and



trees between the site and the footpath/ cycleway, which would assist in reducing any potential impacts associated with the incorporation of air source heat pumps on the balconies. It is not considered that the visual appearance would lead to incongruous features within the footpath /cycleway route.

Residential Amenity

Matters related to residential amenity were considered in detail in connection with the previously approved scheme. The site is bounded to the west, east, and part of the northern boundary by residential properties. As a significant proportion of the former industrial site had been vacant for a prolonged period of time, it was inevitable that the development would have some impacts. This included noise from site remediation, construction and once the residential development is occupied. However, this needs to be balanced by the formal use of the site for industrial purposes.

Levels of noise associated with the previously approved scheme were not considered to be to such an extent to cause unacceptable harm, and that conditions set out in the report enabled those aspects likely to give rise to residential disamenity, to be effectively managed for the temporary period of for example, the construction works.

The changes now being sought would involve the incorporation of air source heat pumps to the balconies of the apartments on the western elevation (and garden terraces at ground floor level). This application is accompanied by a Potential Noise from Air Source Heat Pumps Memo ref: P22-313-M03v.3 dated 20 May 2025 and email from Hepworth Acoustics dated 20th June 2025 outlining details on how the “noise reduction kits” referenced in the noise report work. On the basis of the contents of the report, the sound levels within the proposed accommodation and externally (outdoor amenity spaces) would be below the guideline noise criteria. It is however, proposed by the applicant to install ‘ noise reduction’ kits on the individual units to further control noise. It is considered that this is an acceptable approach, which would enable a renewable energy source to be incorporated for each of the proposed apartments.

Furthermore, the approved development involved the location of two dwellings in proximity to the side garden boundary of no.71 Louisa Street, these dwellings were to be single storey bungalow accommodation, with hipped roof and the boundary treatment to the rear gardens of the bungalows would be a 1.8m concrete post and timber panel fence, with the existing high brick boundary wall retained for the section of the boundary alongside the house at no.71 Louisa Street. The distance from the rear elevation of the proposed dwellings the rear garden boundary varied from a pinch point of 1.6m to 4.2m and should not give rise to overlooking. There are no changes to this aspect of the approved scheme.

The introduction of built form in proximity to the dwellinghouse to the north, has been considered previously and no changes are proposed to this aspect of the approved scheme. The existing boundary to these dwellings is a very high brick wall which formed part of the former industrial development on the site. It was considered that in terms of massing the siting of a bungalow with a roof which would slope away from this boundary would not have a significant impact in terms of massing, taking into consideration the existing boundary treatment which could be retained in situ. The use of conditions in relation to boundary treatments would enable privacy issues to be appropriately managed. It is acknowledged that there would be some increase in traffic, but again this would not be such that it would cause undue harm.

Ground Conditions

There are no changes sought in regard to this aspect of the approved scheme.

Appropriately worded conditions were recommended to require the submission of a remediation strategy, verification report, and that piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater in order to comply with policies EN17 and EN18 of the Manchester Core Strategy. Two of the conditions have been discharged and the remaining ground conditions condition is currently under consideration as part of discharge of condition application ref: CDN/25/0545. As this condition has yet to be discharged it is recommended it is attached to any approval.

Highway Related Matters and Car Parking

There are no changes sought in regard to this aspect of the approved scheme.

Pedestrian Access

There are no changes sought in regard to this aspect of the approved scheme.

Heritage

There are no changes sought in regard to this aspect of the approved scheme.

Landscaping

There are no changes sought in regard to this aspect of the approved scheme.

Trees

There are no changes sought in regard to this aspect of the approved scheme.

Ecology

There are no changes sought in regard to this aspect of the approved scheme.

Noise

The original application was accompanied by a noise impact assessment, which assessed the effects of noise from nearby industrial /commercial noise sources, and traffic across the site and within rear gardens. The survey results indicated the recommendation for the installation of acoustic fencing of between 2.2m -3m, high specification glazing and the use of trickle vents in areas close to the industrial premises to the north of the site to achieve appropriate noise levels.

It was acknowledged there were existing residents adjacent the application site and with the proposed development and occupation there would be some impacts. However, it was not considered that this would be unusual or significant. Furthermore, the noise arising from the proposed residential development would be likely to be significantly less than the former uses of the site as an Iron Foundry and other industrial uses.

The noise assessment confirmed that noise was not a constraint to residential development, and that good standard of acoustic design can be achieved using reasonable and practicable design measures. It was therefore recommended that a condition was attached to any approval to require the implementation of the mitigation measures within the Noise Impact Assessment , and that a detailed plan showing the location and extent of the proposed acoustic barrier , together with the design and specifications of the acoustic barrier were required to be submitted together with any other noise mitigation measures, and approved and implemented , before first occupation of the residential units. Furthermore, that a verification report was submitted upon completion of the development and before first occupation of the residential units, to validate that the work undertaken conformed to the recommendations and requirements in the approved report.

The nearest noise sensitive receptors are the rear of dwelling houses on Brade Close to the west of the site across a footpath/cycleway. The distance from the rear facade of the closest dwelling on Brade Close to the rear elevation of the apartments is 34.7m, and 25.27 m from the rear garden boundary of the closest house to the rear elevation of the apartments.

Consent is now sought to incorporate of air source heat pumps to the balconies of the apartments on the western elevation. Matters relating to noise levels from the proposed air source heat pumps are considered in detail in the accompanying Potential Noise from Air Source Heat Pumps report ref: P22-313-M03v.3 dated 20 May 2025. The data in the report suggests the sound levels within the proposed accommodation and externally (outdoor amenity spaces) would be below the guideline noise criteria. It is however, proposed by the applicant to install 'noise reduction' kits (in the form of attenuation fitted to the enclosure to provide further dampening to the internal compressor, which the manufacturer of the units indicates is the main source of noise from the unit) on the individual units to further control noise. It is considered that this is an acceptable approach.

Flood Risk / Surface Water Drainage

There are no changes sought in regard to this aspect of the approved scheme. However, as condition no.14 attached to the original approval is currently under consideration as part of a discharge of condition application which has yet to be determined, it is proposed that this condition is attached to any approval.

Sustainability and Energy Efficiency

The previously approved scheme application was accompanied by an Energy Statement which advised that to meet the challenging demands associated with sustainable development a "fabric first" approach was considered the most cost effective and efficient way of delivering an energy saving development, which allowed it to achieve compliance with Building Regulations. The Energy Statement advised that building fabric improvements, efficient mechanical and electrical services, and the use of air source heat pumps would be incorporated within the proposed scheme to deliver a sustainable development. The location for the air source heat pumps for the apartments, however, was not identified as needing to be installed at high level on balconies.

The previously approved scheme was predicted to achieve a Dwelling Emission Rate that improves over the Target Emission Rate by circa 60.13%. As the target under EN 6 is a 15% improvement under 2010 Part L1A, and that Part L1A 2022 is in total a 37% uplift over Part L1A 2010. It was anticipated that the proposed scheme would achieve the required EN6 target.

The proposed changes sought would enable the proposed development to deliver the anticipated sustainable development.

Built in accordance with the fabric first approach detailed in the report with high levels of fabric performance and efficiency, the new homes would constitute a high sustainable standard. This would be in accordance with sustainable environmental planning policies.

Designing out Crime

There are no changes sought in regard to this aspect of the approved scheme.

Refuse Storage

There are no changes sought in regard to this aspect of the approved scheme.

Air Quality

There are no changes sought in regard to this aspect of the approved scheme.

Broadband

There are no changes sought in regard to this aspect of the approved scheme.

Archaeology

There are no changes sought in regard to this aspect of the approved scheme.

Permitted Development

There are no changes sought in regard to this aspect of the approved scheme.

Inclusive Access

There are no changes sought in regard to this aspect of the approved scheme.

Boundary treatment .

There are no changes sought in regard to this aspect of the approved scheme.

Conclusion

The proposed scheme offers an opportunity to bring forward a sustainable development of family housing, affordable homes on a site long identified as meeting the needs of the city. All issues have been set out in the report and addressed, and this includes where necessary mitigation to ensure the schemes delivery.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

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

Location plan ref: EX(001) ; Received 24th August 2022.

Demolition Plan ref:DEM01;

Proposed house Types 01 plan ref: (PL) 003;

Proposed house Types 02 plan ref: (PL) 004;

Proposed house Types 03 plan ref: (PL) 005 rev.B ;

Proposed street scenes 01 plan ref: : (PL) 006 rev.A ;

Proposed street scenes 02 plan ref: : (PL) 007 rev.A ;

Proposed street scenes 03 plan ref: : (PL) 008 rev.A ;

Proposed street scenes 04 plan ref: : (PL) 009 rev.B ;

Archaeological Desk Based Assessment for Louisa Street works ref:LP4440C-DBA-v.1.3 dated August 2022;

Broadband Connectivity Assessment;

Air Quality Assessment ref: 102868V2 dated 28th July 2022;

Crime Impact Statement Version B 19.08.2022 ref: 2022/0358/CIS/01;

Noise Impact Assessment Report No: P22-313-R01v2 dated August 2022;

Arboricultural Impact Assessment Version 1 dated 26 August 2022;

Arboricultural Constraints Appraisal Version 1 dated 1 August 2022;

Flood Risk Assessment and Drainage Strategy ref: 14921-FRA & Drainage Strategy Revision 2 dated September 2022;

Geo-Environmental Site Investigation Report Ref: A4755/22/SI dated June 2022;

Phase 1 Geo-Environmental desk Study ref: A4755/22/FDS dated June 2022;

Heritage Statement dated October 2022;

Waste Management proforma;

Transport Statement ref: 220819/SK222314/TS01(-00) dated August 2022;

Received 13th October 2022.

Letter dated from Geo- Environmental & Geotechnical ref: A4755/22 dated 21st October 2022 in regard to risks from Coal Mining;

Energy Statement rev. B dated 31.08.2022; Topographical Survey (Existing and proposed levels) ref: LEV01;

received 26th October 2022;

Outdoor lighting report ref: SHD758-SHD-HLG-LOUI-CA-EO dated 31 October 2022 ;

Section 38 street lighting design plan ref: SHD758-SHD-HLG-LOUI-DR-EO-Lighting Layout-R0 Sheet 1 of 1;

Lighting Equipment schedule ref: SHD758-SHD-HLG-LOUI-SH-EO-Lighting Schedule-R0

received 31st October 2022

Planning Statement dated November 2022 Statement received 22nd November 2022;

Cholondeley EBG (BUN-EBH) plan ref: 674-CHO-110 received 25th January 2023.

CEMP dated August 2022 Version B- 20.01.2023 received 25th January 2023;

Preliminary Ecological Appraisal and Daytime Building Inspection ref: P.17.17.22 rev.A January 2023 received 25th January 2023;

Local Labour Agreement dated 20th January 2023;

Protected species survey ref: P.1717.22 dated 1st February 2023 received 1st February 2023;

Daytime Building Inspection Report for Louisa Street P.1717.22 dated 20th March 2023 received 29th March 2023;

Bat and bird box plan ref: P.1717.22.04 received 29th March 2023.

Agent email dated 14th April 2023;

Design and Access Statement rev.C dated April 2023;

Culvert investigation report LSR-01 dated 13.04.2023;

Received 14th April 2023

Agent email 15.05.2023

Swept path Analysis MCC Specification Refuse Collection vehicle ref: SK22231-005;

Louisa Street Proposed Highway Works Stage Road Safety Audit ref: 2023/WH/1867 ;

received 15th May 2023

Landscaping proposal plan ref: 6989.01 rev. k (notwithstanding colouration of bitmac to dwellinghouse driveways);

Proposed site plan ref: (PL) 001 rev.P);

Construction Build Route plan ref: CBR01 rev.C ;

EVCP plan ref: EVCP01 rev.E;

Materials Plan MAT 01 rev.E

received 23rd May 2023

Updated Affordable Housing Statement (42 social rent and 29 rent to buy)

Housing Tenure plan ref: TEN01 rev.H ;

received 31st May 2023

Boundary treatments plan ref: BT01 rev. G received 2nd June 2023

Bat Activity Surveys and Mitigation Strategy ref: 2023-107 Version 2 dated June 2023 received 5th June 2023

AS AMENDED BY:

Working drawing Brick end as elevations 1020 LSA-AS-071 rev.D (notwithstanding balcony design)

Working drawing Brick mid as elevations 1020 LSA-AS-072 rev.C (notwithstanding balcony design)

Received 23rd April 2025

Potential Noise from Air Source Heat Pumps Memo ref: P22-313-M03v.3 dated 20 May 2025 received 16th June 2025 and email from Hepworth Acoustics dated 20th June 2025

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

2. The development shall be implemented in accordance with the measures in the Construction Environmental and Waste Management Plan Rev C dated 23.06.2023 (including Noise Reduction and Condition Survey and Appendices) for the duration of the construction period.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

3. a) The development shall be implemented in accordance with the CEMP dated August 2022 Version B- 20.01.2023 received 25th January 2023; and Construction Build Route plan ref: CBR001 rev. C received 23rd May 2023.

b) The working hours of site shall be limited to 08.00 - 17.30 Mondays to Fridays, 08.30 - 13.00 on Saturdays and no work on Sundays and Bank Holidays.

The development shall be implemented in accordance with the approved details

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

4. The development shall be implemented in accordance with the details in the Illustrated Materials Schedule rev. A received 02.01.2024 in the locations on Materials Plan. 1020-MAT01. Rev F, together with the Landscape Proposals Scheme (Including Hard Surfaces) plan ref: 6989.01 Rev. L received 4th January 2024.

Reason -To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5. The development shall be implemented in accordance with the details on:

- Section 38 Agreement Plan - 23102-BGC-D-100S38
- Adoptable Surfacing and Kerbing Plan - 23102-BGC-D-121
- Highway Contours and Chainages Plan - 23102-BGC-D-141
- Highway Gulley Catchment Plan - 23102-BGC-D-151
- Adoptable Highways & Drainage Longitudinal Sections and MH Schedule Plan - 23102-BGC-D-201 A
- Adoptable Carriageway Construction Detail Plan - 23102-BGC-D-301 A
- Road Safety Audit - 2023/WH/1867
- Swept Path Analysis MCC Specification Refuse Collection Vehicle - SK22231-005
- Street Lighting Layout - SHD758-SHD-HLG-LOUI-DR-EO
- Lighting Layout-R0
- Build Route (Showing proposed sequence of occupations)- 1020-CBR01-C prior to the first dwelling unit being occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

6. The car parking indicated on the approved plans for the dwellings (including apartments), shall be surfaced, demarcated, and where shown on approved plans retractable bollards installed, and made available for use prior to the associated dwellings (including apartments), hereby approved being occupied. The car parking shall then be available at all times whilst the dwellings (including apartments), are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

7. The development shall be implemented in accordance with the details shown on plan ref: Timber Cycle Store - 1020-TCS001 for the cycle storage associated with the apartment element of the proposed development, and the cycle storage structures shown in the visual submitted on

02.01.2024 (which would be located within rear garden area of each dwelling), prior to the proposed accommodation being brought into use, and be retained 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, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

8. a) The development shall be implemented in accordance with the details in the Travel Plan ref: 240305/SK22231/TP01(-01).

b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), a revised Travel Plan, which takes into account the information about travel patterns gathered pursuant to item (ii) above, shall be submitted to and approved in writing by the City Council as local planning authority for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

9. The development shall be implemented in accordance with the details shown on :

- Electric Vehicle Charging Point Plan:

- 1020-EVCP01. Rev F. ROLEC QUANTUM: EV Open charge Type 2 Unit. Specification Information.

- ROLEC: EV WALLPOD Charging Unit. Specification Information;

prior to that accommodation being occupied, and shall thereafter manage and maintained in accordance with the approved details.

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 EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

10. The development shall be implemented in accordance with the details in the site Investigation Summary Report (ref: A4755/22/SISR/V2) version B.0 dated 31st October 2024 and the Additional Site Investigation Letter Report (ref: A4755/23/LR4) dated 31st October 2024 received 31st October 2024.

Reason - To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with the National Planning Policy Framework and pursuant to polices EN17 and EN 18 of Manchester Core Strategy (2012).

11. The development shall be implemented in accordance with the details in the Ground Improvement Risk Assessment (ref: A4755/22/GRA/V2) version B.0 dated October 2024

Reason - To ensure that the proposed piling, does not harm groundwater resources in line with the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection' and pursuant to polices EN17 and EN 18 of Manchester Core Strategy (2012) .

12. Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete, in accordance with the National Planning Policy Framework, and pursuant to policies EN17 and EN 18 of Manchester Core Strategy (2012).

13. No development (other than demolition works and site clearance) shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies within the NPPF and NPPG, and policies EN08 and EN14 in the Manchester Core Strategy (2012).

14. The drainage maintenance and management arrangements as set out in the Surface water sustainable drainage as -built, construction verification report and drainage management plan, shall be implemented and the development thereafter managed and maintained in accordance with the approved details.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and a maintenance mechanism for the lifetime of the development, pursuant to policies EN8, EN14, EN17 and DM1 of the Manchester Core Strategy (2012).

15. a) The development shall be implemented in accordance with the noise attenuation measures within Noise Impact Assessment Report No: P22-313-R01v2 dated August 2022, Working drawing Brick end as elevations 1020 LSA-AS-071 rev.D (notwithstanding balcony design) and Working drawing Brick mid as elevations 1020 LSA-AS-072 rev.C (notwithstanding balcony design) received 23rd April 2025, and Potential Noise from Air Source Heat Pumps Memo ref: P22-313-M03v.3 dated 20 May 2025 received 16th June 2025 in conjunction with the email from Hepworth Acoustics dated 20th June 2025.

b) The location and extent of the proposed acoustic barrier within:

- Acoustic Details: Boundary Treatment Plan: 1020-BT01. Rev J.

- Acoustic Fence Details: 1020-AF01. Hepworth Acoustics: Acoustic Fence Requirements. Hepworth Acoustics:

- Noise Impact Statement: Proposed Residential Development at Former Louisa Street works, Openshaw shall be implemented before the occupation of the residential units.

c) Prior to first occupation of the residential units which have been acoustically insulated , a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved noise impact assessment report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the

recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26.

16. a) The development shall be implemented in accordance with the information shown on the plan ref: Timber Refuse Store: 1020-TRS01 Rev A in conjunction with the content of the Agent email dated 21.12.2023 confirming the bin store to serve each of the proposed apartments would have 3 x general waste 1100litres; 1 x pulpable waste 1100litres; 1 x cojoined waste 1100litres and in addition to the above there will be 2no. Green Waste Bins.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the dwellings and apartments are occupied

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

17. The development shall only be carried out in accordance with sections 3 and 4 in the Crime Impact Statement Version B 19/08/22 ref: ref.2022/0358/CIS/01. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation for that the development, and the agreed measures shall be retained and maintained thereafter.

Reason - In the interests of crime prevention and community safety, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

18. The development shall be implemented in accordance with :

- the Written Scheme of Investigation (WSI) dated June 2023 received 26th June 2023
 - Historic Building Investigation Report version 1.1 dated 29.08.2023.
 - Written Scheme of Investigation for Archaeological Excavation and Watching Brief dated July 2023 ref: 4627.
- Received 31st August 2023, and
- Post Excavation Assessment report received 17th January 2024

Reason- In accordance with NPPF policy 16, paragraph 218: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible, and pursuant to policies EN3 and DM1 of the Manchester Core Strategy (2012).

19. The development shall be implemented in accordance with the details on the:

- Section 38 (Adoptable) Lighting Layout - SHD758 Rev R0
 - Private Lighting Design - SHD761 Rev R0
 - External Lighting to the front and rear of Dwellings - Specifications document
- Received 31st August 2023

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the public realm works, and would not adversely impact on protected species pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

20. If , when the lighting units are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as Local Planning Authority confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the lighting units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

21. No removal of or works to any trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

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

22. The bat boxes, sparrow nesting boxes and bird nest boxes in the locations and specifications on the Bat and Bird Box Plan ref: P.1717.22.04 received 29th March 2023, shall be implemented prior to the dwelling on which it would be located is occupied, and retained at all times thereafter.

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

23. If no ground works are commenced on site within 12 months of the date of the permission hereby approved, a survey to identify whether badgers are present on the site shall be submitted to, and approved in writing by, the City Council as local planning authority, together with mitigation measures prior to commencement of development. Any mitigation measures which are approved shall be implemented within a timeframe to be agreed with the City Council as local planning authority.

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) to comply with policy EN15 of the Manchester Core Strategy (2012).

24. The development shall be implemented in accordance with the measures in the Reasonable Avoidance Measures Method Statement for the protection of wildlife ref: 2023 -107b and the measures are retained for the duration of the construction period.

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) to comply with policy EN15 of the Manchester Core Strategy (2012).

25. a)The landscaping scheme for the development shall be implemented in accordance with Landscaping proposal plan ref: 6989.01 rev. M.

b) The development shall be implemented in accordance with the contents of the Landscape Management Plan Ref: JW/6989/LMP Rev A and Landscape Proposals Ref: 6989.01 Rev M in

conjunction with the email from the planning agent dated 9th December 2024 confirming that Jigsaw Homes will be responsible for carrying out the Landscape Management Plan.

c) The approved landscaping scheme and arrangements for management and maintenance shall be implemented not later than 12 months from the date the buildings are first occupied. 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 in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

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 Manchester Core Strategy (2012).

26. In this condition "retained tree" means an existing tree, shrub or hedge which is identified as not being removed in the Arboricultural Impact Assessment Version 1 dated 26 August 2022; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the development for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shown on Photo 1 - Warning Signage - 14.7.23 and Photo 2 - Installed Tree Protection Fencing - 14.7.23 shall be retained in situ for the duration of the construction works.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

27. a) The development hereby approved shall be carried out in accordance with the document titled Energy Statement rev.B dated 31.08.2022 received 26th October 2022.

b) A post construction review certificate/statement shall be submitted for approval for the development, within a timescale that has been previously agreed in writing for the development, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning

(Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

29. The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

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

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

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

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

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

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

33. The boundary treatment shall be implemented in accordance with the details on plan refs:
-Boundary Treatments Plan: 1020-BT01 Rev J received 02.01.2024;
-Acoustic Fence Details: 1020-AF01;

-Standard Detail: 1800mm Timber Access Gate;
-B-12.2-08 Standard Detail:
-1800mm Concrete Post & Feather Edge Panel Fence, and with Kick Board: B-12.2-14;

before the dwellings are first occupied and retained as such 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 in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

34. The development shall be implemented in accordance with the details in the Land at Louisa Works, Louisa Street, Openshaw Local Benefit Proposal - July 2023 received 31st August 2023.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

35. The residential units hereby permitted shall only be used for the purposes of providing affordable housing (as defined by the NPPF Annex 2, or any subsequent amendment thereof) and shall not be offered for sale or rent on the open market. The affordable housing shall be provided and managed thereafter in accordance with the approved 'affordable housing statement' revision E received 31st May 2023.

This planning condition shall not apply to the part of the property over which:-

- (i). a tenant has exercised the right to acquire or any similar statutory provision and for the avoidance of doubt once such right to acquire has been exercised, the proprietor of the property, mortgagee in possession and subsequent proprietors and their mortgagees in possession shall be permitted to sell or rent the property on the open market;
- (ii). A leaseholder of a shared ownership property has staircased to 100% and for the avoidance of doubt once such staircasing has taken place the proprietor of the property, mortgagee in possession and subsequent proprietors and their mortgagees in possession shall be permitted to sell or rent the property on the open market.

Reason - In order to provide affordable housing at the site and to deliver an identified housing need in accordance with policies H4 and H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

36. The development shall be implemented in accordance with the details in the email from applicant with attached confirmation of the registration of the Bat License from Natural England dated 5th July 2023; Email from ERAP to applicant dated 7th July 2023 in relation to bats and Natural England email to Bat consultant dated 21st June 2023.

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) to comply with policy EN15 of the Manchester Core Strategy (2012).

Informatives

1. The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance 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).
2. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that

restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

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

3. MCC records highlight an underground culvert is located within close proximity to the site (approximately 10m to the south of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.
4. Whilst the building B2 - B4 to be demolished has been assessed as very low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Environment Agency have provided the following advice

Groundwater and Contaminated Land Model Procedures and Good Practice Guidance
Due to the former land uses, soil and /or groundwater contamination may exist at the site. To address the associated risks to controlled waters the Environment Agency recommend that developers should:

- o Follow the risk management framework provided in Guidance on Land contamination risk management (LCRM) Land contamination risk management (LCRM) - GOV.UK (www.gov.uk), when dealing with land affected by Contamination.

- o Refer to their Guiding principles for land contamination for the type of information that they require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health.

- o Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed.

- o Refer to the contaminated land pages on gov.uk for more information.

- o Refer to 'The Environment Agency's approach to groundwater protection'

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with BS 10175 (2001) Code of practice for the investigation of potentially contaminated sites.

Waste Management Guidance

Where the remediation / redevelopment of the site will involve waste management issues they offer the following advice.

On-site Waste

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

- o excavated materials that are recovered via a treatment operation can be reused

on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution;

o treated materials can be transferred between sites as part of a hub and cluster project; and

o some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommend that developers refer to:

o the position statement on the Definition of Waste: Development Industry Code of Practice

o The waste management page on GOV.UK

Waste to be taken off-site

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

o The Duty of Care Regulations 1991;

o The Hazardous Waste (England and Wales) Regulations 2005;

o The Environmental Permitting (England and Wales) Regulations 2016; and

o The Waste (England and Wales) Regulations 2011.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005

'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If hazardous waste material is produced, held, stored or taken off-site, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information.

Dewatering

Dewatering is the removal/abstraction of water (predominantly, but not confined to, groundwater) in order to locally lower water levels near the excavation. This can allow operations to take place, such as mining, quarrying, building, engineering works or other operations, whether underground or on the surface.

Any dewatering activities on-site could have an impact upon local wells, water supplies and/or nearby watercourses and environmental interests. This activity was previously exempt from requiring an abstraction licence. Since 1 January 2018, most cases of new planned dewatering operations above 20 cubic metres a day will require a water abstraction licence from the Environment Agency prior to the commencement of dewatering activities at the site.

More information is available on gov.uk:

<https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence#apply-for-a-licence-for-a-previously-exempt-abstraction>.

Regulatory position statements

If dewatering and discharging into surface water is required during development, the following Regulatory Position Statement will apply: 'Temporary dewatering from excavations to surface water.'

<https://www.gov.uk/government/publications/temporary-dewatering-from-excavations-to-surface-water>

6. This consent does not imply approval for works (including pruning to any trees on third party land to the south of the site) referenced in the Arboricultural Impact Assessment

Version 1 dated 26 August 2022, as consent from the landowner for such works to trees would be required .

Appendix 1 – List of consultees & neighbours notified

Environmental Health

79 Louisa Street, Openshaw, MANCHESTER, M11 3TQ
37 Cheadle Street, Manchester, M11 1AQ
Unit 16D, 67 Louisa Street, Manchester, M11 1AF
Matalan, Ashton Old Road, Manchester, M11 2NN
140 Louisa Street, Manchester, M11 1AN
1047 Ashton Old Road, Manchester, M11 2NN
Unit 5, 1121 Ashton Old Road, Manchester, M11 1AA
49 Aldermoor Close, Manchester, M11 1GF
99 Louisa Street, Manchester, M11 1GJ
31 Aldermoor Close, Manchester, M11 1GF
47 Aldermoor Close, Manchester, M11 1GF
1121 Ashton Old Road, Manchester, M11 1AA
Unit 3A, 1119 Ashton Old Road, Manchester, M11 1AA
The Bodyline Clinic Limited, Unit 1, 1119 Ashton Old Road, Manchester, M11 1AA
Unit 4, 1119 Ashton Old Road, Manchester, M11 1AA
Unit 3, 1119 Ashton Old Road, Manchester, M11 1AA
A P C Coating, 1119 Ashton Old Road, Manchester, M11 1AA
Unit 5, 1119 Ashton Old Road, Manchester, M11 1AA
Unit 2, 1119 Ashton Old Road, Manchester, M11 1AA
23 Aldermoor Close, Manchester, M11 1GF
105 Louisa Street, Manchester, M11 1GJ
142 Louisa Street, Manchester, M11 1AH
37 Aldermoor Close, Manchester, M11 1GF
27 Aldermoor Close, Manchester, M11 1GF
91 Louisa Street, Manchester, M11 1AD
Unit 9, 67 Louisa Street, Manchester, M11 1AF
Unit 10, 67 Louisa Street, Manchester, M11 2AF
124 Louisa Street, Manchester, M11 1AN
66 Louisa Street, Manchester, M11 1AN
126 Louisa Street, Manchester, M11 1AN
81 Louisa Street, Manchester, M11 1AD
67 Cheadle Street, Manchester, M11 1AQ
39 Cheadle Street, Manchester, M11 1AQ
41 Aldermoor Close, Manchester, M11 1GF
35 Aldermoor Close, Manchester, M11 1GF
33 Aldermoor Close, Manchester, M11 1GF
Flat 14, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 8, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 6, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 17, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 38, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
3 Brade Close, Manchester, M11 2ZN
70 Louisa Street, Manchester, M11 1AN
118 Louisa Street, Manchester, M11 1AN
112 Louisa Street, Manchester, M11 1AN
77 Cheadle Street, Manchester, M11 1AQ
75 Cheadle Street, Manchester, M11 1AQ

73 Cheadle Street, Manchester, M11 1AQ
69 Cheadle Street, Manchester, M11 1AQ
43 Cheadle Street, Manchester, M11 1AQ
3 Sexa Street, Manchester, M11 1AP
64 Louisa Street, Manchester, M11 1AN
96 Louisa Street, Manchester, M11 1AN
26 Brade Close, Manchester, M11 2ZN
47 Brade Close, Manchester, M11 2ZN
62 Louisa Street, Manchester, M11 1AN
75 Louisa Street, Manchester, M11 1AD
120 Louisa Street, Manchester, M11 1AN
95 Louisa Street, Manchester, M11 1AD
79 Louisa Street, Manchester, M11 1AD
73 Louisa Street, Manchester, M11 1AD
106 Louisa Street, Manchester, M11 1AN
63 Cheadle Street, Manchester, M11 1AQ
84 Louisa Street, Manchester, M11 1AN
45 Aldermoor Close, Manchester, M11 1GF
103 Louisa Street, Manchester, M11 1GJ
Unit 3, Ashton Old Road, Manchester, M11 2NN
Flat 36, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 16, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
98 Louisa Street, Manchester, M11 1AN
76 Louisa Street, Manchester, M11 1AN
34 Brade Close, Manchester, M11 2ZN
Flat 35, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 26, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 12, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 11, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
10 Brade Close, Manchester, M11 2ZN
122 Louisa Street, Manchester, M11 1AN
81 Cheadle Street, Manchester, M11 1AQ
79 Cheadle Street, Manchester, M11 1AQ
86 Louisa Street, Manchester, M11 1AN
28 Brade Close, Manchester, M11 2ZN
41 Brade Close, Manchester, M11 2ZN
33 Brade Close, Manchester, M11 2ZN
23 Brade Close, Manchester, M11 2ZN
17 Brade Close, Manchester, M11 2ZN
Ground Floor, Elizabeth House, Victoria Street, Bradford, Manchester, M11 2NX
Unit 16A, 67 Louisa Street, Manchester, M11 1AF
33 Cheadle Street, Manchester, M11 1AQ
Flat 13, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
114 Louisa Street, Manchester, M11 1AN
1119A Ashton Old Road, Manchester, M11 1AA
Trotskis, Ferris Street, Manchester, M11 1AF
Flat 1, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 3, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 41, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 40, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Unit 1, 67 Louisa Street, Manchester, M11 1AF
35A Cheadle Street, Manchester, M11 1AQ
134 Louisa Street, Manchester, M11 1AN
104 Louisa Street, Manchester, M11 1AN

93 Louisa Street, Manchester, M11 1AD
57 Cheadle Street, Manchester, M11 1AQ
55 Cheadle Street, Manchester, M11 1AQ
49 Cheadle Street, Manchester, M11 1AQ
82 Louisa Street, Manchester, M11 1AN
41 Cheadle Street, Manchester, M11 1AQ
Office, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
92 Louisa Street, Manchester, M11 1AN
80 Louisa Street, Manchester, M11 1AN
90 Louisa Street, Manchester, M11 1AN
Unit 7, 67 Louisa Street, Manchester, M11 1AF
Eastlands Homes, Eastlands House, Victoria Street, Bradford, Manchester, M11 2NX
Flat 2, 37 Cheadle Street, Manchester, M11 1AQ
35B Cheadle Street, Manchester, M11 1AQ
Flat 1, 37 Cheadle Street, Manchester, M11 1AQ
85 Louisa Street, Manchester, M11 1AD
61 Cheadle Street, Manchester, M11 1AQ
40 Brade Close, Manchester, M11 2ZN
39 Brade Close, Manchester, M11 2ZN
31 Brade Close, Manchester, M11 2ZN
8 Brade Close, Manchester, M11 2ZN
2 Brade Close, Manchester, M11 2ZN
19 Brade Close, Manchester, M11 2ZN
45 Brade Close, Manchester, M11 2ZN
25 Brade Close, Manchester, M11 2ZN
87 Louisa Street, Manchester, M11 1AD
HMO Flat Above, Venus Foods Ltd, Ferris Street, Manchester, M11 1AF
First Floor, Elizabeth House, Victoria Street, Bradford, Manchester, M11 2NX
Elizabeth House, Victoria Street, Bradford, Manchester, M11 2NX
Eastlands House, Victoria Street, Bradford, Manchester, M11 2JW
Unit 16B, 67 Louisa Street, Manchester, M11 1AF
Unit 16C, 67 Louisa Street, Manchester, M11 1AF
Unit 8, 67 Louisa Street, Manchester, M11 1AF
Unit 14, 67 Louisa Street, Manchester, M11 1AF
Unit 3, 67 Louisa Street, Manchester, M11 1AF
67 Louisa Street, Manchester, M11 1AF
5 Sexa Street, Manchester, M11 1AP
29 Aldermoor Close, Manchester, M11 1GF
25 Aldermoor Close, Manchester, M11 1GF
101 Louisa Street, Manchester, M11 1GJ
Unit 3, 1121 Ashton Old Road, Manchester, M11 1AA
Unit 4, 1121 Ashton Old Road, Manchester, M11 1AA
Unit 2, 1121 Ashton Old Road, Manchester, M11 1AA
Unit 1, 1121 Ashton Old Road, Manchester, M11 1AA
74 Louisa Street, Manchester, M11 1AN
83 Louisa Street, Manchester, M11 1AD
43 Aldermoor Close, Manchester, M11 1GF
Flat 9, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Unit 17, Ferris Street, Manchester, M11 1AF
5 Brade Close, Manchester, M11 2ZN
Flat 7, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
32 Brade Close, Manchester, M11 2ZN
45 Cheadle Street, Manchester, M11 1AQ
78 Louisa Street, Manchester, M11 1AN

21 Brade Close, Manchester, M11 2ZN
13 Brade Close, Manchester, M11 2ZN
128 Louisa Street, Manchester, M11 1AN
71 Cheadle Street, Manchester, M11 1AQ
The Lodge, 67 Louisa Street, Manchester, M11 2AF
Flat 10, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
24 Brade Close, Manchester, M11 2ZN
Flat 5, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
110 Louisa Street, Manchester, M11 1AN
Flat 20, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 19, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
130 Louisa Street, Manchester, M11 1AN
35 Brade Close, Manchester, M11 2ZN
27 Brade Close, Manchester, M11 2ZN
116 Louisa Street, Manchester, M11 1AN
89 Louisa Street, Manchester, M11 1AD
Flat 34, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 23, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
12 Brade Close, Manchester, M11 2ZN
11 Brade Close, Manchester, M11 2ZN
72 Louisa Street, Manchester, M11 1AN
53 Cheadle Street, Manchester, M11 1AQ
1 Sexa Street, Manchester, M11 1AP
36 Brade Close, Manchester, M11 2ZN
30 Brade Close, Manchester, M11 2ZN
49 Brade Close, Manchester, M11 2ZN
29 Brade Close, Manchester, M11 2ZN
15 Brade Close, Manchester, M11 2ZN
138 Louisa Street, Manchester, M11 1AN
136 Louisa Street, Manchester, M11 1AN
132 Louisa Street, Manchester, M11 1AN
39 Aldermoor Close, Manchester, M11 1GF
Flat 32, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 33, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 15, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
9 Brade Close, Manchester, M11 2ZN
65 Cheadle Street, Manchester, M11 1AQ
44 Brade Close, Manchester, M11 2ZN
42 Brade Close, Manchester, M11 2ZN
4 Brade Close, Manchester, M11 2ZN
97 Louisa Street, Manchester, M11 1AD
77 Louisa Street, Manchester, M11 1AD
Unit 15, Ferris Street, Manchester, M11 1AF
Flat 21, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 29, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 37, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 28, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 22, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 4, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
1 Brade Close, Manchester, M11 2ZN
68 Louisa Street, Manchester, M11 1AN
100 Louisa Street, Manchester, M11 1AN
6 Brade Close, Manchester, M11 2ZN
43 Brade Close, Manchester, M11 2ZN

37 Brade Close, Manchester, M11 2ZN
108 Louisa Street, Manchester, M11 1AN
47 Cheadle Street, Manchester, M11 1AQ
59 Cheadle Street, Manchester, M11 1AQ
Venus Foods Ltd, Ferris Street, Manchester, M11 1AF
Flat 2, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 30, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 27, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 31, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 25, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 18, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
102 Louisa Street, Manchester, M11 1AN
Flat 24, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
Flat 39, Victoria House, Victoria Street, Bradford, Manchester, M11 2LY
22 Brade Close, Manchester, M11 2ZN
7 Brade Close, Manchester, M11 2ZN
51 Cheadle Street, Manchester, M11 1AQ
94 Louisa Street, Manchester, M11 1AN
38 Brade Close, Manchester, M11 2ZN
109, Sandywell Street, Higher Openshaw, Manchester

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA