

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137688/JO/2023

Date registered valid: 6 September 2023

Proposal: Application to vary condition 2 (specified plans) from planning approval reference 131147/FO/2021 to amend the finished floor levels for plot numbers 3-28, 32-45, 48-53, 59-71 and 75.

Address: Manchester College Arden Centre , Sale Road, Manchester, M23 0DD

Ward(s): Northenden Ward

Applicant: Mr Andrew Milnes Miller Homes (North West)

Agent (if any):

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23.04.2025

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit: 11 September 2023

Standard consultations:

Printed: 8 September 2023

Expired: 29 September 2023

Neighbour notifications

Printed: 8 September 2023

Expired: 29 September 2023

Site notice

Posted: 11 September 2023

Expired: 2 October 2023

Press advert

Published: 12 September 2023

Expired: 26 September 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site

The application site is 7.35 hectares in size located 5.2 miles to the south of Manchester city centre, to the west of Princess Parkway and to the north of Wythenshawe Park. The site is surrounded by residential properties and is currently accessed via Moss Hey Drive off Sale Road and Hollyhey Drive off Yewtree Lane.

Princess Parkway borders part of the east edge of the site with a buffer of mature trees between. The site previously provided education provision in the form of a sixth form college which consists of one four storey building, a single storey extension, car parking for 371 vehicles and a sports-field to the south. The site had been in use for educational purposes since the 1930s.

The site is predominantly bounded by mature trees and vegetation providing a buffer between the residential properties' gardens that border the site to the South West, North and East. The majority of these surrounding properties that border the site are 2 storey semi-detached houses with brown/red brick and brown/grey pitched and hipped roofs or 1.5 storey with white render and mansard brown tile roofs associated with the development of this area in the first half of the 20th Century. The south east corner of the site is bounded by a linear copse of mature trees through which a public footpath runs along the edge of the slip road up to Princess Parkway, providing natural screening from the main road.

Description of proposal

Planning approval was granted for 224 no. residential dwellinghouses with associated access, landscaping, parking and other works following demolition of existing buildings in December 2021. Works on site are well advanced with the southern part of the site containing a number of completed properties and the site to the north cleared of the former college buildings.

The current proposals seek a variation to the finished floor levels of a number of plots to the northern side of the site.

Consultations & Notification Responses

Neighbouring properties were notified of the proposals, a site notice was posted at the site and an advertisement was placed in the Manchester Evening News. 5 residents made comments raising concerns with the development, these are summarised below:

- The building work conducted where the old college was already resulted in a massive rise of rats in the area.
- Construction noise levels and pollution is unbearable and builders don't use any water to minimise dusting.
- This is already a busy area roads are already congested
- Too many new homes will increase noise and air pollution. Make a public park or play ground instead of buildings,
 - Bricks are baked in kilns, steel is forged in intense heat and under huge mechanical pressure, and the production of concrete creates massive global carbon emissions
- The developer doesn't want to move the waste stone from the demolition of the college and would rather distribute it across the site and increase the floor level rather than pay to have the waste removed.
- These houses that will be backing up onto the Hollyhey Drive properties are already tall enough (3 storey town houses)
- Damage to existing fences by the development and shrubs, weeds and soil coming through the boundary fence.
- Request that existing trees are maintained, cut back and reduced in height

MCC Environmental Health - Raise no comments to the variation application

MCC Flood Risk Management Team - No comments to make on this application.

Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Core Strategy Development Plan Document

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester

must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Relevant policies in the Core Strategy are detailed below:

Policy SP 1 Spatial Principles .

Policy H1 Overall Housing Provision

Policy H 7 Wythenshawe Housing

Policy H8 Affordable Housing provision

Policy T1 Sustainable Transport

Policy T2 Accessible Areas of Opportunity and Need

Policy EN1 Design Principles and Strategic Character

Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon

Development -

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy

Policy EN 8 Adaptation to Climate Change –

Policy EN9 Green Infrastructure

Policy EN10 Safeguarding Open Space, Sport and Recreational Facilities

Policy EN14 Flood Risk

Policy EN15 Biodiversity and Geological Conservation

Policy EN 16 Air Quality

Policy EN 17 Water Quality

Policy EN 18 Contaminated Land and Ground Stability

Policy EN19 Waste

Policy DM 1 Development Management

Policy PA1 (Developer Contributions) – As part of the mitigation of impacts arising from the development section 106

Saved Unitary Development Plan Policies

Policy DC7

DC26.1 and DC26.5 Development and Noise

Places For Everyone Plan – Approved March 2024

Relevant policies

JP-Strat14: A Sustainable and Integrated Transport Network

JP-S1: Sustainable development

JP-S2: Carbon and Energy

JP-S4: Flood Risk and the Water Environment

JP-S5: Clean Air

JP-S6:Resource Efficiency

JP-G6: Urban Green Space

JP-G7: Trees and Woodland

JP-G8: A net enhancement of Biodiversity and Geodiversity

JP-C1: An Integrated Network

JP-C5: Streets for All

JP-C8: Transport Requirements of New Development

JP-H1:Scale, Distribution and Phasing of New Housing

JP-H2: Affordability of New Housing

JP-H3: Type, Size and Design of New Housing

JP-H4: Density of New Housing

JP-P1: Sustainable Places

Relevant National Policy

The National Planning Policy Framework (December 2024) sets out Government planning

policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role. The NPPF outlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The following specific policies are considered to be particularly relevant to the proposed development:

Section 5 (Delivering a sufficient supply of homes)

Section 6 – (Building a strong and competitive economy)

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) –

Issues

Principle – The principle of the development of the application site to accommodate 224 dwellinghouses has previously been considered to be acceptable. The application proposals do not seek to amend the site layout or design of the dwellings previously approved but seek to amend the finished floor levels of those dwellings proposed to be erected in the northern portion of the site.

In this instance consideration of the changes to the proposed finished floor levels is required and impacts that arise in terms of visual amenity and residential amenity that would result from proposed changes.

Visual Amenity – The proposals would raise finished floor levels of 60 units within the northern section of the site, by 100mm (5 units); 150mm (6 units) and 250mm (49 units). The majority of the units are two storeys in height with four units being three storeys in height (Burnett house type). These four units are located centrally within the northern section of the site and are surrounded by proposed dwellings on the site. These four units would have an increased finished floor level of 250mm.

The development is of a scale to create its own distinct character and given maintained relationships to the streets and roads within the development it is not considered that the increase in height of the dwellings would give rise to significant impacts on the visual amenity or character of the area.

Residential Amenity - On the western side of the site to be altered 4 units are to be raised by 100mm and 14 would be raised by 250mm. Whilst there would be a difference of ground levels between the rear boundary and the finished floor level of the units of between 33cm and 60cm given the intervening distances between properties and the retained trees along this boundary together with boundary treatments the increase in height of these properties is not considered to give rise to a significant increase in impacts on the residential amenity of existing or future occupiers of the properties or give rise to these properties having overbearing impacts on existing properties.

On the northern section of the site 10 dwellings are proposed to have an increased finished floor level 250mm higher than previously approved. The closest of these properties to the boundary of the site is in the north eastern corner which presents its gable end to the site boundary and existing properties to the north on Hollyhey Drive, the gable wall of this property is 13m from the site boundary. Given the distances to the boundary of these properties, intervening existing trees it is not considered that the increase in height of these properties would give rise to a significant increase in impacts on the residential amenity of existing or future occupiers of the properties or give rise to these properties having overbearing impacts on existing properties.

Other properties proposed to have increases in finished floor levels would be internal within the site and would not impact on existing residential properties around the site. The proposed changes and relationships between the dwellings to be constructed are considered to be acceptable.

Construction – It is noted that concerns have been raised regarding ongoing construction impacts. These were noted at the time of the granting of planning permission and it is acknowledged that impacts would arise, these are being managed through the approved construction management plan and would be temporary impacts whilst the development is under construction.

The boundary treatments around the site that back on to existing properties are noted on the approved boundary treatment plan as being replaced with 2.1m high close board timber fencing. Impacts on existing properties boundaries would be a civil legal matter between the developer and existing properties.

Planning Obligations – The original approval was subject to a section 106 agreement relating to financial contributions towards playing fields replacement, public transport improvements and pedestrian facilities in the vicinity of the site and onsite delivery of affordable housing.

Affordable Housing - Adopted planning policy H8 in the Core Strategy sets a target of 20% provision of on-site affordable housing where a development meets the required criteria. The application site by virtue of its size and number of houses proposed meets the criteria where affordable housing provision should be provided. In this instance the applicant has put forward a policy compliant affordable housing provision of 45 houses to be provided on site. The provision of on-site affordable housing would need to be again secured by way of a section 106 legal agreement as part of this variation of condition application to ensure compliance with adopted policy H8. This should reflect the current position with regards to the transfer of properties to a registered provider which has been in process during the period whilst the revised section 106 has been under preparation.

Loss of Playing pitches – The proposals would result in the loss of playing pitches associated with the college. As a result, the applicants statement confirms that a case cannot be made that there is a surplus of playing pitch provision in the City. In order for the loss of the pitches to be compliant with the policies of Sport England (a statutory consultee where development impacts on playing pitches) and adopted policy EN10 of the Core Strategy, the applicant is required to set out a mitigation package to re-provide equivalent or better quality playing field land. In this instance the provision of qualitative improvements to a lapsed playing field part of Wythenshawe Park would extend existing playing field land on an area to the west of existing pitches at Wythenshawe Park. The financial contributions towards the provision of the improved playing pitches at Wythenshawe Park and other pitch provision within Wythenshawe would need to be secured by way of a section 106 legal agreement. This element of the original section 106 agreement has been complied with.

Other contributions - A number of improvements are required in the vicinity of the site to encourage active travel choices by residents. In response the applicant had confirmed acceptance of a financial contribution, secured by way of section 106 agreement, towards a new signalised pedestrian crossing on Sale Road in the vicinity of the site and a contribution towards the improvement of the bus shelter facilities on the north eastern side of Sale Road near to Rackhouse Road. This financial contribution has been complied with by the applicant.

Other Matters - Since the original planning approval, the applicant has discharged or part discharged a number of conditions that were attached to that consent and works are well underway to develop the site. As such these approved details are reflected in the proposed conditions appended to the end of this report.

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

The application has been considered in a positive and proactive manner as required by The Town and Country Planning (Development Management Procedure) (England) Order 2015 and any problems and/or issues arising in relation to dealing with the application have been communicated to the applicant.

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:
Indicative Streetscenes A-C: Reference: 20052 (PL) 300 D; Indicative Streetscenes D - E: Reference: 20052 (PL) 301 D as received by the City Council as local planning authority on the 03/11/2021

Landscape Masterplan: Reference: 3882 101 E; Landscape Layout (1 of 2): Reference: 3882 102 E ; Landscape Layout (2 of 2): Reference: 3882 103 E; Wilson Housetype: Reference: 20052 (PL) 100 F; Burnett Housetype: Reference: 20052 (PL) 101 F; Dalton Housetype: Reference: 20052 (PL) 102 D; Burgess Housetype: Reference: 20052 (PL) 103 E; McKellen Housetype: Reference: 20052 (PL) 104 E; Joule Housetype: Reference: 20052 (PL) 105 E ; Winterson Housetype: Reference: 20052 (PL) 106 D ; Lowry Housetype: Reference: 20052 (PL) 107 D; Turing Housetype: Reference: 20052 (PL) 108 D; Gaskell Housetype: Reference: 20052 (PL) 109 D; Pankhurst Housetype: Reference: 20052 (PL) 110 E; Winterson Detail Sheet; Burnett Detail Sheet; Boundary Treatment Plan: Reference: 2131 / BT / 01 Rev C
All received by the City Council as local planning authority on the 01/11/2021

Build Route, Compound Location and Phasing Plan Reference: 2131/ROB/01 Rev B; Proposed Overall Site Layout: Reference: 2131/SL/01 Rev I; Management Plan: Reference: 2131/MC/01 Rev A; Surface Materials Layout: Reference: 2131/SML/01 Rev C; Waste Management Plan: Reference: 2131/WMP/01 Rev A; Adoptable Drainage Layout 40-01 Rev P1; All as received by the City Council as local planning authority on the 25/10/2021

Flood Risk Assessment (October 2021): Reference: 882187 -R1 (02)-FRA - as received by the City Council as local planning authority on the 27/10/2021

Drainage Technical Note prepared by RSK Ref: 882187 LLFA L02 dated 21st October 2021 as received by the City Council as local planning authority on the 25/10/2021

Design and Access Statement Addendum (October 2021): Reference: 20052 PL 500 Rev H as received by the City Council as local planning authority on the 05/11/2021

Construction Environmental Management and Demolition Plan: Miller Homes Rev: A as received by the City Council as local planning authority on the 28/10/2021

Transport Assessment (October 2021): Reference: 3225TA.04 as received by the City Council as local planning authority on the 25/10/2021

Energy and Sustainability Statement: Rev B 21/10/2021 as received by the City Council as local planning authority on the 22/10/2021

Revised Playing Field Mitigation Report: Reference 3-023-2021 Final Version 20.10.2021 as received by the City Council as local planning authority on the 20/10/2021.

Ground Investigation Report for Northenden College, Northenden Jan 2021
REPORT NO: 20MIL039/GI prepared by Betts Geo; Phase 1 Environmental Report TMC Northenden Campus, Wythenshawe, REC REFERENCE: 108393P1R0 October 2019; Phase II Geoenvironmental Site Assessment Northenden College Reference:13-969-R1-1 Date: July 2020 and accompanying information prepared by e3p; Ecological Survey and Assessment May 2021 prepared by ERAP ref: 2020-272; Dusk Emergence Survey for Bat Activity June 2021 prepared by ERAP ref: 2020-272b; Demolition plan reference DMP/01; Crime Impact Statement Version A ref 2009/0462/CIS/01; Broadband Statement Revision V0; Air Quality Assessment April 2021 prepared by Wardell Armstrong ; Wythenshawe Park Earthworks and drainage STRI

report dated 16th May 2021; All as received by the City Council as local planning authority on the 21st July 2021

Planting Plan (1 of 5) Reference 3882 201 Rev A; Planting Plan (2 of 5) Reference 3882 202 Rev A; Planting Plan (3 of 5) Reference 3882 203 Rev A; Planting Plan (4 of 5) Reference 3882 204 Rev A and Planting Plan (5 of 5) Reference 3882 205 Rev A received by the City Council as local planning authority on the 5th November 2021

Arboricultural Impact Assessment: Reference: P.846.17 Rev C as received by the City Council as local planning authority on the 09/11/2021

Noise Assessment June 2021 Report No P20-540-R02v1 November 2021 prepared by Hepworth Acoustics as received by the City Council as local planning authority on the 10th November 2021

Bat and Bird Box Plan: Reference: ERAP Ltd. 2020-272 V4 (CH) as received by the City Council as local planning authority on the 16th November 2021

Rolec EV WALLPOD:EV READY information sheet as received by the City Council as local planning authority on the 30/11/2021

Materials Layout reference 2131 / ML / 01 Rev A as received by the City Council as local planning authority on the 01/12/2021

Adoptable Drainage Layout: Reference: 40-01 P13 Proposed Overall Site Layout (Colour): Reference: 2131 / SL /01 Rev K as received by the City Council as local planning authority on the 23/02/2022

Proposed window reveal applied to plots 143 -154 and 214-222 reference 2131/WR/135 as received by the City Council as local planning authority on the 10th August 2022

40-15-01 REV P8 Revised FFLs as received by the City Council as local planning authority on the 6th September 2023

Adoptable Drainage Layout: Reference: 40-01 P13 as received by the City Council as local planning authority on the 25th August 2023

Approved documents relating to condition discharge application references:
CDN/21/0977(Highway dilapidation survey); CDN/21/0978 (Local labour agreement part a);CDN/21/0979 (contaminated land part a - phase 1);CDN/23/0233 (contaminated land part a phase 2; CDN/21/0980 (drainage Phase 1);CDN/21/0980 (drainage Phase 1 brownfield);CDN/23/0114 (drainage greenfield); CDN/22/0044 (external materials); CDN/22/0101 (Highway Works); CDN/22/0277 & CDN/23/0339 (Boundary treatments); CDN/22/0362 (landscape and habitat management); CDN/23/0034 (Tree retention); CDN/23/0476 (Acoustic Insulation); CDN/23/0622 (Planting timescale) ;

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

2) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to i) the measures proposed to recruit local people including apprenticeships
ii) mechanisms for the implementation and delivery of the Local Benefit Proposal approved under condition discharge reference CDN/21/0978 shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

3) When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Reports shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN17 and EN18 of the Core Strategy.

4) Within one month of the completion of the development a survey of the condition of previous carriageway/footways on construction vehicle routes surrounding the site assessed as part of the dilapidation survey approved under condition discharge reference CDN/21/0977, together with measures to remedy any defects arising from the construction of the development and timescales for the implementation shall be submitted to and approved in writing by the City Council as local planning authority. Any identified defects shall be carried out in accordance with the agreed details and timescales.

Reason - In the interests of highway safety pursuant to policy DM1 of the Manchester Core Strategy.

5) The development shall be carried out in accordance with the surface water drainage scheme agreed under condition discharge reference CDN/21/0981.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to national policies within the NPPF and NPPG and local policies EN08 and EN14.

6) The greenfield areas of Phase 1 of the development (plots 90-125 & 146-218), as shown on approved Drawing Reference: 40-01 P1, shall be carried out in accordance with the parameters and drainage strategy set out in Drainage Technical Note 882187 LLFA L02 and the Flood Risk Assessment 882187-R1(02)-FRA hereby approved together with the details of soakaways approved under condition discharge reference CDN/23/0114.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

7) The development hereby permitted shall not be occupied until details of the implementation, maintenance and management of the installed sustainable drainage scheme have been

submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- Where plot soakaways are proposed, details of adequate measures to ensure soakaways will be protected from future development shall be presented.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

8) The development hereby approved shall be carried out in accordance with the agreed Construction Environmental Management and Demolition Plan: Miller Homes Rev: A as received by the City Council as local planning authority on the 28/10/2021

Reason - In the interests of residential amenity, highway safety pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

9) No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy.

10) The treatment of invasive species shall be carried out in accordance with the guidance contained in section 5.5.1 of the Ecological Survey and Assessment report.

Reason - To prevent the spread of an invasive species listed within the Wildlife and Countryside Act 1981.

11) The development shall be carried out in accordance with details for the provision of bat and bird boxes as set out within drawing reference: Bat and Bird Box Plan: Reference: ERAP Ltd. 2020-272 V4 (CH) as received by the City Council as local planning authority on the 16th November 2021.

Reason - In order to secure biodiversity enhancements of the site pursuant to policy EN9 and EN15 of the Core Strategy and paragraph 174d of the NPPF.

12) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building 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 shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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 Core Strategy.

13) Notwithstanding the approved details, prior to the commencement of above ground works samples and specifications of the bricks to be used on the external elevations shall be submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

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

14) All works which form part of the approved noise mitigation scheme approved under condition discharge approval reference CDN/23/0476 shall be completed before any of the relevant dwellings are occupied and shall be retained at all times thereafter. A verification report containing evidence that the agreed measures have been implemented should be submitted to and approved in writing by the City Council prior to the dwellings being occupied.

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 policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

15) The approved highways works scheme agreed under condition discharge approval reference CDN/22/0101 shall be implemented and be in place within a timescale previously agreed in writing by the City Council as local planning authority.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

16) Prior to the first occupation of the development hereby approved a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by residents
- ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time

- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, 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. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

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

17) The landscaping scheme approved by the City Council as local planning authority shown on drawing references Planting Plan (1 of 5) Reference 3882 201 Rev A; Planting Plan (2 of 5) Reference 3882 202 Rev A; Planting Plan (3 of 5) Reference 3882 203 Rev A; Planting Plan (4 of 5) Reference 3882 204 Rev A and Planting Plan (5 of 5) Reference 3882 205 Rev A received by the City Council as local planning authority on the 5th November 2021 shall be implemented within the timescale approved under condition discharge reference CDN/23/0622. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

18) The boundary treatments relevant to each dwellinghouse approved under condition discharge reference CDN/22/0277 & CDN/23/0339 shall be completed in accordance with the agreed details prior to the first occupation.

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 and DM1 of the Core Strategy.

19) The incidental, communal areas of landscaping as identified within the 'Management Area' on approved drawing 2131 / MC / 01 shall be managed and maintained in accordance with the details approved under condition discharge reference CDN/22/0362. The approved agreement shall remain in operation at all times whilst the development is occupied.

Reason - To safeguard visual amenity and the character of the area and in the interest of enhancing the biodiversity of the site pursuant to policies DM1 EN9, EN15 and SP1 of the Manchester Core Strategy and paragraph 174d of the NPPF

20) The approved EV WALLPOD:EV READY electric vehicle charging points the details of which were received by the City Council as local planning authority on the 30/11/2021 shall be installed and operational within each residential plot prior to the first occupation of the dwellinghouses.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

21) 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.

Reason - To reduce the risk of crime, pursuant to policy DM1 in the Core Strategy Development Plan Document for the City of Manchester.

22) The Development shall be carried out in accordance with the measures outlined in Energy and Sustainability Report reference Rev B 21/10/2021 hereby approved. Prior to the occupation of the development, a verification report containing evidence that the agreed measures have been implemented should be submitted to and approved in writing by the City Council.

Reason - To ensure the development achieves the carbon reduction measures divulged within the submitted application documents pursuant to policy EN6 of the Core Strategy.

23) 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 Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

24) Notwithstanding the 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 building shall be undertaken other than that expressly 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.

25) 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 extensions or additional development other than those hereby approved shall be erected under Part 1, Classes A (extensions) and E (outbuildings) of the Order without the prior written express consent of the City Council as Local Planning Authority.

Reason - Alterations to the proposed development could have an adverse impact on the surface water drainage system at the site contrary to the provisions of Core Strategy policy DM1 and EN14.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management

17 Millom Avenue, Manchester, M23 0DB
10 Millom Avenue, Manchester, M23 0DB
72 Sale Road, Manchester, M23 0DE
1 Kemble Avenue, Manchester, M23 0DL
2 Kemble Avenue, Manchester, M23 0DL
8 Fairmead Road, Manchester, M23 0DS
6 Kemble Avenue, Manchester, M23 0DL
14 Fairmead Road, Manchester, M23 0DS
16 Fairmead Road, Manchester, M23 0DS
45 Hollyhey Drive, Manchester, M23 0DX
31 Hollyhey Drive, Manchester, M23 0DX
35 Hollyhey Drive, Manchester, M23 0DX
56 Rackhouse Road, Manchester, M23 0DG
38 Hollyhey Drive, Manchester, M23 0DZ
6 Purley Avenue, Manchester, M23 0DA
81 Yewtree Lane, Manchester, M23 0DY
52 Hollyhey Drive, Manchester, M23 0DZ
20 Hollyhey Drive, Manchester, M23 0DZ
80 Yewtree Lane, Manchester, M23 0DR
10 Willenhall Road, Manchester, M23 0DT
Yew Tree Manor, Yewtree Lane, Manchester, M23 0EA
6 Willenhall Road, Manchester, M23 0DT
51 Yewtree Lane, Manchester, M23 0DU
168 Yewtree Lane, Manchester, M23 0EA
172 Yewtree Lane, Manchester, M23 0EA
5 Cherry Blossom Close, Manchester, M23 0GW
57 Sale Road, Manchester, M23 0BL
10 Shevington Gardens, Manchester, M23 0BJ
42 Rackhouse Road, Manchester, M23 0BN
24 Rackhouse Road, Manchester, M23 0BN
7 Shevington Gardens, Manchester, M23 0BJ
9 Shevington Gardens, Manchester, M23 0BJ
106 Wythenshawe Road, Manchester, M23 0PA
1 Moss Hey Drive, Manchester, M23 0DH
39 Sale Road, Manchester, M23 0BH
44 Sale Road, Manchester, M23 0DE
4 Shevington Gardens, Manchester, M23 0BJ
47 Sale Road, Manchester, M23 0BL
62 Sale Road, Manchester, M23 0DE
16 Stage Street, Manchester, M23 0JT
10 Sale Road, Manchester, M23 0DF
2 Sale Road, Manchester, M23 0DF
1 Sale Road, Manchester, M23 0BH
94 Wythenshawe Road, Manchester, M23 0PA
17 Stage Street, Manchester, M23 0JT
20 Fairmead Road, Manchester, M23 0DS
19 Millom Avenue, Manchester, M23 0DB
3 Fairmead Road, Manchester, M23 0DS
18 Fairmead Road, Manchester, M23 0DS

13 Hollyhey Drive, Manchester, M23 0DX
11 Hollyhey Drive, Manchester, M23 0DX
4 Verrill Avenue, Manchester, M23 0DP
39 Hollyhey Drive, Manchester, M23 0DX
33 Hollyhey Drive, Manchester, M23 0DX
Arden Sixth Form College, Sale Road, Manchester, M23 0DD
1 Millom Avenue, Manchester, M23 0DB
91 Yewtree Lane, Manchester, M23 0DY
40 Hollyhey Drive, Manchester, M23 0DZ
101 Yewtree Lane, Manchester, M23 0DY
14 Hollyhey Drive, Manchester, M23 0DZ
44 Hollyhey Drive, Manchester, M23 0DZ
4 Willenhall Road, Manchester, M23 0DT
76 Yewtree Lane, Manchester, M23 0DR
66 Yewtree Lane, Manchester, M23 0DR
12 Willenhall Road, Manchester, M23 0DT
59 Yewtree Lane, Manchester, M23 0DU
61 Yewtree Lane, Manchester, M23 0DU
55 Yewtree Lane, Manchester, M23 0DU
178 Yewtree Lane, Manchester, M23 0EA
176 Yewtree Lane, Manchester, M23 0EA
6 Cherry Blossom Close, Manchester, M23 0GW
1 Cherry Blossom Close, Manchester, M23 0GW
20 Rackhouse Road, Manchester, M23 0BN
18 Rackhouse Road, Manchester, M23 0BN
16 Rackhouse Road, Manchester, M23 0BN
26 Rackhouse Road, Manchester, M23 0BN
26 Shevington Gardens, Manchester, M23 0BJ
17 Shevington Gardens, Manchester, M23 0BJ
21 Shevington Gardens, Manchester, M23 0BJ
112 Wythenshawe Road, Manchester, M23 0PA
104 Wythenshawe Road, Manchester, M23 0PA
1 Shevington Gardens, Manchester, M23 0BJ
6 Shevington Gardens, Manchester, M23 0BJ
8 Shevington Gardens, Manchester, M23 0BJ
18 Stage Street, Manchester, M23 0JT
14 Stage Street, Manchester, M23 0JT
4 Stage Street, Manchester, M23 0JT
36 Sale Road, Manchester, M23 0DF
11 Sale Road, Manchester, M23 0BH
35 Stage Street, Manchester, M23 0JT
34 Stage Street, Manchester, M23 0JT
21 Stage Street, Manchester, M23 0JT
26 Fairmead Road, Manchester, M23 0DS
11 Millom Avenue, Manchester, M23 0DB
2 Millom Avenue, Manchester, M23 0DB
52 Rackhouse Road, Manchester, M23 0DG
8 Millom Avenue, Manchester, M23 0DB
2 Verrill Avenue, Manchester, M23 0DP
2 Fairmead Road, Manchester, M23 0DS
7 Kemble Avenue, Manchester, M23 0DL
1 Fairmead Road, Manchester, M23 0DS
43 Hollyhey Drive, Manchester, M23 0DX
1 Verrill Avenue, Manchester, M23 0DP

58 Rackhouse Road, Manchester, M23 0DG
93 Yewtree Lane, Manchester, M23 0DY
97 Yewtree Lane, Manchester, M23 0DY
105 Yewtree Lane, Manchester, M23 0DY
4 Purley Avenue, Manchester, M23 0DA
2 Hollyhey Drive, Manchester, M23 0DZ
60 Hollyhey Drive, Manchester, M23 0DZ
8 Hollyhey Drive, Manchester, M23 0DZ
87 Yewtree Lane, Manchester, M23 0DY
89 Yewtree Lane, Manchester, M23 0DY
72 Yewtree Lane, Manchester, M23 0DR
82 Yewtree Lane, Manchester, M23 0DR
64 Yewtree Lane, Manchester, M23 0DR
62 Yewtree Lane, Manchester, M23 0DR
56 Yewtree Lane, Manchester, M23 0DR
63 Yewtree Lane, Manchester, M23 0DU
Henshaws Society For Blind People, 45 Yewtree Lane, Manchester, M23 0DU
43 Yewtree Lane, Manchester, M23 0DN
9 Cherry Blossom Close, Manchester, M23 0GW
2 Cherry Blossom Close, Manchester, M23 0GW
4 Rackhouse Road, Manchester, M23 0BN
8 Rackhouse Road, Manchester, M23 0BN
14 Shevington Gardens, Manchester, M23 0BJ
36 Rackhouse Road, Manchester, M23 0BN
32 Rackhouse Road, Manchester, M23 0BN
28 Rackhouse Road, Manchester, M23 0BN
5 Shevington Gardens, Manchester, M23 0BJ
108 Wythenshawe Road, Manchester, M23 0PA
98 Wythenshawe Road, Manchester, M23 0PA
2 Moss Hey Drive, Manchester, M23 0DH
50 Sale Road, Manchester, M23 0DE
52 Sale Road, Manchester, M23 0DE
2 Shevington Gardens, Manchester, M23 0BJ
51 Sale Road, Manchester, M23 0BL
24 Stage Street, Manchester, M23 0JT
18 Sale Road, Manchester, M23 0DF
6 Stage Street, Manchester, M23 0JT
30 Sale Road, Manchester, M23 0DF
27 Sale Road, Manchester, M23 0BH
40 Sale Road, Manchester, M23 0DF
19 Sale Road, Manchester, M23 0BH
17 Sale Road, Manchester, M23 0BH
92 Wythenshawe Road, Manchester, M23 0PA
90 Wythenshawe Road, Manchester, M23 0PA
54 Rackhouse Road, Manchester, M23 0DG
21 Millom Avenue, Manchester, M23 0DB
70 Sale Road, Manchester, M23 0DE
4 Fairmead Road, Manchester, M23 0DS
8 Kemble Avenue, Manchester, M23 0DL
10 Fairmead Road, Manchester, M23 0DS
5 Fairmead Road, Manchester, M23 0DS
5 Hollyhey Drive, Manchester, M23 0DX
19 Hollyhey Drive, Manchester, M23 0DX
9 Hollyhey Drive, Manchester, M23 0DX

27 Hollyhey Drive, Manchester, M23 0DX
3 Verrill Avenue, Manchester, M23 0DP
62 Rackhouse Road, Manchester, M23 0DG
95 Yewtree Lane, Manchester, M23 0DY
34 Hollyhey Drive, Manchester, M23 0DZ
7 Purley Avenue, Manchester, M23 0DA
66 Rackhouse Road, Manchester, M23 0DG
6 Hollyhey Drive, Manchester, M23 0DZ
56 Hollyhey Drive, Manchester, M23 0DZ
16 Hollyhey Drive, Manchester, M23 0DZ
48 Hollyhey Drive, Manchester, M23 0DZ
78 Yewtree Lane, Manchester, M23 0DR
37 Yewtree Lane, Manchester, M23 0DN
10 Cherry Blossom Close, Manchester, M23 0GW
73 Yewtree Lane, Manchester, M23 0DU
65 Yewtree Lane, Manchester, M23 0DU
166 Yewtree Lane, Manchester, M23 0EA
170 Yewtree Lane, Manchester, M23 0EA
Flat At, Cringlewood Social Club, Yewtree Lane, Manchester, M23 0EA
142 Yewtree Lane, Manchester, M23 0EA
12 Shevington Gardens, Manchester, M23 0BJ
140 Yewtree Lane, Manchester, M23 0EA
10 Rackhouse Road, Manchester, M23 0BN
64 Sale Road, Manchester, M23 0DE
66 Sale Road, Manchester, M23 0DE
16 Shevington Gardens, Manchester, M23 0BJ
65 Sale Road, Manchester, M23 0BL
20 Shevington Gardens, Manchester, M23 0BJ
38 Rackhouse Road, Manchester, M23 0BN
35 Sale Road, Manchester, M23 0BH
33 Sale Road, Manchester, M23 0BH
31 Shevington Gardens, Manchester, M23 0BJ
110 Wythenshawe Road, Manchester, M23 0PA
41 Sale Road, Manchester, M23 0BH
14 Sale Road, Manchester, M23 0DF
20 Sale Road, Manchester, M23 0DF
24 Sale Road, Manchester, M23 0DF
12 Sale Road, Manchester, M23 0DF
23 Sale Road, Manchester, M23 0BH
13 Sale Road, Manchester, M23 0BH
9 Sale Road, Manchester, M23 0BH
7 Sale Road, Manchester, M23 0BH
30 Stage Street, Manchester, M23 0JT
22 Fairmead Road, Manchester, M23 0DS
84 Wythenshawe Road, Manchester, M23 0DJ
9 Fairmead Road, Manchester, M23 0DS
5 Millom Avenue, Manchester, M23 0DB
7 Millom Avenue, Manchester, M23 0DB
3 Kemble Avenue, Manchester, M23 0DL
12 Fairmead Road, Manchester, M23 0DS
15 Hollyhey Drive, Manchester, M23 0DX
17 Hollyhey Drive, Manchester, M23 0DX
7 Hollyhey Drive, Manchester, M23 0DX
9 Purley Avenue, Manchester, M23 0DA

10 Purley Avenue, Manchester, M23 0DA
68 Rackhouse Road, Manchester, M23 0DG
4 Hollyhey Drive, Manchester, M23 0DZ
10 Hollyhey Drive, Manchester, M23 0DZ
74 Yewtree Lane, Manchester, M23 0DR
2 Willenhall Road, Manchester, M23 0DT
70 Yewtree Lane, Manchester, M23 0DR
58 Yewtree Lane, Manchester, M23 0DR
Piperhill Farm, Yewtree Lane, Manchester, M23 0DR
47 Yewtree Lane, Manchester, M23 0DU
8 Willenhall Road, Manchester, M23 0DT
12 Cherry Blossom Close, Manchester, M23 0GW
69 Yewtree Lane, Manchester, M23 0DU
49 Yewtree Lane, Manchester, M23 0DU
164 Yewtree Lane, Manchester, M23 0EA
7 Cherry Blossom Close, Manchester, M23 0GW
3 Cherry Blossom Close, Manchester, M23 0GW
14 Rackhouse Road, Manchester, M23 0BN
59 Sale Road, Manchester, M23 0BL
63 Sale Road, Manchester, M23 0BL
40 Rackhouse Road, Manchester, M23 0BN
30 Shevington Gardens, Manchester, M23 0BJ
15 Shevington Gardens, Manchester, M23 0BJ
27 Shevington Gardens, Manchester, M23 0BJ
42 Sale Road, Manchester, M23 0DF
3 Moss Hey Drive, Manchester, M23 0DH
56 Sale Road, Manchester, M23 0DE
45 Sale Road, Manchester, M23 0BL
58 Sale Road, Manchester, M23 0DE
49 Sale Road, Manchester, M23 0BL
60 Sale Road, Manchester, M23 0DE
20 Stage Street, Manchester, M23 0JT
16 Sale Road, Manchester, M23 0DF
28 Sale Road, Manchester, M23 0DF
21 Sale Road, Manchester, M23 0BH
27 Stage Street, Manchester, M23 0JT
15 Stage Street, Manchester, M23 0JT
13 Stage Street, Manchester, M23 0JT
68 Sale Road, Manchester, M23 0DE
5 Kemble Avenue, Manchester, M23 0DL
3 Hollyhey Drive, Manchester, M23 0DX
41 Hollyhey Drive, Manchester, M23 0DX
42 Hollyhey Drive, Manchester, M23 0DZ
103 Yewtree Lane, Manchester, M23 0DY
5 Purley Avenue, Manchester, M23 0DA
64 Rackhouse Road, Manchester, M23 0DG
64 Hollyhey Drive, Manchester, M23 0DZ
77 Yewtree Lane, Manchester, M23 0DY
79 Yewtree Lane, Manchester, M23 0DY
12 Hollyhey Drive, Manchester, M23 0DZ
83 Yewtree Lane, Manchester, M23 0DY
50 Hollyhey Drive, Manchester, M23 0DZ
88 Yewtree Lane, Manchester, M23 0DR
86 Yewtree Lane, Manchester, M23 0DR

68 Yewtree Lane, Manchester, M23 0DR
60 Yewtree Lane, Manchester, M23 0DR
14 Willenhall Road, Manchester, M23 0DT
67 Yewtree Lane, Manchester, M23 0DU
57 Yewtree Lane, Manchester, M23 0DU
53 Yewtree Lane, Manchester, M23 0DU
174 Yewtree Lane, Manchester, M23 0EA
Cringlewood Social Club, Yewtree Lane, Manchester, M23 0EA
67 Sale Road, Manchester, M23 0BL
6 Rackhouse Road, Manchester, M23 0BN
55 Sale Road, Manchester, M23 0BL
18 Shevington Gardens, Manchester, M23 0BJ
22 Shevington Gardens, Manchester, M23 0BJ
44 Rackhouse Road, Manchester, M23 0BN
34 Rackhouse Road, Manchester, M23 0BN
22 Rackhouse Road, Manchester, M23 0BN
32 Shevington Gardens, Manchester, M23 0BJ
100 Wythenshawe Road, Manchester, M23 0PA
3 Shevington Gardens, Manchester, M23 0BJ
54 Sale Road, Manchester, M23 0DE
53 Sale Road, Manchester, M23 0BL
26 Sale Road, Manchester, M23 0DF
32 Sale Road, Manchester, M23 0DF
34 Sale Road, Manchester, M23 0DF
38 Sale Road, Manchester, M23 0DF
25 Sale Road, Manchester, M23 0BH
6 Sale Road, Manchester, M23 0DF
4 Sale Road, Manchester, M23 0DF
Glen Maye Dental Practice, Sale Road, Manchester, M23 0DF
96 Wythenshawe Road, Manchester, M23 0PA
32 Stage Street, Manchester, M23 0JT
28 Stage Street, Manchester, M23 0JT
82 Wythenshawe Road, Manchester, M23 0DJ
24 Fairmead Road, Manchester, M23 0DS
3 Millom Avenue, Manchester, M23 0DB
15 Millom Avenue, Manchester, M23 0DB
50 Rackhouse Road, Manchester, M23 0DG
29 Hollyhey Drive, Manchester, M23 0DX
60 Rackhouse Road, Manchester, M23 0DG
28 Hollyhey Drive, Manchester, M23 0DZ
99 Yewtree Lane, Manchester, M23 0DY
3 Purley Avenue, Manchester, M23 0DA
75 Yewtree Lane, Manchester, M23 0DY
58 Hollyhey Drive, Manchester, M23 0DZ
85 Yewtree Lane, Manchester, M23 0DY
18 Hollyhey Drive, Manchester, M23 0DZ
46 Hollyhey Drive, Manchester, M23 0DZ
22 Hollyhey Drive, Manchester, M23 0DZ
24 Hollyhey Drive, Manchester, M23 0DZ
84 Yewtree Lane, Manchester, M23 0DR
41 Yewtree Lane, Manchester, M23 0DN
35 Yewtree Lane, Manchester, M23 0DN
Flat At, Beech House, Yewtree Lane, Manchester, M23 0EA
71 Yewtree Lane, Manchester, M23 0DU

1 Hollyhey Drive, Manchester, M23 0DX
162 Yewtree Lane, Manchester, M23 0EA
61 Sale Road, Manchester, M23 0BL
4 Cherry Blossom Close, Manchester, M23 0GW
8 Cherry Blossom Close, Manchester, M23 0GW
12 Rackhouse Road, Manchester, M23 0BN
24 Shevington Gardens, Manchester, M23 0BJ
13 Shevington Gardens, Manchester, M23 0BJ
29 Shevington Gardens, Manchester, M23 0BJ
23 Shevington Gardens, Manchester, M23 0BJ
43 Sale Road, Manchester, M23 0BH
48 Sale Road, Manchester, M23 0DE
8 Stage Street, Manchester, M23 0JT
7 Stage Street, Manchester, M23 0JT
8 Sale Road, Manchester, M23 0DF
Flat At, Glen Maye Dental Practice, Sale Road, Manchester, M23 0DF
9 Millom Avenue, Manchester, M23 0DB
13 Millom Avenue, Manchester, M23 0DB
6 Fairmead Road, Manchester, M23 0DS
4 Kemble Avenue, Manchester, M23 0DL
7 Fairmead Road, Manchester, M23 0DS
21 Hollyhey Drive, Manchester, M23 0DX
23 Hollyhey Drive, Manchester, M23 0DX
25 Hollyhey Drive, Manchester, M23 0DX
37 Hollyhey Drive, Manchester, M23 0DX
47 Hollyhey Drive, Manchester, M23 0DX
2 Purley Avenue, Manchester, M23 0DA
26 Hollyhey Drive, Manchester, M23 0DZ
30 Hollyhey Drive, Manchester, M23 0DZ
32 Hollyhey Drive, Manchester, M23 0DZ
36 Hollyhey Drive, Manchester, M23 0DZ
8 Purley Avenue, Manchester, M23 0DA
107 Yewtree Lane, Manchester, M23 0DY
1 Purley Avenue, Manchester, M23 0DA
62 Hollyhey Drive, Manchester, M23 0DZ
54 Hollyhey Drive, Manchester, M23 0DZ
39 Yewtree Lane, Manchester, M23 0DN
11 Cherry Blossom Close, Manchester, M23 0GW
2 Rackhouse Road, Manchester, M23 0BN
46 Rackhouse Road, Manchester, M23 0BN
48 Rackhouse Road, Manchester, M23 0BN
30 Rackhouse Road, Manchester, M23 0BN
37 Sale Road, Manchester, M23 0BH
31 Sale Road, Manchester, M23 0BH
11 Shevington Gardens, Manchester, M23 0BJ
28 Shevington Gardens, Manchester, M23 0BJ
19 Shevington Gardens, Manchester, M23 0BJ
25 Shevington Gardens, Manchester, M23 0BJ
102 Wythenshawe Road, Manchester, M23 0PA
46 Sale Road, Manchester, M23 0DE
26 Stage Street, Manchester, M23 0JT
11 Stage Street, Manchester, M23 0JT
9 Stage Street, Manchester, M23 0JT
22 Sale Road, Manchester, M23 0DF

29 Sale Road, Manchester, M23 0BH
4 Moss Hey Drive, Manchester, M23 0DH
15 Sale Road, Manchester, M23 0BH
5 Sale Road, Manchester, M23 0BH
3 Sale Road, Manchester, M23 0BH
4 Millom Avenue, Manchester, M23 0DB
6 Millom Avenue, Manchester, M23 0DB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

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Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA