

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141536/FO/2024

Date registered valid: 25 November 2024

Proposal: Erection of a facilities and services building to accommodate catering facilities, maintenance storage space and office space (sui generis use) with associated car parking and landscaping

Address: Richmond Car Park, Fallowfield Campus, Manchester, M14 6YY

Ward(s): Fallowfield Ward

Applicant: Mr Benjamin Smith, University of Manchester

Agent (if any): Miss Rebecca Boston, Turley

Case officer: Robert Griffin
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Email: robert.griffin@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 18.02.2025

Application details

Type of application: Full Application Consent

Development type: Major Other

Date of site visit: 24.01.2025

Standard consultations:

Printed: 25 November 2024

Expired: 16 December 2024

Neighbour notifications

Printed: 25 November 2024

Expired: 16 December 2024

Site notice

Posted: 12 December 2024

Expired: 5 January 2025

Press advert

Published: 3 December 2024

Expired: 17 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building:

None on the application site.

-Grade II Listed Building – Ashburne Hall (Lees, Mary Worthington, Ward and Central Block), including the Alice Barlow memorial gates and Ashburne Hall Lodge is located to the west of the application site.

Conservation area:

Not applicable

Tree Preservation Order: Not applicable

Ecology:

The site is not allocated for ecological value and there are no Local Nature Reserves, National Nature Reserves or SSSIs within 1km of the site.

Description of area

The application site is located within the boundary of the existing Richmond Park car park located at the University owned and managed Fallowfield Campus.

The car park primarily serves nearby student residences within the Campus, and offers approximately 180 spaces, including disabled car parking bays for neighbouring halls. This allocation of car parking is shared between the Energy Centre, Richmond Park student accommodation and other university land uses.

Within the site are centrally positioned trees, street lighting, and a bike shelter. It is situated within the northern part of the wider Campus.

Access to the site is gained from within the Campus via two points – to the west via Whitworth Lane and to the east via Chancellors Way.

The northern boundary of the site is bordered by trees, vegetation, and a boundary wall, behind which lies Redshaw Close, comprising a small cluster of modern two storey residential properties and an area of green space.

The surrounding context of the site to the east, west and south is provided by University owned and managed buildings which comprise the residential Fallowfield Campus, including Richmond Park student accommodation to the south, Unsworth Park student residential accommodation to the east and Ashburne Hall student residential accommodation to the west (Grade II listed) on the opposite side of Whitworth Lane.

There are a number of pedestrian and cycle paths, along with numerous green spaces, adjacent the site with Whitworth Lane forming a key north to south route.



In 2015 (reference 110184/OO/2015) and 2024 (reference 138126/OO/2023) planning approvals were granted for the redevelopment of the wider Campus. The 2015 approval proposed to replace the existing catering and maintenance facilities (the Limes) and provide an enhanced provision elsewhere within the campus. A Central Processing Unit (CPU) and energy centre was proposed to effectively replace the existing Limes facility and its current functions and relocate to a new location within the existing Richmond Park car park. The energy centre and phase 1 halls of residence buildings associated with that planning approval were subsequently undertaken. The 2024 approval included for the demolition of the existing buildings including The Limes building with demolition works having commenced on part of the Campus.

Description of development

The application proposals are to enable the relocation of the existing Limes building which would be removed as part of the wider redevelopment of the Campus approved to the south-west of the application site. The proposed building would provide a range of support services and facilities associated with the operation of the Campus which is still required. The proposed building would be larger than the current Limes building this is indicated within the submission as reflecting the additional space not currently provided within The Limes building.

The building is sited to the eastern end of the site with the remainder retained as car parking and would provide two floors of accommodation within the main building and one floor of stores

to the western end in a rectangular footprint. The ground floor accommodates a 'Goods In' entrance located on the eastern end of the building near the Energy Centre, and 'Dispatch' at the southwest corner. This floor would include cold and freezer rooms, dry goods storage, preparation areas, a main cooking section, dishwashing facilities, and all supporting catering operations. A small office is situated near the main kitchen, this floor also features internal and external stair cores, along with accessible WC/shower facilities, toilets, and locker/changing areas. The first floor provides welfare space, including staff rest areas, office space, toilets, lockers, and shower/changing facilities. External plant equipment is located on the west side of the building within a roof top compound area.

A PV panel array would be sited on the roof of the main building, whilst there would be external store areas.

The external finishes would relate to the constructed adjacent Energy Centre with a dark material finish with accented elements finished in a contrasting colour to highlight certain architectural elements such as entrances, external staircases, windows and doors. The pre-finished steel cladding system to the building would utilise recessed joints and hidden fixings, preformed 3d corner flashings and accessories again all with recessed joints.



Proposed Bay Study drawing

Parking is situated to the western side of the proposed building, providing 45 spaces (including 2 accessible bays) accessed via Whitworth Lane, available for staff, students, and visitors. The main entrance and exit from the site would be from Chancellor's Way with access controlled to the site by a series of gates. A central bin store fenced within the site compound is proposed to hold and segregate the different waste streams for the entire site. Refuse vehicles will enter the site and collect the waste from this bin store and waste compactor.

Consultations & Notification Responses

The site was subject to notification letters being sent to nearby residents, site notice posted at the site and advertisement in the Manchester Evening News. In response 1 letter was received raising concerns with the proposal, a summary of the concerns is set out below:

- The proposed building is sited too close to existing residential properties and closer than previously approved schemes including the 2015 approval (110184/FO/2015/S1).
- Concerned about the maximum height of the proposed building, whilst indicated as being a single storey building this could still mean a tall structure out of character with the area.
- The proposals would destroy several mature trees within the car park and important habitats for wildlife and protected species.
- The applicant undertook unauthorised noise monitoring without prior notification or consent. The monitoring took place during the weekend and a van with alarm going off were parked near to the microphone.
- The submitted CEMP does not provide sufficient detail on how noise would be monitored or controlled during construction.
- Potential impacts from external lighting causing disturbance to residents
- The proposals reduce the amount of car parking spaces. The adjacent residential street experiences significant issues with student parking particularly during student drop-off and pick up times.

MCC Highways – Initially raised some questions with the applicant which were responded to including the assessment on trip generation. Highway Services raise no concerns with highway or pedestrian safety and acknowledge that the site is in an accessible location with regular bus services within walking distance of the site.

The proposals will result in the loss of car parking spaces on site and the applicant has clarified the current usage of the car parking is limited. No permits have been allocated since the Summer of 2024 with spaces for permit holders offered elsewhere. It has been confirmed that spaces in the newly formed car park will be offered for allocation to staff and students, it is requested that usage is monitored as part of the travel plan to be secured by way of a condition.

The level of cycle parking is considered to be acceptable and should be secured by way of condition on any approval.

It is also recommended that a construction management plan be devised for the development and that this be secured by condition.

Greater Manchester Ecology Unit - The site has been assessed for protected species, with no evidence of any such species. GMEU agree with the conclusion that there is negligible risk of any such species.

Due to the loss of young trees and ornamental shrubs it is recommended that a condition be attached to any approval for vegetation clearance to be undertaken outside of bird nesting season. Impacts to other wildlife are very low. GMEU confirm that no further information or measures are required.

GMEU indicated that 10% biodiversity net gain can be achieved on site through the proposed soft landscaping. The proposed landscaping would not be considered as significant and finalised metric, biodiversity gain plan and HMMP can be provided to discharge the general biodiversity gain condition. It is recommended that provision is made for two bird boxes and one bat box on retained trees as mitigation/enhancement.

GMP Design for Security – It is recommended that any decision includes a condition requiring the scheme is designed and constructed in accordance with sections 3.3 and 4 of the submitted Crime Impact Statement.

MCC Flood Risk Management Team – Recommend conditions for the approval of the finalised surface water drainage scheme and maintenance and management of the scheme be attached to any approval.

MCC Environmental Health – Have reviewed the submitted ground investigation report, noise assessment, odour risk assessment, air quality assessment and waste management strategy. These have been determined as acceptable and can be approved subject to verification requirements to ensure the submitted details are installed and operate in the ways set out within the reports.

Following the submission of further information by the applicant EH have confirmed that the submitted noise assessment and noise management plan are acceptable subject to conditions approving these documents and the proposed servicing hours (limited for HGVs 7am -11pm); external plant and equipment; and noise management plan.

MCC Arborists – Raise no objections to the proposals subject to adherence to BS:5837. The tree replacement proposals are considered acceptable.

Greater Manchester Archaeological Advisory Service - GMAAS agrees with the conclusion drawn from the archaeological assessment and confirms that there are no known or suspected archaeological remains within the application area and that no further consideration of archaeological matters is warranted in this instance.

Cadent Gas – Raise no objection but request an informative be attached to any decision to remind the applicants that there may be assets at the site.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. The relevant adopted Development Plan Documents ('DPD') for the area include:

- Places for Everyone ('PfE') Joint Development Plan Document (2024)
- Manchester Core Strategy 2012-2027 (2012)
- Saved Policies of the Manchester Unitary Development Plan ('UDP') (1995)

Relevant policies in the Core Strategy are detailed below:

- SP 1 Spatial Principles
- EN1 (Design Principles and Strategic Character Areas)
- EN3 (Heritage)
- EN 4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development)
- EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies)
- EN 8 (Adaptation to Climate Change)
- EN 9 (Green Infrastructure)
- EN14 (Flood Risk)
- EN15 (Biodiversity and Geological Conservation)
- EN16 (Air Quality)
- EN 17 (Water Quality)
- EN 18 (Contaminated Land and Ground Stability)
- EN 19 (Waste)
- T1 (Sustainable Transport)
- T2 (Accessible Areas of Opportunity and Need)
- DM 1 (Development Management)

Unitary Development Plan (1995) - The majority of the previous UDP policies have been replaced by the Core Strategy, however there are still saved policies that remain extant. The relevant policies for this application are set out below.

DC19.1 (Listed Buildings)

DC 26 (Noise)

Places for Everyone (March 2024) - Places for Everyone (PfE) Joint Development Plan Document has been produced by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan for jobs, new homes, and sustainable growth. It has been published by the Greater Manchester Combined Authority (GMCA) on behalf of the nine districts. The Places for Everyone Plan took effect and became part of the statutory development plan for each of the nine PfE authorities on March 21, 2024. The following PfE policies are considered relevant to the proposal:

Policy JP-S1: Sustainable Development

Policy JP-S2 Carbon and Energy

Policy JP-S4: Flood Risk and the Water Environment

Policy JP-S6 Clean Air

Policy JP-G9 A Net Enhancement of Biodiversity and Geodiversity

Policy JP-P2: Heritage

Policy JP-C8: Transport Requirements of New Development

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.

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

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 16 (Conserving and Enhancing the Historic Environment)

Issues

Principle of Development - The principle of the development of the site for a facilities building was established through the planning permission granted in 2015 which identified the Richmond Park car park as a site for a two-storey building to form a replacement facility for The Limes building currently located on the wider campus. The 2015 permission was part implemented with the construction of new student's halls of residence to the east and the Energy Centre located on the application site.

Notwithstanding the planning history for the site, the current proposals differ in design and elements of built form in relation to existing residential properties. As such further consideration of the proposals impacts on residential and visual amenity, heritage assets, ecology, trees and highway capacity and safety is considered necessary and is set out below.

Design – The proposals have been designed to reflect the proposed use of the building and differentiate it from the more residential character of the student halls of residence and existing residential dwellinghouses to the north. As such the design follows a similar intent to that anticipated in the 2015 planning permission.



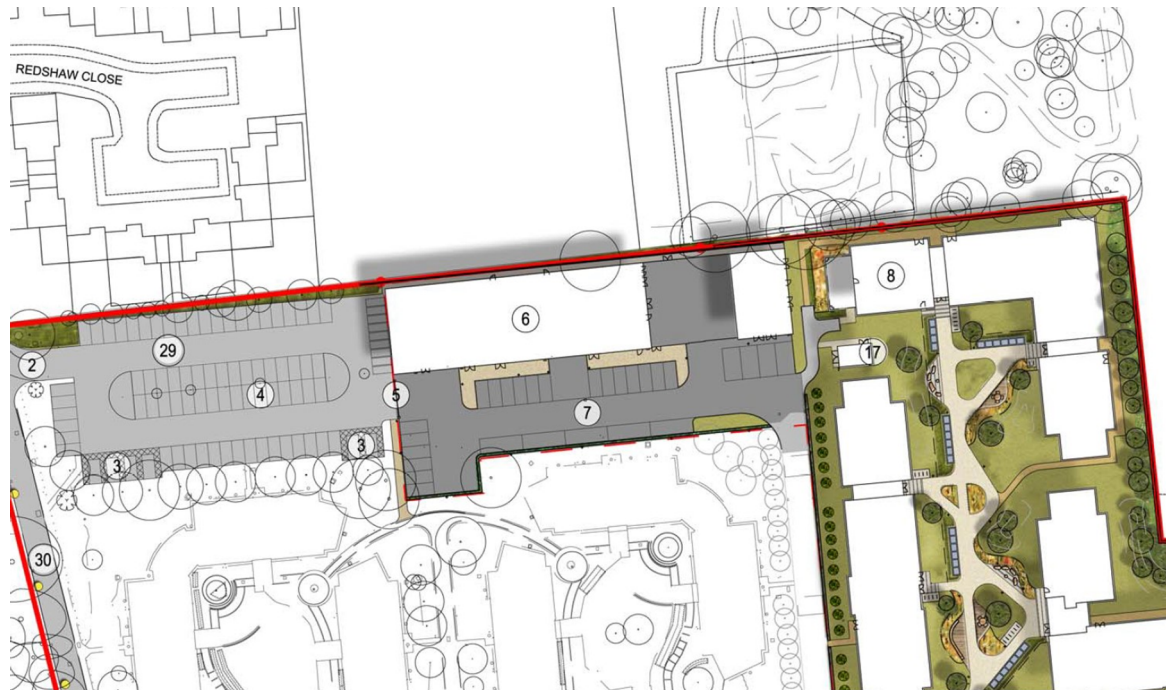
Approved elevations from the 2015 permission for the Limes replacement building

The use of a dark metal cladding finish to the main building, with differential colour treatment to other architectural details such as entrances, windows and doors is considered to be acceptable and would make a positive contribution to the area. The development is considered to add visual interest through the material finishes proposed and the architectural elements of the building.

Siting – The building has been sited approximately 4 metres from the northern boundary wall, 50 metres east of Whitworth Lane and 10m west of the existing energy centre. The two storey element of the building rises to approximately 10.4 metres in height with the single storey element at approximately 5.7 metres in height. The building is approximately 85.7metres in length and 15.7metres in depth.



Proposed site layout plan (single storey element edged yellow/two storey edged red)



Proposed siting of the CPU in the 2015 approval denoted with the white rectangle building no. 6

The siting of the building has placed the two storey element of the building towards the eastern side of the site away from the more residential scale properties located on Redshaw Close. It is considered that this arrangement is acceptable and would reduce impacts in terms of visual amenity and being overbearing on those residential properties. The building would be visible from the rear of those properties with the northern elevation being set 13.5 metres from the rear of the nearest residential property. It is noted that a tree belt (which is to be retained) together with the existing 1.7m high boundary wall would be retained with an additional 2.5m high fence being installed. Given the separation distances and the height of the building it is not considered that the proposals would give rise to overshadowing or loss of light that would be significant.

Residential Amenity - The application is supported by a Noise Impact Assessment which has been fully assessed by the Council's Environmental Health team, this assesses impacts of the proposals on both off site residential properties and 'on-site' student accommodation located at Richmond Park and Unsworth adjacent to the proposed building and site.

The development would result in differing activities to those currently taking place associated with the sites use as a car park. The proposals incorporate a range of measures to reduce noise outbreak from the proposals which include the identification of appropriate plant and equipment together with siting these to minimise noise impacts (roof top mounted with solid barrier enclosure). The activities of vehicles and other equipment on site such as the waste compactor have also been assessed and mitigation measures including the installation of a 3.5m noise barrier positioned behind the HGV loading area at the site boundary are proposed with HGV operations are to be limited to the daytime (7am -11pm).

It is recommended that appropriate worded conditions are proposed to address a number of matters such as the external plant and machinery and pre-occupation elements to ensure the expected noise levels are achieved.

There are some windows proposed on the northern elevation of the proposed building these are associated with the two-storey element and are at ground and first floor and would be approximately 5 metres from the boundary with the site and would be directed towards existing woodland and greenspace. This relationship of windows to this space is considered to be

acceptable and would not give rise to unacceptable impacts on residential amenity in terms of overlooking or loss of privacy.

There are access doors on the northern elevation, these do not form principal entrances into the building which are located on the southern and eastern elevation. As such activities associated with these doors are not anticipated to be significant.

The proposals are not considered to give rise to unacceptable impacts on residential amenity. Conditions are required to mitigate noise impacts from external plant and equipment together activities associated with the servicing yard.

Highways - The application is supported by a Transport Statement (TS) and a Travel Plan which sets out the measures expected to be included in a detailed Travel Plan to encourage the uses of sustainable modes of transport. The TS confirms that the site is in a highly accessible location with good pedestrian and cycling infrastructure in the vicinity of the site.

The proposals would remove car parking from the wider campus with a smaller re-provision because of the proposed building. The Council's Highway Services team do not raise objections to the proposals in terms of impact on the surrounding highway network or pedestrian and highway safety. Conditions are proposed to ensure cycle parking is provided, that the proposed car parking is ready for use and that a Travel Plan is prepared to support the development.

Air Quality - The application is supported by an Air Quality Assessment which recommends that through good practice and implementation of appropriate mitigation measures outlined, it is not expected that the proposals would give rise to unacceptable impacts on air quality either through the construction or operation phase.

Fumes and Odours - The application is supported by a Kitchen Odour Risk Assessment which has been fully assessed. This assessment confirms that the kitchen facilities have the potential to introduce cooking odours to high sensitivity receptors within 100m of the Site. The assessment indicates that a 'high' level of odour control would be required and these mitigation measures are set out within the assessment. These measures and assessment have been considered to be acceptable and should be implemented as part of the development so that the residual odour risk at nearby receptors can be reduced to negligible. An appropriately worded condition is proposed to ensure the approved measures are installed and a verification report is prepared to confirm their successful operation.

Crime – The application is supported by a Crime Impact Statement, and GMP have confirmed that the proposals are acceptable subject to them being constructed in accordance with the CIS and/ or achieves secured by design accreditation. A suitably worded condition is proposed to be attached to any approval.

Sustainability - The application is supported by an Energy Statement and an Environmental Standards Statement which confirm the building would achieve at least a 'Very Good' rating.

The energy strategy will be developed to minimise the energy consumed by a lean, clean and green approach. This will include minimising energy usage via the use of passive design measures such as high building fabric thermal performance, low air permeability and optimising the extent of external glazing to maximise natural day lighting without giving rise to excessive heat gains. A detailed design for an external lighting scheme is to be provided via a suitably worded condition.

Ecology and Trees - The application is supported by an Ecological Impact Assessment Report, Landscape Environmental Management Plan and a completed Biodiversity Net Gain Metric.

These confirm that the development would primarily affect habitats of negligible ecological importance, such as hardstanding, modified grassland and immature trees.

9no. existing category C trees would be removed to facilitate the development, the proposals incorporate a soft landscaping scheme incorporating replacement trees with a mix of oak, field maple, hornbeam, birch and wild cherry. 15 no. replacement trees would be provided across the landscaping scheme which are considered to be acceptable as confirmed in the response of GMEU.

Trees and buildings on-site provide have been assessed as providing negligible bat roosting potential and no other protected species have been found on site. A condition would be required to ensure that any tree, hedgerow and shrub works should occur outside the main bird nesting period (September – March inclusive). Additional areas of landscaping such as hedgerow, shrub and tree planting would enhance the biodiversity of the site. A condition is also proposed to secure biodiversity enhancements in the form of bird and bat boxes GMEU have confirmed that the finalised BNG Metric, biodiversity gain plan and HMMP can be provide to discharge the general biodiversity gain condition in this instance as the proposed landscaping is not regarded as significant.

Heritage - The application is supported by a proportionate Heritage Statement and an Archaeological Desk Based Assessment.

Whilst the site does not contain any designed heritage assets and is not within a conservation area there are listed buildings in the vicinity of the site at the Grade II Listed Ashburne Hall and the Alice Barlow Memorial Gates and Ashburne Hall Lodge located to the west and north west of the site.

Ashburne Hall is one of the earliest surviving purpose-built women's halls of residence built for the University of Manchester between 1910 and 1933. The listing includes the original Mary Worthington Wing (1910), the Central Block and Ward Wing (1925) and Lees Wing (1933), as well as ancillary structures including the Alice Barlow memorial gates (1924) and an entrance lodge (1926).

The building complex is large and has an irregular plan form, with a roughly reverse L-shaped grouping of buildings arranged around a grassed quadrangle. A modern detached block, Sheavyn House, was added in 1994 to complete the original vision of a quadrangle and is excluded from the listing.

The proposal is of a contemporary finished building with a distinct architecture to those buildings found elsewhere on the campus and the listed buildings. This is reflective of the proposed use of the building which is as a support building to the more residential nature found elsewhere on the campus. This approach to the difference in design approach is accepted to reflect its proposed function. The elongated rectangular form is again similar in approach to that approved in 2015.

The application building is set back from Whitworth Lane and views of it together with Ashburne Hall would be limited to those from within the Campus and longer range views west from Chancellors Way. The proposal is not considered to impact on the historic interest of Ashburne Hall or impact on key views of the listed building. Whilst there would be some shared views of the building with the Listed Buildings it is not considered, given the above, that the proposals would give rise to harm to the significance of the designated heritage asset.

Further to the south are The Lodge and Chancellors (both Grade II Listed) these are separated from the site by other buildings and the proposals are not considered to impact on the setting of these.

Flood Risk and Drainage - The application is supported by a Flood Risk Assessment (FRA) this confirms that the site is located in Flood Zone 1 and is at a low risk of flooding from other sources. As recommended by the Councils flood risk team a suitably worded condition is proposed to ensure that an appropriate drainage scheme is designed for the proposed development.

Ground Conditions - The application is supported by a Ground Investigation Report this report recommends that the further ground investigation, risk assessment and remediation will mitigate the potential effects of identified contaminants. A suitably worded condition is proposed to deal with the further investigations required to identify what if any remediation or mitigation measures are required.

Construction Management – The construction phase is likely to give rise to short term temporary impacts including the potential to create dust. As indicated above the inclusion of mitigation measures to manage and reduce such impacts is considered to be achievable through the production and approval of a construction management plan prior to works commencing. A suitably worded condition is proposed in this instance in order to protect the living conditions of nearby residents.

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 determined in accordance with article 35 of the Town and Country Planning (Development Management Procedure) England Order 2015. In this instance consultee comments and representations have been communicated to the applicant during the course of processing of the planning application. The proposal is considered to be acceptable and has been considered in a timely manner.

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

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

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

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

LIMES-BUT-B1-00-DR-A-04000 P01 GROUND FLOOR PLAN (MAIN BUILDING)
LIMES-BUT-B1-01-DR-A-04001 P02 1ST FLOOR PLAN (MAIN BUILDING)
LIMES-BUT-B1-R3-DR-A-04002 P02 ROOF PLAN (MAIN BUILDING)
LIMES-BUT-B1-ZZ-DR-A-05001 P02 ELEVATIONS - NORTH & SOUTH (MAIN BUILDING)
LIMES-BUT-B1-ZZ-DR-A-05002 P02 ELEVATIONS - EAST & WEST (MAIN BUILDING)
LIMES-BUT-B2-00-DR-A-04003 P02 GROUND FLOOR PLAN (STORES)
LIMES-BUT-B2-R3-DR-A-04004 P02 ROOF FLOOR PLAN (STORES)
LIMES-BUT-B2-ZZ-DR-A-05003 P02 ELEVATIONS - NORTH AND SOUTH (STORES)
LIMES-BUT-MS-ZZ-DR-A-05100 P02 SITE ELEVATIONS
LIMES-BUT-MS-ZZ-DR-A-06001 P02 SITE SECTIONS

LIMES-BUT-B1-ZZ-DR-A-05200 P02 BAY STUDIES - MAIN ENTRANCE
LIMES-BUT-B2-ZZ-DR-A-05201 P01 BAY STUDIES - GOODS OUT
LIMES-BUT-B2-ZZ-DR-A-05202 P01 BAY STUDIES - STORES

LIMES-BUT-MS-R3-DR-A-04101 P02 PROPOSED SITE PLAN

RIDM3004_THE LIMES_01 REV B SOFT LANDSCAPE PLAN
RIDM3004_THE LIMES_02 REV A HARD LANDSCAPE PLAN
RIDM3004_THE LIMES_03 LANDSCAPING - PLANT SCHEDULE

Noise Impact Assessment (reference DC4816-NR1v3)

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.

3) a) Before commencement of the development hereby approved, a report outlining what measures, if any, are required to remediate the land (Remediation Strategy) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

4) 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 after development commences, 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 is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

5) Prior to the commencement of development on site a Construction Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed plan which shall include:

- The routing of construction traffic;
- Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- Details of the location and arrangements for contractor parking;
- Locations of any compounds;
- The identification of the vehicular access points into the site;
- Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The development shall only be carried out in accordance with the approved construction management plan.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - In the interests of residential amenity, highway and aviation safety pursuant to policy DM1 of the Core Strategy.

6) Prior to the installation of any surface water drainage scheme at the site, full details of a surface water drainage scheme designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement

national standards, shall be submitted to and approved in writing by the City Council, as local planning authority.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

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) Prior to the first occupation of the development hereby approved details of the implementation of the surface water drainage scheme, as approved by Condition 6 together with the maintenance and management regime for the approved scheme shall be submitted for approval in writing by the City Council, as local planning authority. Those details shall include:

- Verification report providing photographic evidence of constructed flow control and SuDs components as per design drawings approved as part of Condition 6.
- Provide As Built construction drawings or confirm that they align with the original 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.

The scheme shall be implemented and 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 there is funding and maintenance mechanism for the lifetime of the development.

8) 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.

9) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Arboricultural Impact Assessment and Method Statement - Prepared by Tyler Grange dated 23/10/2024; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the buildings for their 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.

10) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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.

11) Prior to the first use of the development hereby approval, a scheme for Biodiversity Enhancement Measures for the provision of 2no. bird and 1no. bat boxes to be installed shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development and shall be retained thereafter.

Reason - Pursuant to biodiversity enhancement of the site, in accordance with policy EN15 of the Core Strategy and the National Planning Policy Framework.

12) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing references: RIDM3004_THE LIMES_01 REV B SOFT LANDSCAPE PLAN; RIDM3004_THE LIMES_02 REV A HARD LANDSCAPE PLAN; and, RIDM3004_THE LIMES_03 LANDSCAPING - PLANT SCHEDULE, shall be implemented not later than 3 months from the date of first occupation of the hereby approved development. 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.

13) Above-ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority.

The submitted details shall include:

- baseline samples and specifications of all materials to be used on all external elevations including sample panels;
- jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames;

- A strategy for quality control management.

Thereafter the development shall be carried out in accordance with the agreed 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) Prior to the commencement of above ground works, full details for the provision of secure and covered cycle parking provision for the development shall be submitted to and approved in writing. The approved details shall be installed prior to the first occupation of the development and be retained thereafter for use by people residing and visiting the development.

Reason - To ensure that there is adequate cycle parking for the development in order to comply with policies T1, T2 and DM1 of the Core strategy.

15) 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 those [attending or] employed in the development
- ii) a commitment to surveying the travel patterns of staff 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).

16) Prior to the first use of the car parking hereby approved, a scheme for electric vehicle charging together with details of infrastructure to allow further future EVC conversion shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall then be implemented and be in place prior to the first use of the development.

Reason - In the interest of air quality pursuant to policies SP1, DM1 and EN16 of the Manchester Core Strategy (2012).

17) The car parking as indicated on the approved plans together with the details approved under condition 16 of this decision, shall be surfaced, laid out and demarcated prior to the first occupation of the development hereby approved. The car park shall then be available at all times whilst the development is in use.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Core strategy.

18) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level no greater than the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met.

c) In the event of any non-conformity with the approved scheme, then any further measures that are required to ensure conformity shall be carried out. Any required measures/mitigation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first occupation of the development.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

19) Deliveries, servicing and collections, including waste collections shall be undertaken in accordance with the approved Noise Impact Assessment (reference DC4816-NR1v3) and details of servicing contained within the email received by the City Council on the 3rd February 2025, for the avoidance of doubt the activities by Heavy Goods Vehicles shall not take place at the site outside of the following hours:

07:00 to 23:00hrs, Monday to Saturday, no deliveries on Sundays/Bank Holidays.

Reasons - In the interests of residential amenity pursuant to policy DM1 of the Core Strategy.

20) The details of the approved waste management strategy received by the City Council as local planning authority on the 25th November 2024 and the approved plans shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policy DM1 of the Core Strategy.

21) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with the approved scheme set out within the Kitchen Odour Risk Assessment reference LIMES-HYD-XX-ZZ-RP-Y-2002-P03 prepared by Hydrock before the use commences.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy DM1 of the Core Strategy.

22) a) The development shall be carried out in accordance with the agreed Energy Statement reference LIMES-HYD-XX-XX-RP-Z-0003 prepared by Hydrock/Stantec and prior to the first use of the development a verification statement/ certification shall be submitted to and approved in writing, by the City Council as local planning authority confirming the incorporation of the specified measures detailed within the approved scheme.

b) Any non-conformity from the approved scheme shall be clearly set out along with measures required to ensure compliance with the agreed details.

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

23) The development hereby approved shall not be occupied until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation or equivalent accreditation.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

24) a) Prior to the first occupation of the approved development, external lighting shall be designed and installed in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties and adjacent trees.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met.

c) In the event of any non-conformity with the approved scheme, then any further measures that are required to ensure conformity shall be carried out. Any required measures/mitigation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first occupation of the development

Reason - To safeguard the amenities of the occupiers of nearby properties and to minimise impacts on protected species that may commute and forage in the area pursuant to Core Strategy policies DM1 and EN15.

25) Prior to the first occupation of the development hereby approved the details of the acoustic barrier to be installed as set out on approved drawing RIDM3004_THE LIMES_02 REV A HARD LANDSCAPE PLAN and the approved Noise Impact Assessment (reference DC4816-NR1v3) shall be installed and shall be retained in situ at all times whilst the development is in operation.

Reason – In the interest of residential amenity pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Heritage & Urban Design
Greater Manchester Police
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Rusholme, Fallowfield & Moss Side Civic Society
South East Fallowfield Residents Association

209C Old Hall Lane, Rusholme, Manchester, M14 6HJ
Flat 2 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
157 Old Hall Lane, Rusholme, Manchester, M14 6HJ
7 Redshaw Close, Manchester, M14 6JB
1 Whitworth Lane, Manchester, M14 6HF
8 Redshaw Close, Manchester, M14 6JB
Flat 24 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 8 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 23 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 12 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 2 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 8 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 24 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 23 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 20 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 17 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 8 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 13 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 9 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 2 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 5 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 12 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
153 Old Hall Lane, Rusholme, Manchester, M14 6HJ
155 Old Hall Lane, Rusholme, Manchester, M14 6HJ
1 Redshaw Close, Manchester, M14 6JB
14 Redshaw Close, Manchester, M14 6JB
3 Redshaw Close, Manchester, M14 6JB
Flat 4 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 19 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
5 Redshaw Close, Manchester, M14 6JB
18 Redshaw Close, Manchester, M14 6JB
Flat 12 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 6 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
197 Old Hall Lane, Rusholme, Manchester, M14 6HJ
205 Old Hall Lane, Rusholme, Manchester, M14 6HJ
211 Old Hall Lane, Rusholme, Manchester, M14 6HJ
Flat 17 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 4 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 4 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Firs Farmhouse, Whitworth Lane, Manchester, M14 6HF
209A Old Hall Lane, Rusholme, Manchester, M14 6HJ

Flat 15 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 9 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 7 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 1 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
199 Old Hall Lane, Rusholme, Manchester, M14 6HJ
203 Old Hall Lane, Rusholme, Manchester, M14 6HJ
6 Redshaw Close, Manchester, M14 6JB
Flat 19 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 1 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 13 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 3 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 1 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 10 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 15 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 10 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 1 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 3 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
159 Old Hall Lane, Rusholme, Manchester, M14 6HJ
17 Redshaw Close, Manchester, M14 6JB
2 Redshaw Close, Manchester, M14 6JB
19 Redshaw Close, Manchester, M14 6JB
13 Redshaw Close, Manchester, M14 6JB
Flat 20 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 22 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
9 Redshaw Close, Manchester, M14 6JB
Flat 15 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 14 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 5 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 14 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 13 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 12 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
11 Redshaw Close, Manchester, M14 6JB
Flat 16 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 5 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 9 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
151 Old Hall Lane, Rusholme, Manchester, M14 6HJ
219 Old Hall Lane, Rusholme, Manchester, M14 6HJ
Flat 7 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 11 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 9 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 5 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 11 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 6 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 22 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 16 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
3 Whitworth Lane, Manchester, M14 6HF
Flat 10 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 11 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
215 Old Hall Lane, Rusholme, Manchester, M14 6HJ
201 Old Hall Lane, Rusholme, Manchester, M14 6HJ
207 Old Hall Lane, Rusholme, Manchester, M14 6HJ
5 Whitworth Lane, Manchester, M14 6HF
20 Redshaw Close, Manchester, M14 6JB
16 Redshaw Close, Manchester, M14 6JB

Flat 10 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 7 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 6 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 2 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 11 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 7 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 14 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 8 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Tennis Courts Rear Of 161-197, Old Hall Lane, Rusholme, Manchester, M14 6HG
209D Old Hall Lane, Rusholme, Manchester, M14 6HJ
Flat 3 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 21 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 18 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
217 Old Hall Lane, Rusholme, Manchester, M14 6HJ
12 Redshaw Close, Manchester, M14 6JB
Flat 4 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 3 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
209B Old Hall Lane, Rusholme, Manchester, M14 6HJ
Flat 6 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
15 Redshaw Close, Manchester, M14 6JB
10 Redshaw Close, Manchester, M14 6JB
213 Old Hall Lane, Rusholme, Manchester, M14 6HJ
Flat 21 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 18 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
4 Redshaw Close, Manchester, M14 6JB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA