MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139501/JO/2024
Date registered valid:	11 March 2024
Proposal:	Variation of Planning Permission 126431/FO/2020 (as amended under 129267/NMC/2021 and 133321/NMC/2022) consisting of the variation of condition 14 (Hours of operation) to reference bowl events only and variation of condition 15 (Strategy for ancillary uses) to including hospitality areas
Address:	Co-Op Live Arena, Manchester
Ward(s):	Ancoats & Beswick Ward
Applicant:	Eastlands Arena Limited
Agent (if any):	Mr John Cooper Deloitte LLP
Case officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: jennifer.atkinson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit: 28 March 2024

Standard consultations:
Printed: 21 March 2024 Expired: 20 April 2024

Neighbour notifications
Printed: 21 March 2024 Expired: 20 April 2024

Site notice
Posted: 28 March 2024 Expired: 27 April 2024

Press advert
Published: 4 April 2024 Expired: 4 May 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Variation of Planning Permission 126431/FO/2020 (as amended under 129267/NMC/2021 and 133321/NMC/2022) consisting of the variation of condition 14 (Hours of operation) to reference bowl events only and variation of condition 15 (Strategy for ancillary uses) to including hospitality areas

Consultations & Notification Responses

Publicity The application has been advertised in the local press and by way of site notice due to being EIA development, major development ad affecting the setting of listed buildings. Letters have also been sent to local businesses and residents. One comment has been received in respect of this application which states they object to any extended opening hours for the venue until impacts associated with traffic, noise and litter are fully known.

Environmental Health advise they are satisfied with the revised acoustic information in respect of this matter.

Issues

Condition 14 is proposed to be amended to remove reference to 'hospitality use' and only relate to the hours of operation for arena auditorium bowl events, retaining the hours currently specified in the condition as 0900 and 0000 Monday to Sunday. The flexibility to agree extended hours for the auditorium bowl in advance in writing with the City Council as Local Planning Authority on a maximum of 25 occasions per annum is also proposed to be retained.

Condition 15 is also proposed to be amended to include reference to the Strategy for Use of the Ancillary Spaces, prepared by OVG and submitted as part of this application. This strategy details the proposed hours of operation and operational management procedures associated with all the ancillary hospitality spaces at the arena on non-event days and event days and includes plans outlining the relevant spaces in the Appendix.

This would align the ancillary spaces with the flexibility agreed under the Premises Licence, the flexibility to agree extended hours with the Local Planning Authority on a maximum of 25 occasions per annum and not more than three nights consecutively is also proposed to be included.

The proposed strategy above enables the operational management procedures and associated hours of use for the arena auditorium bowl to be separated from that associated with the ancillary hospitality spaces. It ensures that the planning conditions align to the agreed Premises License.
The arena and ancillary spaces have been subject to acoustic testing and are considered to be acceptable. The corresponding planning condition has subsequently been discharged.

Environmental health have no objection to the change in strategy as set out. There are other conditions on the permission which would control and mitigate the operational impacts from the ancillary spaces including taxi management and dispersal.

The change is considered to be acceptable. All relevant planning conditions have been updated.

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 polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights

conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with matters such as the market case for two arenas in the City of Manchester, sustainability of the arena, noise and impact on the local highway network (including travel planning). The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the 23 October 2023.

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:

Drawings and documents approved as part of 139501/JO/2024

Noise breakout from ancillary hospitality and noise breakout validation testing received by the City Council, as Local Planning Authority, on the 6 June 2024

Covering letter received by the City Council, as Local Planning Authority, on the14 March 2024

Strategy for ancillary spaces received by the City Council, as Local Planning Authority, on the 11 March 2024

Drawings and documents approved as part of 139662/NMC/2024

Covering Letter prepared by Deloitte (Including Appendix A drawing pack), received by the City Council, as Local Planning Authority on 28 March 2024.

Drawings and documents approved as part of 134134/NMC/2022

Drawings BRA-POP-ZZ-RF-DR-A-0620 Rev 04, BRA-POP-XX-ZZ-DR-A-0623 Rev 05, BRA-POP-XX-ZZ-DR-A-0624 Rev 05, BRA-POP-XX-ZZ-DR-A-0625 Rev 04, BRA-POP-XX-ZZ-DR-A-0626 Rev 04 and BRA-POP-XX-ZZ-DR-A-0628 Rev 04

stamped as received by the City Council, as Local Planning Authority, on the 14 June 2022.

Materials Schedule - prepared by Populous.

Drawings and documents approved as part of 133321/NMC/2022

BRA-POP-ZZ-GF-DR-A-0611 Rev 02, BRA-POP-ZZ-01-DR-A-0613 Rev 02, BRA-POP-ZZ-02-DR-A-0614 Rev 02, BRA-POP-ZZ-03-DR-A-0615 Rev 02, BRA-POP-ZZ-04-DR-A-0617 Rev 02, BRA-POP-ZZ-05-DR-A-0619 Rev 02, BRA-POP-ZZ-RF-DR-A-0620 Rev 02, BRA-POP-XX-ZZ-DR-A-0623 Rev 03, BRA-POP-XX-ZZ-DR-A-0624 Rev 03, BRA-POP-XX-ZZ-DR-A-0625 Rev 02, BRA-POP-XX-ZZ-DR-A-0626 Rev 02, BRA-POP-XX-ZZ-DR-A-0627 Rev 02, BRA-POP-XX-ZZ-DR-A-0628 Rev 02, BRA-POP-ZZ-ZZ-DR-A-0629 Rev 02, BRA-POP-XX-ZZ-DR-A-0630 Rev 02, BRA-POP-XX-ZZ-DR-A-0631 Rev 02, BRA-POP-XX-01-DR-A-0632 Rev 02, BRA-POP-XX-01-DR-A-0633 Rev 02, BRA-POP-XX-GF-DR-A-0634 Rev 02, BRA-POP-XX-GF-DR-A-0635 Rev 02, BRA-POP-ZZ-ZZ-DR-L-0650 Rev 02, BRA-POP-ZZ-GF-DR-L-0651 Rev 02, BRA-POP-ZZ-01-DR-L-0652 Rev 02, BRA-POP-ZZ-GF-DR-L-0653 Rev 02, BRA-POP-ZZ-01-DR-L-0654 Rev 02, BRA-POP-ZZ-GF-DR-L-0655 Rev 02, BRA-POP-ZZ-01-DR-L-0656 Rev 02, BRA-POP-ZZ-ZZ-DR-L-0657 Rev 02, BRA-POP-ZZ-ZZ-DR-L-0658 Rev 02, BRA-POP-ZZ-ZZ-DR-L-0665 Rev 02 and BRA-POP-ZZ-ZZ-DR-A-4354 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 24 March 2022.

Drawings and documents approved as part of 126431/FO/2020

Drawings

BRA-POP-XX-XX-DR-A-0600 Rev 00, BRA-POP-XX-01-DR-A-0632 Rev 00, BRA-POP-XX-01-DR-A-0633 Rev 00, BRA-POP-XX-XX-DR-A-0605 Rev 00, BRA-POP-XX-XX-DR-A-0606 Rev 00, BRA-POP-XX-XX-DR-YW-0660 Rev 00, BRA-POP-XX-DR-A-0623 Rev 00, BRA-POP-XX-ZZ-A-0624 Rev 00, BRA-POP-XX-ZZ-DR-A-0625 Rev 00, BRA-POP-XX-ZZ-DR-A-0626 Rev 00, BRA-POP-XX-ZZ-DR-A-0627 Rev 00, BRA-POP-XX-ZZ-DR-A-0628 Rev 00, BRA-POP-XX-ZZ-DR-A-0630 Rev 00, BRA-POP-XX-ZZ-DR-A-0631 Rev 00, BRA-POP-ZZ-01-DR-A-0613 Rev 00, BRA-POP-ZZ-DR-L-0652 Rev 00, BRA-POP-ZZ-01-DR-L-0654 Rev 00, BRA-POP-ZZ-01-DR-L-0656 Rev 00, BRA-POP-ZZ-02-DR-A-0614 Rev 00, BRA-POP-03-DR-A-0615 Rev 00, BRA-POP-ZZ-04-DR-A-0617 Rev 00, BRA-POP-ZZ-05-DR-A-0619 Rev 00, BRA-POP-ZZ-GF-DR-A-0611 Rev 00, BRA-POP-ZZ-GF-DR-L-0651 Rev 00, BRA-POP-ZZ-GF-DR-L-0653 Rev 00, BRA-POP-ZZ-M0-DR-A-0612 Rev 00, BRA-POP-ZZ-RF-DR-A-0620 Rev 00, BRA-POP-ZZ-ZZ-DR-A-0629 Rev 00 and BRA-POP-ZZ-ZZ-DR-L-0650 Rev 00

All stamped as received by the City Council, as Local Planning Authority, on the 6 March 2020

Supporting information

Documents approved as part of planning permission 127534/FO/2020:The Coal Mining Risk Assessment (31 January 2020) prepared by Buro Happold Engineering and Method Statement for Proposed Grouting Works (03 July 2020) stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020; Grouting Works: Groundwater Risk Assessment Ref. BRA-BHE-XX-XX-DN-CG-0001, prepared by Buro Happold and dated 7 October 2020; and OVG Remediation Strategy Ref. BRA-BHE-XX-XX-RP-CG-0006 Revision P02, prepared by Buro Happold stamped as received by the City Council, as Local Planning Authority, on the 7 October 2020.

Gas Calibration Certificates stamped as received by the City Council, as Local Planning Authority, on the 11 September 2020

Response to representations Volumes 1 and 2 prepared by Deloitte stamped as received by the City Council, as Local Planning Authority, on the 30 July 2020

Environmental Statement - Chapter 10 (Supplementary Noise Note) and Chapter 12 (Supplementary Transport Note) stamped as received by the City Council, as Local Planning Authority, on the 17 June 2020

Environmental Statement (main report) - Construction management and phasing, Air Quality and Dust, Ground Conditions, Townscape and Visual Impact, Noise and Vibration, Socio-Economic, Traffic and Transport, Water Quality, Drainage and Flood Risk, Wind Microclimate and Climate Change) stamped as received by the City Council, as Local Planning Authority, on the 29 April 2020.

Stage 1 Road Safety Audit - design team response prepared by Curtins stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020

Design and Access Statement Ref. BRA-POP-ZZ-ZZ-RP-A-7061 Rev 000 prepared by Populous, Heritage statement prepared by Deloitte, Daylight and Sunlight report prepared by BuroHappold (ref. 0042841), Ventilation Strategy prepared by ME Engineers, Tv Reception Survey prepared by SCS (Ref: 157929), Sustainability Statement (Rev o07) plus appendices prepared by BuroHappold, Statement of Community Involvement, Sequential Test prepared by Deloitte, Planning Statement prepared by Deloitte, Operating Schedule and EMP prepared by Laudation, Crime Impact Statement Rev D (ref. 2019/0841/CIS/01) and Broadband Connectivity Report prepared by ME Engineers stamped as received by the City Council, as Local Planning Authority, on the 6 March 2020

Appendices to Environmental Statement (including construction management plan (5.1), construction assessment methodology (6.1), traffic data (6.2) receptor locations (6.3), construction traffic modelling results (6.4), model verification (6.5), operational modelling results (6.6), geo-environmental and geo technical desk study (7.1), coal mining assessment (7.2), ground engineering interpretive report (7.3), market case volume 1 and 2 (8.1), economic impact of two arena in Manchester (8.2), exterior lighting assessment (9.1), highway safety report (9.2), noise and vibration (noise survey results) (10.1), noise and vibration (construction traffic noise) (10.3), townscape baseline effects (11.1), townscape baseline figures (11.3), TVIA viewpoints (11.4), transport assessment and transport assessment addendum (12.1), framework travel plan (12.2), flood risk assessment (13.1), drainage strategy (13.2) and GHG emissions assessment (date inputs and assumptions) (15.1) stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020

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

3) The development shall be carried out in accordance with the approved construction management plan as follows (as approved as part of CDN/20/0767):

-OVG Manchester - Project Management Plan Rev 01 dated 12.11.2020 prepared by BAM and dilapidation mark up survey stamped as received by the City Council, as Local Planning Authority, on the 29 January 2021

- Outline Construction Management Plan - for information
- OVG Manchester - Logistics Main Site
- OVG Manchester - Logistics North Car Park
- OVG Manchester Logistics Plans - Hoardings and Compound
- OVG Manchester - Hoarding Design
- OVG Manchester - Construction Green Travel Plan
- OVG Manchester - Construction Vehicle Tracking

- OVG Manchester - 01 Risk Assessment for Works Adjacent to Ashton Canal
- OVG Manchester - 02 Risk Assessment for Works Adjacent to the Metrolink Line

All the above documents were stamped as received by the City Council, as Local Planning Authority, on the 3 December 2020

Reason - To safeguard the amenities of nearby residents, highway safety, tram safety, air quality and water quality pursuant to policies SP1, EN17, EN16, EN19 and DM1 of the Manchester Core Strategy (2012).

4) The piling for development shall be carried out in accordance with the Work Execution Plan for Continuous Flight Auger and Rotary Bored Piles - 22D990-CSL-00-F1-WEPX- 0002 Rev P01 - dated 26.11.2020 received by the City Council, as Local Planning Authority, on the 3 December 2020 (as approved under CDN/20/0767).

The approved details shall then be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

5) The development shall be carried out in accordance with the flood risk assessment prepared by BuroHappold (ref. BRA-BHE-XX-XX-RP-CW-0131) stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020.

Reason - In the interest of managing the flood risk at the development pursuant to policy EN14 of the Manchester Core Strategy (2012).

6) (a) The drainage strategy for the development shall be carried out in accordance with the OVG Manchester - Drainage Strategy to Support FRA - Ref. BRA-BHE-XX-XX-RP-CI-0132 Rev 04 - dated 3.11.2020 received by the City Council, as Local Planning Authority, on the 3 December 2020 (as approved under CDN/20/0767).

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

7) (a) The development shall be carried out in accordance with the following information in respect of ground conditions (as approved under CDN/20/0767)

- OVG Manchester Remediation Strategy - Ref. BRABHE- XX-XX-RP-CG-0006 Rev P02 - dated 7.10.2020 and Grouting Works: Groundwater Risk Assessment - Ref. BRA-BHE-XX-XX-DN-CG-0001 Rev P02 - dated 7.10.2020 stamped as received by the City Council, as Local Planning Authority, on the 3 December 2020

- Interim Statement prepared by Burro Happold (BRA-BHE-XX-XX-DN-CG-0004) stamped as received by the City Council, as Local Planning Authority, on the 3 February 2021

- OVG Grouting Validation Testing Report (Rev 01) by Cementation Skanska dated Feb 2021 stamped as received by the City Council, as Local Planning Authority, on the 5 February 2021

- Grouting monitoring procedure statement by BAM Construction Ltd dated February 2021 (ref. HNW 0337) stamped as received by the City Council, as Local Planning Authority, on the 5 March 2021

-Old Coal Workings - Project Completion Report by Cementation Skanska dated March 2021 (ref. BRA-CSL-ZZ-ZZ-RP-X-00900 Rev C04) stamped as received by the City Council, as Local Planning Authority, on the 5 March 2021

- Verification Report for Drilling and Grouting Treatment of Mine Workings by Buro Happold ltd dated March 2021 (ref.BRA-BHE-XX-XX-RP-CG-0007 Rev P03) stamped as received by the City Council, as Local Planning Authority, on the 5 March 2021

(b) Within two months of the first use of the development, a Completion/Verification Report 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 within two months of the first use of the development, then associated works shall cease 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 DM1 and EN18 of the Manchester Core Strategy (2012).

8) a) The materials shall be implemented in line with the Materials programme received by the City Council, as Local Planning Authority, on the 23 December 2020 (as approved under CDN/20/0865).

b) The development shall be carried out in accordance with the approved materials (as approved under CDN/22/0176 and CDN/23/0446) as follows:

- Strategy for Envelope Material Approval - Ref. BRA-BAM-XX-XX-W-FN-24108-P02 - dated 25.11.2020;
- Material Schedule, prepared by Populous;
- Inspection Quality Plan, prepared by BAM;
- Mock-up Panel Plan, prepared by Populous;
- Window Specification BRA-POP-ZZ-ZZ-SP-A-7062;
- Louvre Specification BRA-POP-ZZ-ZZ-SP-A-7063; and
- Door Specification BRA-POP-ZZ-ZZ-SP-A-7065.

The above documents were received by the City Council, as Local Planning Authority, on the 23 March 2021

- Planning Façade Materials Schedule (22.05.2023), prepared by Populous received by the City Council, as Local Planning Authority, on the 3 July 2023

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 Manchester Core Strategy (2012).

9) (a) The Site investigation and remediation works including trial piling, grouting of coal seams and mineshaft capping and other associated works shall be carried out in accordance with the following documents submitted and approved pursuant to planning permission 127534/FO/2020:The Coal Mining Risk Assessment (31 January 2020) prepared by Buro Happold Engineering and Method Statement for Proposed Grouting Works (03 July 2020) stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020; Grouting Works: Groundwater Risk Assessment Ref. BRA-BHE-XX-XX-DN-CG-0001, prepared by Buro Happold and dated 7 October 2020; and OVG Remediation Strategy Ref. BRA-BHE-XX-XX-RP-CG-0006 Revision P02, prepared by Buro Happold stamped as received by the City Council, as Local Planning Authority, on the 7 October 2020.

(b) The verification of the coal seems was approved in accordance with the following (as approved under CDN/21/0281):

- Contractor's Completion Report prepared by Cementation Skanska Limited
- Grouting Monitoring Procedure Statement prepared by BAM

The above were stamped as received by the City Council, as Local Planning Authority, on the 7 April 2021

- Co-op Live, Manchester - Verification Report for Drilling and Grouting Treatment of Mine Works, Ref. BRA-BHE-XX-XX-RP-CG-0007 Rev P03, prepared by Buro Happold stamped as received by the City Council, as Local Planning Authority, on the 1 May 2021

- Appendices F, G, H, I, J, K, L and M stamped as received by the City Council, as Local Planning Authority, on the 12 May 2021

- Monitoring report stamped as received by the City Council, as Local Planning Authority, on the 25 May 2021

Reason - In the interest of ensuring the works are undertaken to a suitable standard and do not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that this phase of remediation for the site is complete pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

10) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the removal works including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

11) 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 Manchester Core Strategy (2012).

12) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as a multi-use arena (Use Class D2) (61082 sqm) with ancillary use of its facilities (Use Classes A1, A3 and A4) as specified in a strategy to be submitted and approved in accordance with Condition 15, and for no other purposes.

Reason - To ensure that the arena is used solely for the intended purpose to safeguard the character of the area pursuant to policies SP1, EC7 and DM1 of the Manchester Core Strategy (2012).

13) The arena capacity hereby approved shall not be used by more than 23,500 spectators at any time and there shall be no more than 15 arena events per year which take place at the same time as events at the Etihad Stadium (of which no more than 5 would coincide with the evening peak).

Reason - For the avoidance of doubt and to ensure no unacceptable impacts with regards to noise and operational impacts on the residential amenity pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

14) The arena shall be open for bowl event use in accordance with the days and hours as specified in the approved Operating Schedule and Event Management Plan v 1.3 prepared by Laudation stamped as received by the City Council, as Local Planning Authority, on the 6 March 2020, which shall include normal operation for bowl events between the hours of 0900 and 0000 Monday to Sunday.

In the event that there is a requirement to operate the arena bowl beyond these hours, the hours of operation shall be agreed in advance in writing with the City Council as Local Planning Authority. Extended hours for a full arena bowl event will only be acceptable on a maximum of 25 occasions per annum and no more than three consecutive occasions.

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

15) The ancillary spaces shall be carried out in accordance with the Strategy for ancillary spaces received by the City Council, as Local Planning Authority, on the 11 March 2024

The use of the ancillary spaces on event days and non-arena event days shall be carried out in accordance with this strategy for as long as the arena is in use.

In the event that there is a requirement to operate the ancillary and hospitality facilities beyond these hours, the hours of operation shall be agreed in advance in writing with the City Council as Local Planning Authority. Extended hours for a full arena event will only be acceptable on a maximum of 25 occasions per annum and no more than three consecutive occasions.

Reason - To facilitate the use of the ancillary spaces on non-arena event days for community use and other appropriate purposes including kiosks to the canal which would support natural surveillance and activity at the arena and Etihad Campus as part of supporting the vitality of the campus and community access to the building pursuant to policies SP1, EC7 and DM1 of the Manchester Core Strategy (2012).

16) The drainage management shall be carried out in accordance with the following details (as approved under CDN/23/0846):

A SUDS Verification Report, prepared by BAM.

This includes the following details for the SUDS:

- Maintenance and Management Strategy;
- Drainage Design Drawings;
- Below Ground Drainage Specifications; and
- Photographic evidence and certifications of the successful implementation of the SUDS.

Received by the City Council, as Local Planning Authority, on the 14 December 2023

The management and maintenance plan shall be implemented upon first use of the development and thereafter retained and maintained.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

17) a) The temporary hard landscaping arrangements as shown on plan (Titled: Co-op Live - Temporary Hard Landscaping Arrangement Plan) and the permanent hard and soft landscaping arrangements (other than block paving) on the plans listed in Appendix A of the approved Covering Letter prepared by Deloitte, received by the City Council, as Local Planning Authority on 28th March 2024 should be implemented prior to first use.

b) The permanent block paving arrangements on plans listed in Appendix A of the approved Covering Letter prepared by Deloitte, received by the City Council, as Local Planning Authority on 28th March 2024 shall be implemented no later than the 31 August 2024.

c) 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 and to secure appropriate wind mitigation pursuant to policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

18) The development hereby approved shall be carried out in accordance with the Landscape Access and Maintenance Strategy (Ref: BRA-POP-ZZ-ZZ-RP-L7800) Received by the City Council, as Local Planning Authority, on the 29 September 2023 (as approved under CDN/23/0653)

The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

19) The development shall be carried out in accordance with the bird and bat box strategy (as approved under CDN/23/0446) as follows:

- BRA-POP-ZZ-ZZ-DR-L-0650 -Landscape Site Plan
- BRA-POP-ZZ-ZZ-DR-L-0650 - typical Bird and Bat Boxes

Details received by the City Council, as Local Planning Authority, on the 3 July 2023

Email from Deliotte received by the City Council, as Local Planning Authority, on the 9 August 2023

The bat and bird boxes shall be installed prior to the first use of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats and biodiversity in order to comply with policy EN15 of the Manchester Core Strategy (2012).

20) The development hereby approved shall be carried out in accordance with the Sustainability statement and appendices stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020.

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

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

21) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good' rating. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

22) (a) The plant installation shall be carried out in accordance with document ref. 15416-SRL-RP-YA-008-S2-P02 -Plant Noise Assessment (14 October) received by the City Council, as Local Planning Authority, on the 3 July 2023 (as approved by CDN/23/0446).

(b) The plant shall operate in accordance with the validation testing received by the City Council, as Local Planning Authority, on the 9 April 2024 (as approved under CDN/24/0276).

Reason - To minimise the impact of plant noise on the local area pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

23) (a) The acoustic insulation of the arena building hereby approved shall be implemented in accordance with the following documents:

- Appendix 10 of the Environmental Statement (Noise survey results) stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020;
- Acoustic response prepared by BuroHappold stamped as received by the City Council, as Local Planning Authority, on the 17 June 2020; and
- Technical Note 'Noise and Vibrations' stamped as received by the City Council, as Local Planning Authority, on the 3 July 2020

(b) The arena bowl shall be occupied in accordance with the Acoustic Validation testing received by the City Council, as Local Planning Authority, on the 30 May 2024 (as approved under CDN/24/0276).

Reason - To ensure no unacceptable noise outbreak from the development in the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

24) The development hereby approved shall be carried out in accordance with Operational Waste Management Strategy (within the Sustainability Statement) and drawing BRA-POP-ZZ-GF-DR-A-0611 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 24 March 2022. The details shall be implemented prior to the first event at the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

25) The fumes, vapours and odours from the premises shall be carried out in accordance with the following details (as approved under CDN/23/0845):

-Updated Fumes, Vapours and Odour Extraction document Ref. BRA-SES-XX-XX-RP-X-10625 prepared by SES Engineering Services Ltd received by the City Council, as Local Planning Authority, on the 25 January 2024

- MEE Design Note 039 and 028 attached, regarding Catering Extract Ventilation Grease and Odour Control, Monitoring and Maintenance Strategy received by the City Council, as Local Planning Authority, on the 25 January 2024

The approved scheme shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

26) The building and site lighting scheme shall be carried out in accordance with the following details (as approved under CDN/23/0845):

-Exterior Lighting Assessment (Ref: BRA-MEE-ZZ-ZZ-RP-EL7001), prepared by ME Engineers;
- External Lighting and CTV Layout BRA-SES-ZZ-ZZ-DR-X62804, prepared by SES Engineering Services Ltd.
- Co-op Live External Lighting Calculations, prepared by McInnes.

The above was recived by the City Council, as Local Planning Authority, on the 19 January 2024

- Email from Deloitte dated 25 January 2024

The approved scheme shall be implemented in full prior to the first use of development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction, personal safety and the safety of the tram lines in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy (2012).

27) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

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

28) The development shall be carried out in accordance with the Crime Impact Statement (Rev D ref. 2019/0841/CIS/01) (within the Sustainability Statement) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020. The development shall only be carried out in accordance with these approved details. Within two months of the date of this planning permission, the City Council, as local planning authority should acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Manchester Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

29) The arena hereby approved shall be carried out in accordance with the Framework Travel Plan (Appendix 12.2 of the Environmental Statement) stamped as received by the City Council, as Local Planning Authority, on the 30 March 2020.

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 visiting and working at the development;
ii) a commitment to surveying the travel patterns of spectators and staff during the first three months of the first use of the building 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 building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval 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 for spectators, staff and visitors, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

30) The cycle provision shall be carried out in accordance with the following details (as approved under CDN/23/0538):

Drawings:

- 22588 -TUR-DR- -01;
- 22588 -TUR-DR- -02;
- 22588 -TUR-DR- -03; and
- 22588 -TUR-DR- -04.

Documents:

- Co-op Live Proposed Cycle Storage Details, prepared by OVG;
- Turvec Open Cubic Data_ Sheet VEC139, prepared by Turvec; and
- Two tier Bike Rack Data Sheet 1, prepared by Turvec.

The above documents were received by the City Council, as Local Planning Authority, on the 4 August 2023

The approved details shall be implemented prior to the first use of the arena and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the occupants in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

31) (a) The coach parking strategy shall be carried out in accordance with the Transport Strategy, prepared by OVG received by the City Council, as Local Planning Authority, on the 15 March 2024 (as approved under CDN/24/0043)

The approved details shall be implemented prior to the first use of the arena and thereafter retained and maintained in situ for as long as the development remains in use, unless otherwise amended under part b of this condition.

b) On the first anniversary of the First Arena Event and thereafter on each anniversary of the First Arena Event, a Monitoring Review of the Coach Parking Strategy should be undertaken. In the event that the Monitoring Review recommends any amendments or additions to the Coach Parking Strategy, such amendments or additions shall be submitted to the City Council as local planning authority for approval within 2 months of an annual review and implemented thereafter within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

The City Council may request an Interim Coach Parking Strategy in advance of the annual review for written approval within 1 (one) month (or such longer reasonable period as may be agreed by the parties) of a written request of the City Council where the City Council is of the reasonable opinion that an Arena Event causes (or has caused) previously unforeseeable pedestrian or highway safety concerns in respect of the coach strategy which are materially detrimental to highway and/or pedestrian safety in the vicinity of the Site and which must be addressed in advance of the next annual Coach Parking Strategy review. Any measures required as a result of that interim review shall be implemented within a timescale to be agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure there adequate provision for coach parking at the development pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

32) (a) The development hereby approved shall be subject to the following scheme of highway works (parts 1, 2, 3, 4, 5, 6, 7) and the temporary arrangements for part 8, as outlined within the Transport Assessment prepared by BuroHappold Engineering stamped as received by the City Council, as Local Planning Authority, 30 March 2020. The scheme for part 4 shall be submitted for approval in writing by the City Council, as Local Planning Authority within one months of first use of the arena. The final details for the permanent VMS arrangements under part 8 shall be submitted for approval in writing by the City Council, as Local Planning Authority within 6 months of first use of the area.

For the avoidance of doubt this shall include the following:

1. Modifications to the junction of Gate 1/Alan Turing Way including creation of left in/left out traffic movements, improved cycle facility, widened pedestrian provision, creation of servicing entrance and vehicle access/egress (Drawing BRA-BHE-XX-XX-DR-C-0230) [Details approved as part of CDN/21/0150];

2. Emergency vehicle access from Alan Turing Way including modification to pedestrian footway and access to the canal (Drawing BRA-BHE-XX-XX-DR-C-0240) [Details approved as part of CDN/21/0150];

3. Widening of footways along Sportcity Way including narrowing of carriage from 4 to 3 lanes (Drawing BRA-BHE-XX-XX-DR-C-0210) [Details approved as part of CDN/24/0043];

4. Installation of fixed bollards, retractable bollards and planters to Sportcity Way);

5. Introduction of VIP drop off and U Turn facility [Details approved as part of CDN/24/0043];

6. Extension of the existing taxi rank along the full length of Rowsley Street and Philips Park Road (including creation of a one-way system);

7. Dropped kerbs and tactile paving to vehicle access points [Details approved as part of CDN/24/0043];

8. Provision of additional Variable Message Boards (VMS) including agreed locations and timescale for implementation [Details approved as part of CDN/24/0043];

The approved scheme for parts 1, 2, 3, 5, 7 and the temporary arrangements for part 8 shall be implemented and be in place prior to the first use of the arena hereby approved and thereafter retained and maintained in situ. The final details for parts 4 and 8 shall be implemented and be in place within one months of the written approval of the City Council, as Local Planning Authority.

(b) On the first anniversary of the First Arena Event and thereafter on each anniversary of the First Arena Event, a Monitoring Review of the VIP drop off Strategy and the taxi rank should be undertaken. In the event that the Monitoring Review recommends any amendments or additions to the VIP drop off Strategy or taxi rank, such amendments or additions shall be submitted to the City Council as local planning authority for approval within 2 months of an annual review and implemented thereafter within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

The City Council may request an Interim VIP drop off Strategy or taxi rank strategy in advance of the annual review for written approval within 1 (one) month (or such longer reasonable period as may be agreed by the parties) of a written request of the City Council where the City Council

is of the reasonable opinion that an Arena Event causes (or has caused) previously unforeseeable pedestrian or highway safety concerns in respect of the VIP drop off Strategy or taxi rank strategy which are materially detrimental to highway and/or pedestrian safety in the vicinity of the Site and which must be addressed in advance of the next annual VIP drop off Strategy or taxi rank strategy.
Any measures required as a result of that interim review shall be implemented within a timescale to be 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).

33) (a) The servicing and operational management of the arena shall be carried out in accordance with the Transport Strategy and the Operational Waste Management Strategy, prepared by OVG received by the City Council, as Local Planning Authority, on the 15 March 2024 and 24 January 2024 respectively (as approved by CDN/24/0043).

The approved plan shall be implemented upon the first use of the development and thereafter retained and maintained, unless otherwise amended under part b of this condition.

(b) (b) On the first anniversary of the First Arena Event and thereafter on each anniversary of the First Arena Event, a Monitoring Review of the servicing and operational management plan should be undertaken. In the event that the Monitoring Review recommends any amendments or additions to the servicing and operational management plan, such amendments or additions shall be submitted to the City Council as local planning authority for approval within 2 months of an annual review and implemented thereafter within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

The City Council may request an Interim servicing and operational management plan in advance of the annual review for written approval within 1 (one) month (or such longer reasonable period as may be agreed by the parties) of a written request of the City Council where the City Council is of the reasonable opinion that an Arena Event causes (or has caused) previously unforeseeable pedestrian or highway safety concerns in respect of servicing which are materially detrimental to highway and/or pedestrian safety in the vicinity of the Site and which must be addressed in advance of the next annual review of the servicing and operational management plan. Any measures required as a result of that interim review shall be implemented within a timescale to be agreed in writing by the City Council, as Local Planning Authority.

Reason - In the interest of highway and pedestrian safety pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

34) (a) The car park management shall take place in accordance with the Transport Strategy, prepared by OVG received by the City Council, as Local Planning Authority, on the 15 March 2024 (as approved under CDN/24/0043).

The approved plan shall be implemented upon the first event at the development and thereafter retained and maintained, unless otherwise amended under part b of this condition.

(b) (b) On the first anniversary of the First Arena Event and thereafter on each anniversary of the First Arena Event, a Monitoring Review of the car park management plan should be undertaken. In the event that the Monitoring Review recommends any amendments or additions to the car park management plan, such amendments or additions shall be submitted to the City Council as local planning authority for approval within 2 months of an annual review and

implemented thereafter within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

The City Council may request an Interim car park management plan in advance of the annual review for written approval within 1 (one) month (or such longer reasonable period as may be agreed by the parties) of a written request of the City Council where the City Council is of the reasonable opinion that an Arena Event causes (or has caused) previously unforeseeable pedestrian or highway safety concerns in respect of car park management which are materially detrimental to highway and/or pedestrian safety in the vicinity of the Site and which must be addressed in advance of the next annual review of the car park management plan. Any measures required as a result of that interim review shall be implemented within a timescale to be agreed in writing by the City Council, as Local Planning Authority.

Reason - In the interest of highway and pedestrian safety pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

35) Within one month of the first use of the arena hereby approved, a crowd management strategy for the Etihad Tram stop shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall be implemented within one month of approval and remain in use at all thereafter when the development is operational (including with coincided events at the Etihad Stadium).

Reason - In the interest of public safety for users of the tram stop pursuant to policy DM1 of the Manchester Core Strategy (2012).

36) Excluding vehicle activity associated with the operation of events at the development, and movement of waste within the Etihad Campus between the development and the existing Etihad Waste Compound, deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Sunday 07:30 to 20:00

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

37) The development shall be carried out in accordance with the conclusions of the TV Survey report received by the City Council, as Local Planning Authority, on the 22 April 2024 (as approved under CDN/24/0320).

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

38) In the event any roller shutters are proposed, details of any external roller shutters to the ground floor of the arena shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented within a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

39) The boundary treatment shall be carried out in accordance with the following details (as approved under CDN/23/0653):

BRA-POP-ZZ-ZZ-DR-L-8001 - LANDSCAPE SITE GENERAL ARRANGEMENT PLAN
BRA-POP-ZZ-GF-DR-L-8101 - LANDSCAPE GENERAL ARRANGEMENT PLAN GROUND FLOOR
BRA-POP-ZZ-01-DR-L-8111 - LANDSCAPE GENERAL ARRANGEMENT PLAN LEVEL 01
BRA-POP-ZZ-01-DR-L-8353 - GREEN SCREEN ELEVATION COMPOUND AREA
BRA-POP-ZZ-GF-DR-L-8352 - GREEN SCREEN ELEVATION ASHTON CANAL
BRA-POP-ZZ-ZZ-DR-L-8351 - GREEN SCREEN ELEVATION ALAN TURING WAY
BRA-POP-ZZ-ZZ-DR-L-8345 - LANDSCAPE BOUNDARY DETAILS
BRA-POP-ZZ-ZZ-DR-L-8346 - LANDSCAPE BOUNDARY DETAILS
BRA-POP-ZZ-ZZ-DR-L-8370 - TYPICAL GATE DETAIL NORTH JUNCTION GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8371 - TYPICAL GATE DETAIL SPORTCITY WAY JUNCTION GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8372 - TYPICAL GATE DETAIL ALAN TURING WAY GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8373 - TYPICAL GATE DETAIL JOE MERCER WAY GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8374 - TYPICAL GATE DETAIL COMPOUND AREA GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8375 - TYPICAL GATE DETAIL COMPOUND AREA GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8376 - TYPICAL GATE DETAIL MAINTENANCE ACCESS GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8377 - TYPICAL FENCE DETAIL NORTH JUNCTION GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8378 - TYPICAL FENCE DETAIL SPORTCITY WAY JUNCTION GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8379 - TYPICAL FENCE DETAIL COMPOUND AREA GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8384 - SPORTCITY WAY GATE SECTION SPORTCITY WAY JUNCTION GROUND LEVEL
BRA-POP-ZZ-ZZ-DR-L-8403 - TYPICAL GREEN SCREEN DETAILS
BRA-POP-ZZ-ZZ-DR-L-8500 - LIVING WALL MODULE ELEVATION JOE MERCER WAY
BRA-POP-ZZ-ZZ-DR-L-8502 - TYPICAL LIVING WALL SECTIONS JOE MERCER WAY
BRA-POP-ZZ-ZZ-DR-L-8503 - JOE MERCER WAY LIVING PLANTING ELEVATION
BRA-POP-ZZ-ZZ-DR-L-8504 - JOE MERCER WAY LIVING WALL PLANTING ENLARGED ELEVATION 1 OF 5
BRA-POP-ZZ-ZZ-DR-L-8505 - JOE MERCER WAY LIVING WALL PLANTING ENLARGED ELEVATION 2 OF 5
BRA-POP-ZZ-ZZ-DR-L-8506 - JOE MERCER WAY LIVING WALL PLANTING ENLARGED ELEVATION 3 OF 5
BRA-POP-ZZ-ZZ-DR-L-8507 - JOE MERCER WAY LIVING WALL PLANTING ENLARGED ELEVATION 4 OF 5
BRA-POP-ZZ-ZZ-DR-L-8508 - JOE MERCER WAY LIVING WALL PLANTING ENLARGED ELEVATION 5 OF 5

Received by the City Council, as Local Planning Authority, on the 29 September 2023

The approved scheme shall then be implemented and be in place prior to the first use of the development. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that appropriate boundary treatment is put in place in the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

40) The solar panels shall be carried out in accordance with the following details (as approved under CDN/23/0538):

- Coop Live CAD Overview, prepared by Aniron Renewables;
- Coop Live CAD X-Section, prepared by Aniron Renewables; and
-Data sheet Q.PEAK DUO BLK M-G11Plus series, prepared by QCells.

The above documents were received by the City Council, as Local Planning Authority, on the 4 August 2023

The approved details shall then be implemented prior to the first use of the arena and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are of the appropriate specification and appearance in the interest of the overall sustainability of the building and visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

41) The roof signage shall be carried out in accordance with the following details (as approved under CDN/23/0538):

- Roof Top Signage Strategy, prepared by Astra Group received by the City Council, as Local Planning Authority, on the 4 August 2023

The approved details shall be used to inform future signage for the roof.

Reason - In the interest of achieving a suitable signage solution for the roof of the arena pursuant to policy DM1 of the Manchester Core Strategy (2012).

42) The Ashton Canal improvements shall be carried out in accordance with the following details (as approved under CDN/24/0046):

- Co-op Live Improvement Measures to Existing Walking Routes received by the City Council, as Local Planning Authority, on the 25 January 2024

- Amended programme of works received by the City Council, as Local Planning Authority, on the 29 February 2024

The approved details shall be implemented in accordance with the agreed programme.

Reason - In order to make necessary improvements to the Ashton Canal with the aim of improving the accessibility and attractiveness of this route as a key walking route pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

43) The 3D public art installation shall be carried out in accordance with the following details (as approved under CDN/23/0538):

- Eastland Arena Ltd CO-OP LIVE Landmark Sign, prepared by Widdsigns received by the City Council, as Local Planning Authority, on the 4 August 2023

The approved details shall then be implemented prior to the first use of the development hereby approved.

Reason - In the interest of visual amenity and to secure appropriate wind mitigation measures pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester
Planning Casework Unit

8 The Mews, Manchester, M40 7BG
4 The Mews, Manchester, M40 7BG
162 Sandal Street, Manchester, M40 7BL
150 Sandal Street, Manchester, M40 7BL
9 Hooton Street, Manchester, M40 7BP
385 Bradford Road, Manchester, M40 7BW
383 Bradford Road, Manchester, M40 7BW
5 Broxton Street, Manchester, M40 7BN
13 Broxton Street, Manchester, M40 7BN
19 Broxton Street, Manchester, M40 7BN
The Clock House, 271 Briscoe Lane, Manchester, M40 2XG
Communication Station At Junction With Hulme Hall Lane, Bradford Road, Manchester, M40 7BT
10 The Mews, Manchester, M40 7BG
21 Sable Way, Manchester, M11 4SZ
17 Wesham Road, Manchester, M11 4SW
7 Sable Way, Manchester, M11 4SZ
31 Willdale Close, Manchester, M11 4DH
Flat 6, 2 Stuart Street, Manchester, M11 4DG
Flat 1, 2 Stuart Street, Manchester, M11 4DG
27 Willdale Close, Manchester, M11 4DH
9 Wesham Road, Manchester, M11 4SW
26 Willdale Close, Manchester, M11 4DH
18 Stuart Street, Manchester, M11 4DN
4 Willdale Close, Manchester, M11 4DH
12 Stuart Street, Manchester, M11 4DN
7 Willdale Close, Manchester, M11 4DH
3 Stuart Street, Manchester, M11 4DQ
Flat 5, 2 Stuart Street, Manchester, M11 4DG
Flat 48, 2 Stuart Street, Manchester, M11 4DG
6 Wesham Road, Manchester, M11 4SW
13 Willdale Close, Manchester, M11 4DH
15 Stillwater Drive, Manchester, M11 4TP
23 Stillwater Drive, Manchester, M11 4TP
28 Stuart Street, Manchester, M11 4DN
24 Stuart Street, Manchester, M11 4DN
37 Stuart Street, Manchester, M11 4DU
74 Stuart Street, Manchester, M11 4DN
Flat 1, 74 Stuart Street, Manchester, M11 4DN
Flat 19, 7 Stillwater Drive, Manchester, M11 4TG
Flat 3, 7 Stillwater Drive, Manchester, M11 4TG
Flat 29, 7 Stillwater Drive, Manchester, M11 4TG
Flat 9, 7 Stillwater Drive, Manchester, M11 4TG
Flat 33, 7 Stillwater Drive, Manchester, M11 4TG
Flat 36, 7 Stillwater Drive, Manchester, M11 4TG
Flat 6, 7 Stillwater Drive, Manchester, M11 4TG

Flat 503, 5 Stillwater Drive, Manchester, M11 4TF
Flat 504, 5 Stillwater Drive, Manchester, M11 4TF
Flat 531, 5 Stillwater Drive, Manchester, M11 4TF
Flat 540, 5 Stillwater Drive, Manchester, M11 4TF
Flat 511, 5 Stillwater Drive, Manchester, M11 4TF
Flat 507, 5 Stillwater Drive, Manchester, M11 4TF
Flat 119, 1 Stillwater Drive, Manchester, M11 4TD
Flat 120, 1 Stillwater Drive, Manchester, M11 4TD
Flat 11, 10 Archer Street, Manchester, M11 4DY
Flat 139, 1 Stillwater Drive, Manchester, M11 4TD
Flat 141, 1 Stillwater Drive, Manchester, M11 4TD
Flat 117, 1 Stillwater Drive, Manchester, M11 4TD
Flat 536, 5 Stillwater Drive, Manchester, M11 4TF
Flat 533, 5 Stillwater Drive, Manchester, M11 4TF
Flat 572, 5 Stillwater Drive, Manchester, M11 4TF
Flat 545, 5 Stillwater Drive, Manchester, M11 4TF
Flat 516, 5 Stillwater Drive, Manchester, M11 4TF
Flat 554, 5 Stillwater Drive, Manchester, M11 4TF
Flat 347, 3 Stillwater Drive, Manchester, M11 4TE
Flat 341, 3 Stillwater Drive, Manchester, M11 4TE
Flat 332, 3 Stillwater Drive, Manchester, M11 4TE
Flat 303, 3 Stillwater Drive, Manchester, M11 4TE
Flat 307, 3 Stillwater Drive, Manchester, M11 4TE
Flat 338, 3 Stillwater Drive, Manchester, M11 4TE
19 Saxon Street, Manchester, M40 7BY
311 Bradford Road, Manchester, M40 7BW
12 Energy Street, Manchester, M40 7ZQ
24 Energy Street, Manchester, M40 7ZQ
20 Saxon Street, Manchester, M40 7BY
Flat 14, Sycamore Court, Sandal Street, Manchester, M40 7BS
2 Energy Street, Manchester, M40 7ZQ
3 The Mews, Manchester, M40 7BG
Flat 15, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 30, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 28, Sycamore Court, Sandal Street, Manchester, M40 7BS
11 Hooton Street, Manchester, M40 7BP
391 Bradford Road, Manchester, M40 7BW
250 - 252 Bradford Road, Manchester, M40 7BT
9 Broxton Street, Manchester, M40 7BN
254B Bradford Road, Manchester, M40 7BT
14 The Mews, Manchester, M40 7BG
19 Sable Way, Manchester, M11 4SZ
34 Willdale Close, Manchester, M11 4DH
35 Willdale Close, Manchester, M11 4DH
Flat 68, 2 Stuart Street, Manchester, M11 4DG
Flat 11, 2 Stuart Street, Manchester, M11 4DG
Flat 37, 2 Stuart Street, Manchester, M11 4DG
2 Stuart Street, Manchester, M11 4DG
23 Willdale Close, Manchester, M11 4DH
8 Stuart Street, Manchester, M11 4DN
Flat 67, 2 Stuart Street, Manchester, M11 4DG
Flat 56, 2 Stuart Street, Manchester, M11 4DG
Flat 54, 2 Stuart Street, Manchester, M11 4DG
Flat 21, 2 Stuart Street, Manchester, M11 4DG

Flat 13, 2 Stuart Street, Manchester, M11 4DG
Flat 42, 2 Stuart Street, Manchester, M11 4DG
Flat 28, 2 Stuart Street, Manchester, M11 4DG
Flat 8, 2 Stuart Street, Manchester, M11 4DG
Flat 39, 2 Stuart Street, Manchester, M11 4DG
21 Stuart Street, Manchester, M11 4DU
14 Stillwater Drive, Manchester, M11 4TL
33 Stuart Street, Manchester, M11 4DU
Flat 27, 7 Stillwater Drive, Manchester, M11 4TG
Flat 43, 7 Stillwater Drive, Manchester, M11 4TG
Flat 16, 7 Stillwater Drive, Manchester, M11 4TG
Flat 38, 7 Stillwater Drive, Manchester, M11 4TG
10 Stillwater Drive, Manchester, M11 4TL
4 Stillwater Drive, Manchester, M11 4TL
Flat 523, 5 Stillwater Drive, Manchester, M11 4TF
Flat 527, 5 Stillwater Drive, Manchester, M11 4TF
Flat 570, 5 Stillwater Drive, Manchester, M11 4TF
Flat 2, 10 Archer Street, Manchester, M11 4DY
1 Sable Way, Manchester, M11 4SZ
Flat 130, 1 Stillwater Drive, Manchester, M11 4TD
Flat 131, 1 Stillwater Drive, Manchester, M11 4TD
Flat 138, 1 Stillwater Drive, Manchester, M11 4TD
Flat 106, 1 Stillwater Drive, Manchester, M11 4TD
Flat 123, 1 Stillwater Drive, Manchester, M11 4TD
Flat 562, 5 Stillwater Drive, Manchester, M11 4TF
Flat 555, 5 Stillwater Drive, Manchester, M11 4TF
Flat 556, 5 Stillwater Drive, Manchester, M11 4TF
Flat 343, 3 Stillwater Drive, Manchester, M11 4TE
Flat 340, 3 Stillwater Drive, Manchester, M11 4TE
Flat 348, 3 Stillwater Drive, Manchester, M11 4TE
Flat 342, 3 Stillwater Drive, Manchester, M11 4TE
Flat 346, 3 Stillwater Drive, Manchester, M11 4TE
Flat 317, 3 Stillwater Drive, Manchester, M11 4TE
5 Purslow Close, Manchester, M12 6PR
Manchester Community Security North West Limited, 3 Keymer Street, Manchester, M11 3FY
Front, 1 Edwin Road, Manchester, M11 3ER
Freedom House, Edwin Road, Manchester, M1 2AB
17 Purslow Close, Manchester, M12 6PR
19 Purslow Close, Manchester, M12 6PR
26 Bellis Close, Manchester, M12 6PL
22 Bellis Close, Manchester, M12 6PL
20 Bellis Close, Manchester, M12 6PL
16 Bellis Close, Manchester, M12 6PL
Excel House, City Of Manchester Stadium, Ashton New Road, Manchester, M11 3FF
2 Biscay Close, Manchester, M11 3JB
3 Havana Close, Manchester, M11 3JE
14 Orme Close, Manchester, M11 3JY
26 Rockall Walk, Manchester, M11 3JH
8 Cromarty Walk, Manchester, M11 3JA
4 Cromarty Walk, Manchester, M11 3JA
12 Rockall Walk, Manchester, M11 3JH
284 Ashton New Road, Manchester, M11 3HY
314 Ashton New Road, Manchester, M11 3HY
14 Biscay Close, Manchester, M11 3JB

1 Aldershot Walk, Manchester, M11 3UQ
56 Orme Close, Manchester, M11 3JY
46 Orme Close, Manchester, M11 3JY
48 Orme Close, Manchester, M11 3JY
65 Orme Close, Manchester, M11 3JX
57 Orme Close, Manchester, M11 3JX
7 Jenkyn Walk, Manchester, M11 3UR
Apartment 19, 4 The Waterfront, Manchester, M11 4AU
Flat 7, 2 The Waterfront, Manchester, M11 4AF
Flat 8, 2 The Waterfront, Manchester, M11 4AF
Apartment 7, 4 The Waterfront, Manchester, M11 4AU
Apartment 27, 4 The Waterfront, Manchester, M11 4AU
Flat 15, 2B The Waterfront, Manchester, M11 4DB
Apartment 35, 2B The Waterfront, Manchester, M11 4DB
Flat 6, 2A The Waterfront, Manchester, M11 4BX
Flat 9, 2B The Waterfront, Manchester, M11 4DB
Apartment 30, 2B The Waterfront, Manchester, M11 4DB
Apartment 16, 2B The Waterfront, Manchester, M11 4DB
Flat 7, 2B The Waterfront, Manchester, M11 4DB
Flat 3, 2B The Waterfront, Manchester, M11 4DB
Apartment 21, 2B The Waterfront, Manchester, M11 4DB
Flat 10, 2 The Waterfront, Manchester, M11 4AF
Flat 35, 2 The Waterfront, Manchester, M11 4AF
Flat 31, 2 The Waterfront, Manchester, M11 4AF
Flat 29, 2 The Waterfront, Manchester, M11 4AF
Flat 34, 2 The Waterfront, Manchester, M11 4AF
Flat 16, 2 The Waterfront, Manchester, M11 4AF
Flat 28, 2A The Waterfront, Manchester, M11 4BX
Flat 21, 2A The Waterfront, Manchester, M11 4BX
Flat 26, 2A The Waterfront, Manchester, M11 4BX
Flat 10, 2A The Waterfront, Manchester, M11 4BX
Apartment 12, 6 The Waterfront, Manchester, M11 4AY
Apartment 10, 6 The Waterfront, Manchester, M11 4AY
Apartment 18, 6 The Waterfront, Manchester, M11 4AY
Apartment 6, 6 The Waterfront, Manchester, M11 4AY
Apartment 27, 6 The Waterfront, Manchester, M11 4AY
The Security Park, Cambrian Street, Manchester, M11 3FY
Middle, 1 Edwin Road, Manchester, M11 3ER
30 Philips Park Road, Manchester, M11 3FX
Unit 4, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
First Floor Offices, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
Office 1, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
3 Edwin Road, Manchester, M11 3ER
Unit 9, Edwin Road, Manchester, M11 3ER
11A Purslow Close, Manchester, M12 6PR
14 Bellis Close, Manchester, M12 6PL
Sport City Visitor And Information Centre, Rowsley Street, Manchester, M11 3FF
7 Biscay Close, Manchester, M11 3JB
5 Biscay Close, Manchester, M11 3JB
13 Biscay Close, Manchester, M11 3JB
10 Orme Close, Manchester, M11 3JY
7 Fairisle Close, Manchester, M11 3JJ
30 Rockall Walk, Manchester, M11 3JH
32 Rockall Walk, Manchester, M11 3JH

2 Rockall Walk, Manchester, M11 3JH
8 Fairisle Close, Manchester, M11 3JJ
7 Lightfoot Walk, Manchester, M11 3UP
5 Ashcombe Walk, Manchester, M11 3UN
64 Orme Close, Manchester, M11 3JY
17 Viking Close, Manchester, M11 3JF
51 Orme Close, Manchester, M11 3JX
42 Orme Close, Manchester, M11 3JY
5 Viking Close, Manchester, M11 3JF
61 Orme Close, Manchester, M11 3JX
27 Newcombe Close, Manchester, M11 3TF
Apartment 16, 4 The Waterfront, Manchester, M11 4AU
2 Gibbon Street, Manchester, M11 4TA
Flat 25, 2 The Waterfront, Manchester, M11 4AF
Apartment 8, 4 The Waterfront, Manchester, M11 4AU
Apartment 12, 4 The Waterfront, Manchester, M11 4AU
Apartment 18, 4 The Waterfront, Manchester, M11 4AU
Apartment 30, 4 The Waterfront, Manchester, M11 4AU
Apartment 39, 2B The Waterfront, Manchester, M11 4DB
Apartment 47, 2B The Waterfront, Manchester, M11 4DB
Apartment 37, 2B The Waterfront, Manchester, M11 4DB
Flat 31, 2A The Waterfront, Manchester, M11 4BX
Apartment 19, 2B The Waterfront, Manchester, M11 4DB
Apartment 44, 2B The Waterfront, Manchester, M11 4DB
Flat 21, 2 The Waterfront, Manchester, M11 4AF
Flat 24, 2 The Waterfront, Manchester, M11 4AF
Flat 5, 2 The Waterfront, Manchester, M11 4AF
Flat 8, 2A The Waterfront, Manchester, M11 4BX
Flat 5, 2A The Waterfront, Manchester, M11 4BX
Flat 14, 2A The Waterfront, Manchester, M11 4BX
Flat 15, 2A The Waterfront, Manchester, M11 4BX
Apartment 17, 6 The Waterfront, Manchester, M11 4AY
Apartment 15, 6 The Waterfront, Manchester, M11 4AY
1 Edwin Road, Manchester, M11 3ER
I C A Panels, Edwin Road, Manchester, M11 3ER
Unit 1, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
4 Hillkirk Street, Manchester, M11 3EZ
25 Purslow Close, Manchester, M12 6PR
12 Bellis Close, Manchester, M12 6PL
Sport City Visitors Centre, Ashton New Road, Manchester, M11 4ZZ
Rugby Football League, Rowsley Street, Manchester, M11 3FF
EASTLANDS TRUST LIMITED, Institute Of Sport, Rowsley Street, Manchester, M11 3FF
6 Biscay Close, Manchester, M11 3JB
3 Biscay Close, Manchester, M11 3JB
11 Fairisle Close, Manchester, M11 3JJ
13 Fairisle Close, Manchester, M11 3JJ
16 Viking Close, Manchester, M11 3JF
8 Viking Close, Manchester, M11 3JF
2 Viking Close, Manchester, M11 3JF
10 Cromarty Walk, Manchester, M11 3JA
18 Rockall Walk, Manchester, M11 3JH
6 Rockall Walk, Manchester, M11 3JH
7 Aldershot Walk, Manchester, M11 3UQ
80 Orme Close, Manchester, M11 3JY

78 Orme Close, Manchester, M11 3JY
66 Orme Close, Manchester, M11 3JY
38 Orme Close, Manchester, M11 3JY
73 Orme Close, Manchester, M11 3JX
1 Cowper Walk, Manchester, M11 3UJ
Apartment 13, 4 The Waterfront, Manchester, M11 4AU
Apartment 1, 4 The Waterfront, Manchester, M11 4AU
4 The Waterfront, Manchester, M11 4AU
Apartment 11, 4 The Waterfront, Manchester, M11 4AU
Apartment 5, 4 The Waterfront, Manchester, M11 4AU
Flat 2, 2 The Waterfront, Manchester, M11 4AF
Flat 36, 2 The Waterfront, Manchester, M11 4AF
Apartment 25, 4 The Waterfront, Manchester, M11 4AU
Flat 43, 2A The Waterfront, Manchester, M11 4BX
Apartment 23, 2B The Waterfront, Manchester, M11 4DB
Apartment 32, 2B The Waterfront, Manchester, M11 4DB
Apartment 36, 2B The Waterfront, Manchester, M11 4DB
Apartment 31, 2B The Waterfront, Manchester, M11 4DB
Apartment 27, 2 The Waterfront, Manchester, M11 4AF
Flat 13, 2 The Waterfront, Manchester, M11 4AF
Flat 22, 2 The Waterfront, Manchester, M11 4AF
Flat 18, 2 The Waterfront, Manchester, M11 4AF
Flat 48, 2A The Waterfront, Manchester, M11 4BX
Flat 38, 2A The Waterfront, Manchester, M11 4BX
Flat 54, 2A The Waterfront, Manchester, M11 4BX
Flat 45, 2A The Waterfront, Manchester, M11 4BX
Flat 50, 2A The Waterfront, Manchester, M11 4BX
Flat 17, 2A The Waterfront, Manchester, M11 4BX
Flat 37, 2A The Waterfront, Manchester, M11 4BX
Apartment 7, 6 The Waterfront, Manchester, M11 4AY
Apartment 19, 6 The Waterfront, Manchester, M11 4AY
Apartment 22, 6 The Waterfront, Manchester, M11 4AY
J M Clayton And Co Ltd, 3 Edwin Road, Manchester, M11 3ER
Auto Logistic Solutions, 3 Edwin Road, Manchester, M11 3ER
21 Purslow Close, Manchester, M12 6PR
24 Bellis Close, Manchester, M12 6PL
4 Biscay Close, Manchester, M11 3JB
1 Biscay Close, Manchester, M11 3JB
2 Fairisle Close, Manchester, M11 3JJ
9 Fairisle Close, Manchester, M11 3JJ
10 Rockall Walk, Manchester, M11 3JH
5 Aldershot Walk, Manchester, M11 3UQ
7 Ashcombe Walk, Manchester, M11 3UN
74 Orme Close, Manchester, M11 3JY
54 Orme Close, Manchester, M11 3JY
40 Orme Close, Manchester, M11 3JY
7 Viking Close, Manchester, M11 3JF
63 Orme Close, Manchester, M11 3JX
31 Newcombe Close, Manchester, M11 3TF
318 Ashton New Road, Manchester, M11 3HY
Apartment 21, 4 The Waterfront, Manchester, M11 4AU
7 Cowper Walk, Manchester, M11 3UJ
Flat 17, 2 The Waterfront, Manchester, M11 4AF
Flat 30, 2 The Waterfront, Manchester, M11 4AF

Apartment 23, 4 The Waterfront, Manchester, M11 4AU
Apartment 25, 2B The Waterfront, Manchester, M11 4DB
Flat 10, 2B The Waterfront, Manchester, M11 4DB
Flat 20, 2A The Waterfront, Manchester, M11 4BX
Flat 30, 2A The Waterfront, Manchester, M11 4BX
Flat 4, 2B The Waterfront, Manchester, M11 4DB
Flat 1, 2B The Waterfront, Manchester, M11 4DB
Flat 23, 2A The Waterfront, Manchester, M11 4BX
Flat 16, 2A The Waterfront, Manchester, M11 4BX
Flat 3, 2A The Waterfront, Manchester, M11 4BX
Flat 44, 2A The Waterfront, Manchester, M11 4BX
Flat 32, 2A The Waterfront, Manchester, M11 4BX
Flat 29, 2A The Waterfront, Manchester, M11 4BX
Flat 53, 2A The Waterfront, Manchester, M11 4BX
Flat 41, 2A The Waterfront, Manchester, M11 4BX
Apartment 29, 6 The Waterfront, Manchester, M11 4AY
Apartment 23, 6 The Waterfront, Manchester, M11 4AY
Flipout, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
6 Gibbon Street, Manchester, M11 4TA
3 Purslow Close, Manchester, M12 6PR
Precision Printing Plates Ltd, Philips Park Road, Manchester, M11 3FU
Rear, 1 Edwin Road, Manchester, M11 3NQ
26 Edwin Road, Manchester, M11 3ER
2 Hillkirk Street, Manchester, M11 3EZ
Classic Football Shirts Ltd, Edwin House, Edwin Road, Manchester, M11 3ER
9 Purslow Close, Manchester, M12 6PR
11 Purslow Close, Manchester, M12 6PR
23 Purslow Close, Manchester, M12 6PR
2 Bellis Close, Manchester, M12 6PL
Manchester City Football Club Ltd, Etihad Stadium, Ashton New Road, Manchester, M11 3FF
12 Biscay Close, Manchester, M11 3JB
11 Biscay Close, Manchester, M11 3JB
6 Fairisle Close, Manchester, M11 3JJ
1 Fairisle Close, Manchester, M11 3JJ
3 Fairisle Close, Manchester, M11 3JJ
15 Fairisle Close, Manchester, M11 3JJ
4 Viking Close, Manchester, M11 3JF
6 Cromarty Walk, Manchester, M11 3JA
14 Rockall Walk, Manchester, M11 3JH
4 Rockall Walk, Manchester, M11 3JH
Flat 2, 284A Ashton New Road, Manchester, M11 3HY
312 Ashton New Road, Manchester, M11 3HY
5 Lightfoot Walk, Manchester, M11 3UP
1 Havana Close, Manchester, M11 3JE
60 Orme Close, Manchester, M11 3JY
52 Orme Close, Manchester, M11 3JY
44 Orme Close, Manchester, M11 3JY
67 Orme Close, Manchester, M11 3JX
53 Orme Close, Manchester, M11 3JX
Apartment 4, 4 The Waterfront, Manchester, M11 4AU
Apartment 29, 4 The Waterfront, Manchester, M11 4AU
Flat 12, 2 The Waterfront, Manchester, M11 4AF
Apartment 41, 2B The Waterfront, Manchester, M11 4DB

Flat 6, 2B The Waterfront, Manchester, M11 4DB
Flat 8, 2B The Waterfront, Manchester, M11 4DB
Flat 13, 2B The Waterfront, Manchester, M11 4DB
Apartment 22, 2B The Waterfront, Manchester, M11 4DB
Flat 7, 2A The Waterfront, Manchester, M11 4BX
Flat 14, 2B The Waterfront, Manchester, M11 4DB
Apartment 27, 2B The Waterfront, Manchester, M11 4DB
Flat 3, 2 The Waterfront, Manchester, M11 4AF
Flat 14, 2 The Waterfront, Manchester, M11 4AF
31 Energy Street, Manchester, M40 7XJ
12 Saxon Street, Manchester, M40 7BY
222 Bradford Road, Manchester, M40 7BT
222A Bradford Road, Manchester, M40 7BT
114 Sandal Street, Manchester, M40 7EF
13 Energy Street, Manchester, M40 7XJ
15 Energy Street, Manchester, M40 7XJ
19 Energy Street, Manchester, M40 7XJ
21 Energy Street, Manchester, M40 7XJ
22 Energy Street, Manchester, M40 7ZQ
23 Energy Street, Manchester, M40 7XJ
Flat 33, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 16, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 17, Sycamore Court, Sandal Street, Manchester, M40 7BS
5 The Mews, Manchester, M40 7BG
Flat 24, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 11, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 20, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 3, Sycamore Court, Sandal Street, Manchester, M40 7BS
13 The Mews, Manchester, M40 7BG
146 Sandal Street, Manchester, M40 7BL
Flat 28, 2 The Waterfront, Manchester, M11 4AF
Flat 33, 2 The Waterfront, Manchester, M11 4AF
Flat 37, 2 The Waterfront, Manchester, M11 4AF
Flat 32, 2 The Waterfront, Manchester, M11 4AF
Flat 15, 2 The Waterfront, Manchester, M11 4AF
Flat 35, 2A The Waterfront, Manchester, M11 4BX
Flat 9, 2A The Waterfront, Manchester, M11 4BX
Flat 18, 2A The Waterfront, Manchester, M11 4BX
Flat 42, 2A The Waterfront, Manchester, M11 4BX
Flat 22, 2A The Waterfront, Manchester, M11 4BX
Apartment 8, 6 The Waterfront, Manchester, M11 4AY
Apartment 21, 6 The Waterfront, Manchester, M11 4AY
Apartment 25, 6 The Waterfront, Manchester, M11 4AY
Apartment 13, 6 The Waterfront, Manchester, M11 4AY
Apartment 30, 6 The Waterfront, Manchester, M11 4AY
Apartment 2, 6 The Waterfront, Manchester, M11 4AY
Apartment 1, 6 The Waterfront, Manchester, M11 4AY
Supercuts, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
3 Keymer Street, Manchester, M11 3FY
Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
Mess Room, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
Unit 3, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
Hillkirk House, 6 - 8 Hillkirk Street, Manchester, M11 3EZ
18 Bellis Close, Manchester, M12 6PL

10 Bellis Close, Manchester, M12 6PL
6 Bellis Close, Manchester, M12 6PL
10 Biscay Close, Manchester, M11 3JB
1 Viking Close, Manchester, M11 3JF
5 Fairisle Close, Manchester, M11 3JJ
14 Viking Close, Manchester, M11 3JF
10 Viking Close, Manchester, M11 3JF
28 Rockall Walk, Manchester, M11 3JH
310A Ashton New Road, Manchester, M11 3HY
76 Orme Close, Manchester, M11 3JY
62 Orme Close, Manchester, M11 3JY
58 Orme Close, Manchester, M11 3JY
13 Viking Close, Manchester, M11 3JF
11 Viking Close, Manchester, M11 3JF
71 Orme Close, Manchester, M11 3JX
59 Orme Close, Manchester, M11 3JX
55 Orme Close, Manchester, M11 3JX
1 Jenkyn Walk, Manchester, M11 3UR
Apartment 10, 4 The Waterfront, Manchester, M11 4AU
Flat 26, 2 The Waterfront, Manchester, M11 4AF
Flat 23, 2 The Waterfront, Manchester, M11 4AF
Apartment 17, 4 The Waterfront, Manchester, M11 4AU
Apartment 14, 4 The Waterfront, Manchester, M11 4AU
Apartment 24, 2B The Waterfront, Manchester, M11 4DB
Flat 2, 2B The Waterfront, Manchester, M11 4DB
Apartment 20, 2B The Waterfront, Manchester, M11 4DB
Apartment 17, 2B The Waterfront, Manchester, M11 4DB
Flat 11, 2B The Waterfront, Manchester, M11 4DB
Apartment 43, 2B The Waterfront, Manchester, M11 4DB
Apartment 26, 2B The Waterfront, Manchester, M11 4DB
Flat 4, 2 The Waterfront, Manchester, M11 4AF
Flat 1, 2 The Waterfront, Manchester, M11 4AF
Flat 1, 395 Bradford Road, Manchester, M40 7BW
17 Broxton Street, Manchester, M40 7BN
Bradford Road Car Sales, Bradford Road, Manchester, M40 7BT
254 Bradford Road, Manchester, M40 7BT
First Floor, 254 Bradford Road, Manchester, M40 7BT
Flat 32, 2 Stuart Street, Manchester, M11 4DG
8 Willdale Close, Manchester, M11 4DH
14 Stuart Street, Manchester, M11 4DN
6 Stuart Street, Manchester, M11 4DN
4 Stuart Street, Manchester, M11 4DN
Flat 10, 2 Stuart Street, Manchester, M11 4DG
Flat 9, 2 Stuart Street, Manchester, M11 4DG
Flat 64, 2 Stuart Street, Manchester, M11 4DG
Flat 29, 2 Stuart Street, Manchester, M11 4DG
Flat 60, 2 Stuart Street, Manchester, M11 4DG
Flat 35, 2 Stuart Street, Manchester, M11 4DG
Flat 65, 2 Stuart Street, Manchester, M11 4DG
Flat 2, 2 Stuart Street, Manchester, M11 4DG
22 Willdale Close, Manchester, M11 4DH
21 Willdale Close, Manchester, M11 4DH
16 Willdale Close, Manchester, M11 4DH
18 Willdale Close, Manchester, M11 4DH

11 Stillwater Drive, Manchester, M11 4TP
32 Stuart Street, Manchester, M11 4DN
15 Stuart Street, Manchester, M11 4DU
29 Stuart Street, Manchester, M11 4DU
Flat 4, 74 Stuart Street, Manchester, M11 4DN
Flat 5, 74 Stuart Street, Manchester, M11 4DN
Flat 14, 7 Stillwater Drive, Manchester, M11 4TG
Flat 17, 7 Stillwater Drive, Manchester, M11 4TG
Flat 39, 7 Stillwater Drive, Manchester, M11 4TG
Flat 7, 7 Stillwater Drive, Manchester, M11 4TG
Flat 5, 7 Stillwater Drive, Manchester, M11 4TG
Flat 520, 5 Stillwater Drive, Manchester, M11 4TF
Flat 569, 5 Stillwater Drive, Manchester, M11 4TF
Flat 524, 5 Stillwater Drive, Manchester, M11 4TF
Flat 105, 1 Stillwater Drive, Manchester, M11 4TD
Flat 134, 1 Stillwater Drive, Manchester, M11 4TD
Flat 118, 1 Stillwater Drive, Manchester, M11 4TD
Flat 116, 1 Stillwater Drive, Manchester, M11 4TD
Flat 7, 10 Archer Street, Manchester, M11 4DY
Flat 133, 1 Stillwater Drive, Manchester, M11 4TD
Flat 109, 1 Stillwater Drive, Manchester, M11 4TD
Flat 127, 1 Stillwater Drive, Manchester, M11 4TD
Flat 137, 1 Stillwater Drive, Manchester, M11 4TD
Flat 549, 5 Stillwater Drive, Manchester, M11 4TF
Flat 571, 5 Stillwater Drive, Manchester, M11 4TF
Flat 563, 5 Stillwater Drive, Manchester, M11 4TF
Flat 345, 3 Stillwater Drive, Manchester, M11 4TE
Flat 323, 3 Stillwater Drive, Manchester, M11 4TE
Flat 320, 3 Stillwater Drive, Manchester, M11 4TE
Flat 327, 3 Stillwater Drive, Manchester, M11 4TE
Flat 329, 3 Stillwater Drive, Manchester, M11 4TE
Flat 310, 3 Stillwater Drive, Manchester, M11 4TE
Flat 318, 3 Stillwater Drive, Manchester, M11 4TE
Flat 1, 226 Bradford Road, Manchester, M40 7BT
Flat 25, 2A The Waterfront, Manchester, M11 4BX
Flat 11, 2A The Waterfront, Manchester, M11 4BX
Flat 33, 2A The Waterfront, Manchester, M11 4BX
Flat 19, 2A The Waterfront, Manchester, M11 4BX
Apartment 4, 6 The Waterfront, Manchester, M11 4AY
Apartment 26, 6 The Waterfront, Manchester, M11 4AY
Apartment 5, 6 The Waterfront, Manchester, M11 4AY
Apartment 14, 6 The Waterfront, Manchester, M11 4AY
Apartment 28, 6 The Waterfront, Manchester, M11 4AY
P & L INDUSTRIAL EQUIPMENT LTD, Unit 3, 26 Edwin Road, Manchester, M11 3ER
Instrumatics Ltd, Edwin Road, Manchester, M11 3ER
Unit 2, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
Office 2, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
8 Edwin Road, Manchester, M11 3ER
7 Purslow Close, Manchester, M12 6PR
15 Purslow Close, Manchester, M12 6PR
8 Bellis Close, Manchester, M12 6PL
National Squash Centre, Rowsley Street, Manchester, M11 3FF
Tesla, 185 Ashton New Road, Manchester, M11 3DX
3 Viking Close, Manchester, M11 3JF

12 Orme Close, Manchester, M11 3JY
4 Fairisle Close, Manchester, M11 3JJ
12 Viking Close, Manchester, M11 3JF
22 Rockall Walk, Manchester, M11 3JH
24 Rockall Walk, Manchester, M11 3JH
20 Rockall Walk, Manchester, M11 3JH
10 Fairisle Close, Manchester, M11 3JJ
DANNYS HAIR DESIGN, First Floor And Second Floor, 286 Ashton New Road, Manchester, M11 3HY
316 Ashton New Road, Manchester, M11 3HY
72 Orme Close, Manchester, M11 3JY
15 Viking Close, Manchester, M11 3JF
49 Orme Close, Manchester, M11 3JX
3 Jenkyn Walk, Manchester, M11 3UR
5 Cowper Walk, Manchester, M11 3UJ
Apartment 6, 4 The Waterfront, Manchester, M11 4AU
Apartment 24, 4 The Waterfront, Manchester, M11 4AU
Apartment 15, 4 The Waterfront, Manchester, M11 4AU
Apartment 28, 4 The Waterfront, Manchester, M11 4AU
Apartment 20, 4 The Waterfront, Manchester, M11 4AU
Apartment 3, 4 The Waterfront, Manchester, M11 4AU
Apartment 18, 2B The Waterfront, Manchester, M11 4DB
Apartment 38, 2B The Waterfront, Manchester, M11 4DB
Apartment 42, 2B The Waterfront, Manchester, M11 4DB
Apartment 46, 2B The Waterfront, Manchester, M11 4DB
Flat 12, 2B The Waterfront, Manchester, M11 4DB
Apartment 45, 2B The Waterfront, Manchester, M11 4DB
Flat 20, 2 The Waterfront, Manchester, M11 4AF
Flat 6, 2 The Waterfront, Manchester, M11 4AF
Flat 1, 2A The Waterfront, Manchester, M11 4BX
Flat 27, 2A The Waterfront, Manchester, M11 4BX
Flat 40, 2A The Waterfront, Manchester, M11 4BX
Flat 13, 2A The Waterfront, Manchester, M11 4BX
Flat 51, 2A The Waterfront, Manchester, M11 4BX
Flat 52, 2A The Waterfront, Manchester, M11 4BX
Flat 49, 2A The Waterfront, Manchester, M11 4BX
10 Saxon Street, Manchester, M40 7BY
8 Saxon Street, Manchester, M40 7BY
PART GND 246, Bradford Road, Manchester, M40 7BT
9 Saxon Street, Manchester, M40 7BY
118 Sandal Street, Manchester, M40 7EF
10 Energy Street, Manchester, M40 7ZQ
110 Sandal Street, Manchester, M40 7EF
106 Sandal Street, Manchester, M40 7EF
1 The Mews, Manchester, M40 7BG
Flat 1, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 21, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 7, Sycamore Court, Sandal Street, Manchester, M40 7BS
154 Sandal Street, Manchester, M40 7BL
15 The Mews, Manchester, M40 7BG
148 Sandal Street, Manchester, M40 7BL
1 Hooton Street, Manchester, M40 7BP
Sajis Barbers, 397 Bradford Road, Manchester, M40 7BW
389 Bradford Road, Manchester, M40 7BW

1 Broxton Street, Manchester, M40 7BN
16 The Mews, Manchester, M40 7BG
9 Sable Way, Manchester, M11 4SZ
5 Sable Way, Manchester, M11 4SZ
Flat 49, 2 Stuart Street, Manchester, M11 4DG
Flat 3, 2 Stuart Street, Manchester, M11 4DG
Flat 41, 2 Stuart Street, Manchester, M11 4DG
29 Willdale Close, Manchester, M11 4DH
10 Willdale Close, Manchester, M11 4DH
1 Willdale Close, Manchester, M11 4DH
10 Stuart Street, Manchester, M11 4DN
3 Willdale Close, Manchester, M11 4DH
1 Stuart Street, Manchester, M11 4DQ
Flat 46, 2 Stuart Street, Manchester, M11 4DG
Flat 45, 2 Stuart Street, Manchester, M11 4DG
Flat 19, 2 Stuart Street, Manchester, M11 4DG
19 Willdale Close, Manchester, M11 4DH
12 Willdale Close, Manchester, M11 4DH
2 Wesham Road, Manchester, M11 4SW
17 Stillwater Drive, Manchester, M11 4TP
19 Stillwater Drive, Manchester, M11 4TP
25 Stuart Street, Manchester, M11 4DU
Flat 2, 74 Stuart Street, Manchester, M11 4DN
Flat 11, 7 Stillwater Drive, Manchester, M11 4TG
Flat 30, 7 Stillwater Drive, Manchester, M11 4TG
Flat 40, 7 Stillwater Drive, Manchester, M11 4TG
Flat 47, 7 Stillwater Drive, Manchester, M11 4TG
Flat 20, 7 Stillwater Drive, Manchester, M11 4TG
Flat 501, 5 Stillwater Drive, Manchester, M11 4TF
Flat 514, 5 Stillwater Drive, Manchester, M11 4TF
Flat 506, 5 Stillwater Drive, Manchester, M11 4TF
Flat 566, 5 Stillwater Drive, Manchester, M11 4TF
Flat 542, 5 Stillwater Drive, Manchester, M11 4TF
Flat 568, 5 Stillwater Drive, Manchester, M11 4TF
Flat 128, 1 Stillwater Drive, Manchester, M11 4TD
Flat 126, 1 Stillwater Drive, Manchester, M11 4TD
Flat 14, 10 Archer Street, Manchester, M11 4DY
Flat 9, 10 Archer Street, Manchester, M11 4DY
Flat 111, 1 Stillwater Drive, Manchester, M11 4TD
Flat 47, 2A The Waterfront, Manchester, M11 4BX
Flat 34, 2A The Waterfront, Manchester, M11 4BX
Flat 46, 2A The Waterfront, Manchester, M11 4BX
Apartment 11, 6 The Waterfront, Manchester, M11 4AY
Apartment 20, 6 The Waterfront, Manchester, M11 4AY
Apartment 16, 6 The Waterfront, Manchester, M11 4AY
Apartment 9, 6 The Waterfront, Manchester, M11 4AY
The Learning Factor, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
A & G GARAGES LIMITED, Unit 4, 26 Edwin Road, Manchester, M11 3ER
Connect Engineering, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
Rouge Noir Hair And Beauty Salon, 2 - 4 Hillkirk Street, Manchester, M11 3EZ
4 Bellis Close, Manchester, M12 6PL
Regional Athletics Arena, Rowsley Street, Manchester, M11 3FF
8 Biscay Close, Manchester, M11 3JB
9 Biscay Close, Manchester, M11 3JB

8 Rockall Walk, Manchester, M11 3JH
6 Viking Close, Manchester, M11 3JF
2 Cromarty Walk, Manchester, M11 3JA
16 Rockall Walk, Manchester, M11 3JH
Ground Floor, 286 Ashton New Road, Manchester, M11 3HY
Flat 1, 284A Ashton New Road, Manchester, M11 3HY
16 Biscay Close, Manchester, M11 3JB
3 Aldershot Walk, Manchester, M11 3UQ
70 Orme Close, Manchester, M11 3JY
68 Orme Close, Manchester, M11 3JY
9 Viking Close, Manchester, M11 3JF
50 Orme Close, Manchester, M11 3JY
69 Orme Close, Manchester, M11 3JX
5 Jenkyn Walk, Manchester, M11 3UR
3 Cowper Walk, Manchester, M11 3UJ
29 Newcombe Close, Manchester, M11 3TF
Apartment 22, 4 The Waterfront, Manchester, M11 4AU
Apartment 9, 4 The Waterfront, Manchester, M11 4AU
Lock House, 7 Alan Turing Way, Manchester, M11 4DW
Flat 11, 2 The Waterfront, Manchester, M11 4AF
Apartment 2, 4 The Waterfront, Manchester, M11 4AU
Apartment 26, 4 The Waterfront, Manchester, M11 4AU
Apartment 40, 2B The Waterfront, Manchester, M11 4DB
Apartment 28, 2B The Waterfront, Manchester, M11 4DB
Flat 55, 2A The Waterfront, Manchester, M11 4BX
Flat 4, 2A The Waterfront, Manchester, M11 4BX
Flat 39, 2A The Waterfront, Manchester, M11 4BX
Apartment 34, 2B The Waterfront, Manchester, M11 4DB
Flat 5, 2B The Waterfront, Manchester, M11 4DB
Apartment 29, 2B The Waterfront, Manchester, M11 4DB
Apartment 33, 2B The Waterfront, Manchester, M11 4DB
Flat 9, 2 The Waterfront, Manchester, M11 4AF
Flat 19, 2 The Waterfront, Manchester, M11 4AF
Flat 24, 2A The Waterfront, Manchester, M11 4BX
Flat 36, 2A The Waterfront, Manchester, M11 4BX
Flat 2, 2A The Waterfront, Manchester, M11 4BX
Flat 12, 2A The Waterfront, Manchester, M11 4BX
Apartment 3, 6 The Waterfront, Manchester, M11 4AY
Apartment 24, 6 The Waterfront, Manchester, M11 4AY
Timpons, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
Flat 102, 1 Stillwater Drive, Manchester, M11 4TD
Flat 140, 1 Stillwater Drive, Manchester, M11 4TD
Flat 561, 5 Stillwater Drive, Manchester, M11 4TF
Flat 522, 5 Stillwater Drive, Manchester, M11 4TF
Flat 559, 5 Stillwater Drive, Manchester, M11 4TF
Flat 547, 5 Stillwater Drive, Manchester, M11 4TF
Flat 352, 3 Stillwater Drive, Manchester, M11 4TE
Flat 350, 3 Stillwater Drive, Manchester, M11 4TE
Flat 333, 3 Stillwater Drive, Manchester, M11 4TE
Flat 337, 3 Stillwater Drive, Manchester, M11 4TE
Flat 330, 3 Stillwater Drive, Manchester, M11 4TE
Flat 315, 3 Stillwater Drive, Manchester, M11 4TE
Flat 304, 3 Stillwater Drive, Manchester, M11 4TE
Flat 335, 3 Stillwater Drive, Manchester, M11 4TE

96 Sandal Street, Manchester, M40 7EW
94 Sandal Street, Manchester, M40 7EW
3 Hadlow Walk, Manchester, M40 7BJ
1 Hadlow Walk, Manchester, M40 7BJ
224 Bradford Road, Manchester, M40 7BT
1 Saxon Street, Manchester, M40 7BY
16 Energy Street, Manchester, M40 7ZQ
18 Energy Street, Manchester, M40 7ZQ
20 Energy Street, Manchester, M40 7ZQ
16 Saxon Street, Manchester, M40 7BY
Flat 19, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 26, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 31, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 29, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 25, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 10, Sycamore Court, Sandal Street, Manchester, M40 7BS
6 The Mews, Manchester, M40 7BG
160 Sandal Street, Manchester, M40 7BL
156 Sandal Street, Manchester, M40 7BL
11 The Mews, Manchester, M40 7BG
9 The Mews, Manchester, M40 7BG
7 The Mews, Manchester, M40 7BG
397 Bradford Road, Manchester, M40 7BW
393 Bradford Road, Manchester, M40 7BW
379 - 381 Bradford Road, Manchester, M40 7BW
The Corner House, 273 Briscoe Lane, Manchester, M40 2XG
12 The Mews, Manchester, M40 7BG
17 The Mews, Manchester, M40 7BG
37 Willdale Close, Manchester, M11 4DH
33 Willdale Close, Manchester, M11 4DH
Flat 43, 2 Stuart Street, Manchester, M11 4DG
Flat 61, 2 Stuart Street, Manchester, M11 4DG
Flat 44, 2 Stuart Street, Manchester, M11 4DG
Flat 23, 2 Stuart Street, Manchester, M11 4DG
Flat 36, 2 Stuart Street, Manchester, M11 4DG
30 Willdale Close, Manchester, M11 4DH
24 Willdale Close, Manchester, M11 4DH
5 Stuart Street, Manchester, M11 4DQ
Flat 16, 2 Stuart Street, Manchester, M11 4DG
Flat 18, 2 Stuart Street, Manchester, M11 4DG
Flat 27, 2 Stuart Street, Manchester, M11 4DG
Flat 38, 2 Stuart Street, Manchester, M11 4DG
Flat 66, 2 Stuart Street, Manchester, M11 4DG
Decathlon, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
20 Willdale Close, Manchester, M11 4DH
5 Wesham Road, Manchester, M11 4SW
15 Willdale Close, Manchester, M11 4DH
Flat 31, 7 Stillwater Drive, Manchester, M11 4TG
Flat 35, 7 Stillwater Drive, Manchester, M11 4TG
25 Stillwater Drive, Manchester, M11 4TP
30 Stuart Street, Manchester, M11 4DN
26 Stuart Street, Manchester, M11 4DN
22 Stuart Street, Manchester, M11 4DN
39 Stuart Street, Manchester, M11 4DU

Flat 26, 7 Stillwater Drive, Manchester, M11 4TG
Flat 18, 7 Stillwater Drive, Manchester, M11 4TG
Flat 34, 7 Stillwater Drive, Manchester, M11 4TG
Flat 22, 7 Stillwater Drive, Manchester, M11 4TG
Flat 42, 7 Stillwater Drive, Manchester, M11 4TG
Flat 25, 7 Stillwater Drive, Manchester, M11 4TG
Flat 24, 7 Stillwater Drive, Manchester, M11 4TG
2 Stillwater Drive, Manchester, M11 4TL
Flat 546, 5 Stillwater Drive, Manchester, M11 4TF
Flat 534, 5 Stillwater Drive, Manchester, M11 4TF
Flat 565, 5 Stillwater Drive, Manchester, M11 4TF
Flat 553, 5 Stillwater Drive, Manchester, M11 4TF
Flat 502, 5 Stillwater Drive, Manchester, M11 4TF
Flat 532, 5 Stillwater Drive, Manchester, M11 4TF
Flat 567, 5 Stillwater Drive, Manchester, M11 4TF
Flat 112, 1 Stillwater Drive, Manchester, M11 4TD
Flat 101, 1 Stillwater Drive, Manchester, M11 4TD
Flat 10, 10 Archer Street, Manchester, M11 4DY
Flat 121, 1 Stillwater Drive, Manchester, M11 4TD
Flat 515, 5 Stillwater Drive, Manchester, M11 4TF
Flat 517, 5 Stillwater Drive, Manchester, M11 4TF
Flat 519, 5 Stillwater Drive, Manchester, M11 4TF
Flat 564, 5 Stillwater Drive, Manchester, M11 4TF
Flat 306, 3 Stillwater Drive, Manchester, M11 4TE
Flat 312, 3 Stillwater Drive, Manchester, M11 4TE
Flat 339, 3 Stillwater Drive, Manchester, M11 4TE
Flat 302, 3 Stillwater Drive, Manchester, M11 4TE
Flat 316, 3 Stillwater Drive, Manchester, M11 4TE
Flat 334, 3 Stillwater Drive, Manchester, M11 4TE
Flat 357, 3 Stillwater Drive, Manchester, M11 4TE
Flat 305, 3 Stillwater Drive, Manchester, M11 4TE
29 Energy Street, Manchester, M40 7XJ
4 Saxon Street, Manchester, M40 7BY
17 Energy Street, Manchester, M40 7XJ
25 Energy Street, Manchester, M40 7XJ
Flat 8, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 27, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 36, Sycamore Court, Sandal Street, Manchester, M40 7BS
Manchester Tennis And Football Centre, 9 Sportcity Way, Manchester, M11 3DU
Flat 12, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 38, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 41, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 4, Sycamore Court, Sandal Street, Manchester, M40 7BS
3 Hooton Street, Manchester, M40 7BP
7 Broxton Street, Manchester, M40 7BN
Enza Mercedes Benz, Briscoe Lane, Manchester, M40 2NL
Prestige Vans, Bradford Road, Manchester, M40 7BT
254A Bradford Road, Manchester, M40 7BT
23 Sable Way, Manchester, M11 4SZ
3 Sable Way, Manchester, M11 4SZ
36 Willdale Close, Manchester, M11 4DH
38 Willdale Close, Manchester, M11 4DH
Flat 14, 2 Stuart Street, Manchester, M11 4DG
Flat 17, 2 Stuart Street, Manchester, M11 4DG

Flat 24, 2 Stuart Street, Manchester, M11 4DG
Flat 50, 2 Stuart Street, Manchester, M11 4DG
15 Wesham Road, Manchester, M11 4SW
11 Wesham Road, Manchester, M11 4SW
7 Wesham Road, Manchester, M11 4SW
5 Willdale Close, Manchester, M11 4DH
Philips Park Entrance Lodge, Philips Park, Stuart Street, Manchester, M11 4DQ
Flat 25, 2 Stuart Street, Manchester, M11 4DG
Flat 57, 2 Stuart Street, Manchester, M11 4DG
Flat 7, 2 Stuart Street, Manchester, M11 4DG
Flat 12, 2 Stuart Street, Manchester, M11 4DG
3 Wesham Road, Manchester, M11 4SW
17 Willdale Close, Manchester, M11 4DH
1 Wesham Road, Manchester, M11 4SW
14 Willdale Close, Manchester, M11 4DH
Flat 37, 7 Stillwater Drive, Manchester, M11 4TG
9 Stillwater Drive, Manchester, M11 4TP
20 Stuart Street, Manchester, M11 4DN
12 Stillwater Drive, Manchester, M11 4TL
Flat 8, 7 Stillwater Drive, Manchester, M11 4TG
Flat 28, 7 Stillwater Drive, Manchester, M11 4TG
Flat 45, 7 Stillwater Drive, Manchester, M11 4TG
8 Stillwater Drive, Manchester, M11 4TL
6 Stillwater Drive, Manchester, M11 4TL
Flat 1, 7 Stillwater Drive, Manchester, M11 4TG
Flat 530, 5 Stillwater Drive, Manchester, M11 4TF
Flat 525, 5 Stillwater Drive, Manchester, M11 4TF
Flat 510, 5 Stillwater Drive, Manchester, M11 4TF
Flat 538, 5 Stillwater Drive, Manchester, M11 4TF
Flat 509, 5 Stillwater Drive, Manchester, M11 4TF
Flat 539, 5 Stillwater Drive, Manchester, M11 4TF
Flat 16, 10 Archer Street, Manchester, M11 4DY
Flat 6, 10 Archer Street, Manchester, M11 4DY
Flat 135, 1 Stillwater Drive, Manchester, M11 4TD
Flat 132, 1 Stillwater Drive, Manchester, M11 4TD
Flat 548, 5 Stillwater Drive, Manchester, M11 4TF
Flat 526, 5 Stillwater Drive, Manchester, M11 4TF
Flat 512, 5 Stillwater Drive, Manchester, M11 4TF
Flat 528, 5 Stillwater Drive, Manchester, M11 4TF
Flat 324, 3 Stillwater Drive, Manchester, M11 4TE
Flat 301, 3 Stillwater Drive, Manchester, M11 4TE
Flat 308, 3 Stillwater Drive, Manchester, M11 4TE
13 Saxon Street, Manchester, M40 7BY
1C Hadlow Walk, Manchester, M40 7BJ
226 Bradford Road, Manchester, M40 7BT
6 Saxon Street, Manchester, M40 7BY
11 Saxon Street, Manchester, M40 7BY
7 Saxon Street, Manchester, M40 7BY
2 Saxon Street, Manchester, M40 7BY
5 Saxon Street, Manchester, M40 7BY
112 Sandal Street, Manchester, M40 7EF
14 Energy Street, Manchester, M40 7ZQ
Flat 6, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 18, Sycamore Court, Sandal Street, Manchester, M40 7BS

Flat 2, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 39, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 34, Sycamore Court, Sandal Street, Manchester, M40 7BS
4 Energy Street, Manchester, M40 7ZQ
Flat 5, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 23, Sycamore Court, Sandal Street, Manchester, M40 7BS
152 Sandal Street, Manchester, M40 7BL
7 Hooton Street, Manchester, M40 7BP
5 Hooton Street, Manchester, M40 7BP
3 Broxton Street, Manchester, M40 7BN
15 Broxton Street, Manchester, M40 7BN
19 The Mews, Manchester, M40 7BG
17 Sable Way, Manchester, M11 4SZ
15 Sable Way, Manchester, M11 4SZ
11 Sable Way, Manchester, M11 4SZ
Flat 31, 2 Stuart Street, Manchester, M11 4DG
Flat 62, 2 Stuart Street, Manchester, M11 4DG
Flat 47, 2 Stuart Street, Manchester, M11 4DG
Flat 34, 2 Stuart Street, Manchester, M11 4DG
Flat 33, 2 Stuart Street, Manchester, M11 4DG
Flat 20, 2 Stuart Street, Manchester, M11 4DG
8 Wesham Road, Manchester, M11 4SW
6 Willdale Close, Manchester, M11 4DH
2 Willdale Close, Manchester, M11 4DH
16 Stuart Street, Manchester, M11 4DN
9 Willdale Close, Manchester, M11 4DH
13 Stuart Street, Manchester, M11 4DQ
11 Stuart Street, Manchester, M11 4DQ
9 Stuart Street, Manchester, M11 4DQ
7 Stuart Street, Manchester, M11 4DQ
Flat 30, 2 Stuart Street, Manchester, M11 4DG
Flat 26, 2 Stuart Street, Manchester, M11 4DG
Flat 15, 2 Stuart Street, Manchester, M11 4DG
34 Stuart Street, Manchester, M11 4DN
19 Stuart Street, Manchester, M11 4DU
17 Stuart Street, Manchester, M11 4DU
16 Stillwater Drive, Manchester, M11 4TL
27 Stuart Street, Manchester, M11 4DU
Flat 12, 7 Stillwater Drive, Manchester, M11 4TG
Flat 15, 7 Stillwater Drive, Manchester, M11 4TG
Flat 13, 7 Stillwater Drive, Manchester, M11 4TG
Flat 4, 7 Stillwater Drive, Manchester, M11 4TG
Flat 535, 5 Stillwater Drive, Manchester, M11 4TF
Flat 513, 5 Stillwater Drive, Manchester, M11 4TF
Flat 12, 10 Archer Street, Manchester, M11 4DY
Flat 15, 10 Archer Street, Manchester, M11 4DY
Flat 4, 10 Archer Street, Manchester, M11 4DY
Flat 107, 1 Stillwater Drive, Manchester, M11 4TD
Flat 115, 1 Stillwater Drive, Manchester, M11 4TD
Flat 129, 1 Stillwater Drive, Manchester, M11 4TD
Flat 108, 1 Stillwater Drive, Manchester, M11 4TD
Flat 103, 1 Stillwater Drive, Manchester, M11 4TD
Flat 104, 1 Stillwater Drive, Manchester, M11 4TD
Flat 125, 1 Stillwater Drive, Manchester, M11 4TD

Flat 114, 1 Stillwater Drive, Manchester, M11 4TD
Flat 136, 1 Stillwater Drive, Manchester, M11 4TD
Flat 551, 5 Stillwater Drive, Manchester, M11 4TF
Flat 537, 5 Stillwater Drive, Manchester, M11 4TF
Flat 529, 5 Stillwater Drive, Manchester, M11 4TF
Flat 544, 5 Stillwater Drive, Manchester, M11 4TF
Flat 550, 5 Stillwater Drive, Manchester, M11 4TF
Flat 349, 3 Stillwater Drive, Manchester, M11 4TE
Flat 322, 3 Stillwater Drive, Manchester, M11 4TE
Flat 328, 3 Stillwater Drive, Manchester, M11 4TE
Flat 321, 3 Stillwater Drive, Manchester, M11 4TE
Flat 325, 3 Stillwater Drive, Manchester, M11 4TE
Flat 354, 3 Stillwater Drive, Manchester, M11 4TE
Flat 326, 3 Stillwater Drive, Manchester, M11 4TE
Flat 558, 5 Stillwater Drive, Manchester, M11 4TF
Flat 311, 3 Stillwater Drive, Manchester, M11 4TE
Flat 314, 3 Stillwater Drive, Manchester, M11 4TE
Flat 309, 3 Stillwater Drive, Manchester, M11 4TE
Flat 344, 3 Stillwater Drive, Manchester, M11 4TE
7 Hadlow Walk, Manchester, M40 7BJ
Tasc 2010 Training Centre, Barking Street, Manchester, M40 7BN
6 Energy Street, Manchester, M40 7ZQ
8 Energy Street, Manchester, M40 7ZQ
11 Energy Street, Manchester, M40 7XJ
122 Sandal Street, Manchester, M40 7EF
Flat 9, Sycamore Court, Sandal Street, Manchester, M40 7BS
2 The Mews, Manchester, M40 7BG
158 Sandal Street, Manchester, M40 7BL
Flat 2, 395 Bradford Road, Manchester, M40 7BW
387 Bradford Road, Manchester, M40 7BW
11 Broxton Street, Manchester, M40 7BN
Philips Park Fire Station, Briscoe Lane, Manchester, M40 2XG
32 Willdale Close, Manchester, M11 4DH
Flat 53, 2 Stuart Street, Manchester, M11 4DG
Flat 22, 2 Stuart Street, Manchester, M11 4DG
Flat 55, 2 Stuart Street, Manchester, M11 4DG
28 Willdale Close, Manchester, M11 4DH
25 Willdale Close, Manchester, M11 4DH
Flat 52, 2 Stuart Street, Manchester, M11 4DG
Flat 40, 2 Stuart Street, Manchester, M11 4DG
Flat 51, 2 Stuart Street, Manchester, M11 4DG
Flat 58, 2 Stuart Street, Manchester, M11 4DG
Flat 63, 2 Stuart Street, Manchester, M11 4DG
Flat 59, 2 Stuart Street, Manchester, M11 4DG
Flat 4, 2 Stuart Street, Manchester, M11 4DG
4 Wesham Road, Manchester, M11 4SW
11 Willdale Close, Manchester, M11 4DH
Flat 46, 7 Stillwater Drive, Manchester, M11 4TG
21 Stillwater Drive, Manchester, M11 4TP
27 Stillwater Drive, Manchester, M11 4TP
29 Stillwater Drive, Manchester, M11 4TP
23 Stuart Street, Manchester, M11 4DU
35 Stuart Street, Manchester, M11 4DU
31 Stuart Street, Manchester, M11 4DU

Flat 3, 74 Stuart Street, Manchester, M11 4DN
Flat 23, 7 Stillwater Drive, Manchester, M11 4TG
Flat 10, 7 Stillwater Drive, Manchester, M11 4TG
Flat 32, 7 Stillwater Drive, Manchester, M11 4TG
Flat 2, 7 Stillwater Drive, Manchester, M11 4TG
Flat 44, 7 Stillwater Drive, Manchester, M11 4TG
Flat 21, 7 Stillwater Drive, Manchester, M11 4TG
Flat 41, 7 Stillwater Drive, Manchester, M11 4TG
Flat 543, 5 Stillwater Drive, Manchester, M11 4TF
Flat 505, 5 Stillwater Drive, Manchester, M11 4TF
Flat 541, 5 Stillwater Drive, Manchester, M11 4TF
Flat 560, 5 Stillwater Drive, Manchester, M11 4TF
Flat 508, 5 Stillwater Drive, Manchester, M11 4TF
Flat 521, 5 Stillwater Drive, Manchester, M11 4TF
Flat 518, 5 Stillwater Drive, Manchester, M11 4TF
Flat 124, 1 Stillwater Drive, Manchester, M11 4TD
Flat 3, 10 Archer Street, Manchester, M11 4DY
Flat 8, 10 Archer Street, Manchester, M11 4DY
Flat 1, 10 Archer Street, Manchester, M11 4DY
Flat 5, 10 Archer Street, Manchester, M11 4DY
Flat 122, 1 Stillwater Drive, Manchester, M11 4TD
Flat 113, 1 Stillwater Drive, Manchester, M11 4TD
Flat 142, 1 Stillwater Drive, Manchester, M11 4TD
Flat 110, 1 Stillwater Drive, Manchester, M11 4TD
Flat 557, 5 Stillwater Drive, Manchester, M11 4TF
Flat 552, 5 Stillwater Drive, Manchester, M11 4TF
Flat 353, 3 Stillwater Drive, Manchester, M11 4TE
Flat 331, 3 Stillwater Drive, Manchester, M11 4TE
Flat 351, 3 Stillwater Drive, Manchester, M11 4TE
Flat 313, 3 Stillwater Drive, Manchester, M11 4TE
Flat 356, 3 Stillwater Drive, Manchester, M11 4TE
Flat 355, 3 Stillwater Drive, Manchester, M11 4TE
Flat 336, 3 Stillwater Drive, Manchester, M11 4TE
Flat 319, 3 Stillwater Drive, Manchester, M11 4TE
100 Sandal Street, Manchester, M40 7EW
98 Sandal Street, Manchester, M40 7EW
17 Saxon Street, Manchester, M40 7BY
9 Hadlow Walk, Manchester, M40 7BJ
5 Hadlow Walk, Manchester, M40 7BJ
Flat 2, 226 Bradford Road, Manchester, M40 7BT
27 Energy Street, Manchester, M40 7XJ
3 Saxon Street, Manchester, M40 7BY
116 Sandal Street, Manchester, M40 7EF
9 Energy Street, Manchester, M40 7XJ
108 Sandal Street, Manchester, M40 7EF
18 Saxon Street, Manchester, M40 7BY
14 Saxon Street, Manchester, M40 7BY
33 Energy Street, Manchester, M40 7XJ
124 Sandal Street, Manchester, M40 7EF
120 Sandal Street, Manchester, M40 7EF
Flat 40, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 22, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 32, Sycamore Court, Sandal Street, Manchester, M40 7BS
Flat 35, Sycamore Court, Sandal Street, Manchester, M40 7BS

Flat 37, Sycamore Court, Sandal Street, Manchester, M40 7BS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
HSE COMAH Zone - H1485 OZ - Bradford Road Holder Station (East) Outer Zone
Historic Landfill Sites - (BRADFORD GAS WORKS) Landfill Site