MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138916/FO/2023
Date registered valid:	19 January 2024
Proposal:	Recladding of existing tower blocks and low rise flats, together with associated elevational alterations.
Address:	Lancaster, Dobson, Lincoln And Shackleton Courts, Audax And Underhill Walks, Avro Hollows, Croydon Drive, Manchester
Ward(s):	Miles Platting & Newton Heath Ward
Applicant:	Manchester City Council
Agent (if any):	AEW Architects
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**4 April 2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 1 February 2024

Standard consultations:
Printed: 23 January 2024 Expired: 13 February 2024

Neighbour notifications
Printed: 23 January 2024 Expired: 13 February 2024

Site notice
Posted: 1 February 2024 Expired: 22 February 2024

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to Lancaster, Dobson, Lincoln And Shackleton Courts, Audax And Underhill Walks, Avro Hollows within the north Manchester ward of Miles Platting & Newton Heath. The application site relates to 4no. 1960s high rise blocks and 2no. low rise terraced blocks (1,2 and 3 bedroom flats) along Croydon Drive. The high rise flats are 15 storeys in height and are sited at the centre, north east, south east and south west of the site. The towers are constructed of reinforced concrete with concrete infill panels and have previously received an external wall insulation. The low rise blocks relate to Audax Walk (16 no. units) and Underhill Walk (8no. units) which are sited to the north west of the site. The low rise blocks are constructed with brick and pitched tiled roofs.

The immediate context is residential in nature, except the south of the site faces onto the railway line in connection with Clayton Vale.

Description of development

The application site relates to the recladding of existing tower blocks and low rise flats, together with associated elevational alterations.

The recladding of the existing tower blocks would involve the main body of render as off white with the main façade broken up into 2 bookends and a central element above the darked toned plinth with orange wing feature strips direct to the entrance and lift the main body of the building off the plinth. The plinth is around 2 storeys in height. The name of each of the high rise blocks will be stencilled with the name of the building on the side of each of the blocks.

The recladding of the existing low rise blocks would complement the colour scheme and materials within the high rise and would incorporate a brick slip plinth up to ground floor cills. The main body of render is off white with orange feature panels to the outrigger to highlight the flat entrance. Grey spandrel panels introduced in either render or non- combustible boards and a new tiled roof colour would complement the brick plinths.

Associated elevational alterations would involve:
To the high rise blocks:
1.New windows – Epwin Elite 70 - Fully reversible uPVC framed double glazed units. uPVC framed double glazed units, Spandrel panels where required to be glazed in Metalline Ultima ULT2 panels.
2.Roof Insulation – Existing roof system and insulation to be stripped and roof deck prepared for new system. New Bauder Total roof system (BTRS) with Bauder PIR insulation to be installed including parapet upstand and kerbs
3.The balconies are to be enclosed by Sunparadise system WD100 (spec. to be confirmed) to provide more shelter and consequently usability to the balconies and limit opportunities for vermin. The enclosed balconies are uninsulated and single glazed.

To the low rise blocks:

1.Cavity fill (spec tbc upon cavity thickness clarification) and EWI “Wetherby Stone Wool Silicone External Wall Insulation System - WBS HECK Silicone ‘K’ 1.5mm Textured Finish” and Wetherby stone brick slip system up to ground floor window cill level.
2.New windows – Epwin Elite 70 - Fully reversible uPVC framed double glazed units. uPVC framed double glazed units, Spandrel panels where required to be glazed in Metalline Ultima ULT2 panels.
3.Ensure loft insulation sufficient and continuous with cavity wall fill. Include for 400mm thick Rockwool Roll to roof voids and extending the eaves and verge overhang to extend 200mm beyond render line to incorporate new EWI details.

Planning History

097779/FO/2011/N1- Lancaster Court, Dobson Court, Shackleton Court And Lincoln Court- Elevational alterations including wall insulation, window replacement and installation of PV panels to southern elevations of existing multi storey flats.
Approved 2 February 2012.

Further planning history prior to the current plan policy of 2012.

Consultations & Notification Responses

Local Residents

Local residents were consulted and one neighbour responded in support of the scheme.

Highway Services

Highway Services were consulted and the following response was received:
Highways have no objections regarding the proposed recladding of existing tower blocks and low-rise flats, together with associated elevational alterations. It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network, which is acceptable to Highways.

CONSTRUCTION MANAGEMENT:
A Construction Management Plan should be provided by the applicant prior to any construction works beginning. The Construction Management Plan should detail the phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway. Traffic management plans should include any effects on the local roads/footpaths/car parks. It would be useful for a site layout plan to be provided, referencing the location for contractor parking, waste storage areas, and loading/unloading areas. The document should also consider any ongoing construction works and contractor parking in the locality.
It is recommended that the above is conditioned and attached to any planning permission that may be granted.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk

highwaynetworkmanagement@manchester.gov.uk

BASEMENT/STRUCTURES
If basement/Structure excavations/works are proposed adjacent to the highway, structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section via Email highways.structures@manchester.gov.uk.

Suggested Conditions:
-Construction Management Plan

Environmental Health

Environmental Health were consulted and the following response was received:
The Team requested the following conditions be attached to any approval granted:
-Demolition/ construction management plan
-Demolition/ construction hours
-NSE4(b)- residential sound insulation and overheating condition
-NSE6- external plant/equipment/servicing condition (if applicable)

GM Fire Rescue Service

GM Fire Rescue Service were consulted and no response was received despite attempts to contact the service.

The Fire Safety Team at the Health and Safety Executive

The Fire Safety team at the Health and Safety Executive were consulted on the application and provided the following response:

Headline response from HSE: content

Scope of consultation
1.1 The above planning application relates to four existing relevant buildings; Lancaster Court, Dobson Court, Lincoln Court and Shackleton Court, all comprising 15-storeys (upper-most floor height of 44.5m), and each containing residential accommodation on every floor level and a management office located at ground floor level.
1.2 The associated fire statements for each relevant building identify that the planning application includes:
• the replacement of external wall systems achieving European classification A2-s1, d0 or better,
• improved internal compartmentation, including the ventilation/service shafts; and
• installation of an evacuation alert system.
1.3 The floor plans provided indicate that each building is served by a single staircase. The single staircases constitute the only escape staircase and the only firefighting staircase serving dwellings on upper floors.
1.4 It is noted that Audax Walk and Underhill Walk are both under 18m in height, therefore they are not relevant buildings, but are both located in the curtilage of a relevant building (Dobson Court and Lincoln Court) and HSE has considered them as part of this consultation.

1.5 Section 6 of the fire statement confirms that the proposed remediation works have been designed using Approved Document B; volume 1 ('ADBv1'). HSE has assessed the application accordingly.
1.6 Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.

2. Supplementary information
The following information does not contribute to HSE's substantive response and should not be used for the purposes of decision making by the local planning authority.

External wall system
2.1 Section 7 of the fire statement for each of the four buildings state: "It may be during the overall review of the building; other fire safety complexities may be uncovered such as:
• Wider aspects of passive compartmentation are discovered within ancillary communal areas such as service or ventilation shafts.
• Review of installation of the EWI against already identified nuances of the existing external wall where building structure and/or spandrel panels are present and require to be reviewed prior to allowing EWI to be installed".
2.2 This is noted. However, it should be considered that any changes to the proposed external wall system materials may affect land use planning considerations such as the appearance of the buildings.

Sprinkler provision
2.3 Section 6 of the fire statements state that no automatic fire suppression system is installed in the relevant building and a 'stay put' evacuation policy is in place.
2.4 HSE advises that a review of the fire risk assessment be carried out. This issue may also be subject to consideration at later regulatory stages.
2.5 It should be considered that, if necessary, space will need to be made available to house suitable water tanks for the sprinkler system supply which would affect land use planning considerations in relation to the layout of the building and subsequently further HSE consultation may be required.

Fire service access and facilities
2.6 Sections 11 and 12 of the fire statements identify potential existing fire service vehicular access and water source access issues. HSE advises that liaison with the
local fire service authority is necessary to suitably address any issues. This is unlikely to affect land use planning considerations and it will be for the applicant to demonstrate compliance at later regulatory stages.

Fire Statement
2.7 HSE acknowledges that the fire statement provided with this application is comprehensive. This is welcomed and has supported the HSE's assessment process.

Cadent Gas

Cadent Gas although not directly consulted on the application, made contact during the course of the application.
Although they originally made a holding objection, they since lifted the holding objection and provided the following comments:
In order to help prevent damage to our asset/s, please add the following Informative Note into the Decision Notice:

Noise attenuation assessment to be noted for awareness if habitable buildings in close proximity near to the AGI.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on
www.linesearchbeforeudig.co.uk
to submit details of the planned works for review, ensuring requirements are adhered to.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an economic objective, b) a social, and c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and communities
ii. Chapter 12. Achieving well-designed and beautiful places

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:
Policy DM1 (Development Management);
Policy SP1 (Spatial Principles);
Policy EN1 (Design Principles and Strategic Character Areas);
Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC26.1 states the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:
a. the effect of new development proposals which are likely to be generators of noise; and
b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 states new noise sensitive developments (including large scale changes of use of existing land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.4 states where the council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following
a) engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers
b) layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it and screening by natural barriers or other buildings or noncritical rooms within a building; and
c) administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit.
Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission

DC26.5 states the council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraphs 2.3, 2.7, 2.14 and 2.16.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The application seeks planning permission for the recladding of existing tower blocks and low rise flats, together with associated elevational alterations. This is considered acceptable in principle given the need of the application is to improve the safety and thermal efficiencies of the buildings. During the site visit to the development area, sections of the existing cladding had fallen off leading to exclusion zones throughout the site giving rise to pedestrian safety concerns. Sections of the existing cladding also experienced issues including damp and loss of colouration giving rise to dated buildings. The re-cladding to both high rise and low rise blocks will also improve and update the visual appearance of the buildings. Further, it is intended the works will result in warmer homes, a reduction in energy consumption, improved living environment and improved ventilation to reduce the risk of damp and mould, pursuant to Policy EN4 of the Core Strategy for Manchester. The principle of development is therefore considered to be acceptable subject to consideration of the impacts on residential and visual amenity and fire safety as a result of the proposals.

Visual/ Residential Amenity

The recladding of the existing tower blocks would involve the main body of render as off white with the main façade broken up into 2 bookends and a central element above the darked toned plinth with orange wing feature strips direct to the entrance and lift the main body of the building off the plinth. The plinth is around 2 storeys in height. The name of each of the high rise blocks will be stencilled with the name of the building on each of the side elevations.

As existing, the four tower blocks are in a state of disrepair with parts of the render falling off, the render looking discoloured and with some parts of the walls experiencing mould. The proposal with bright colours would enhance the appearance of the buildings whilst taking inspiration from the element of bright colouration currently at the site. The proposal would result in a more attractive buildings at height, to the benefit of the surrounding occupiers.

The recladding of the existing low rise blocks would complement the colour scheme and materials within the high rise and would incorporate a brick slip plinth up to ground floor cills. The main body of render is off white with orange feature panels to the outrigger to highlight the flat entrance. Grey spandrel panels introduced in either render or non- combustible boards and

a new tiled roof colour would complement the brick plinths. Whilst it is acknowledged the colouration to be used within the low rise buildings would contrast the existing materials seen at the low rise properties, the colouration would complement the bright colours proposed within the high rise towers and ensure continuity across the site.

Whilst it is noted the increased use of bright colours would contrast the wider material pallet of the wider residential area, the site sits as an island site and the colouration is not considered to give rise to any adverse visual amenity implications to any of the neighbouring properties surrounding the development site. Further, schemes with bright colouration for high rise developments are evident across the city, including Birch Tree And Edward Court, Wythenshawe approved under planning reference: 083060/FO/2007/S2.

Associated elevational alterations to the high rise blocks would involve:
1.New windows
2.Roof Insulation
3.The balconies are to be enclosed by Sunparadise system WD100
All the alterations are considered to enhance the appearance of the proposal, as well as improving the thermal efficiencies of the high rise blocks. The balconies and new windows will help retain heat in the flats and the balconies will provide more shelter and useability to the balconies. This is considered to enhance the liveability of the flats for the existing residents. Since the new windows and balconies to be installed would replace the existing at the site, no opportunities in terms of adverse residential amenity would occur as a result of the proposal.

Associated elevational alterations to the low rise blocks would involve:
1.Cavity fill (spec tbc upon cavity thickness clarification) and EWI “Wetherby Stone Wool Silicone External Wall Insulation System
2.New windows
3.Ensure loft insulation sufficient and continuous with cavity wall fill.
Similarly, the proposal would increase and improve the appearance and thermal efficiencies of the low rise blocks. Since the new windows to be installed would replace the existing at the site, no opportunities in terms of adverse residential amenity would occur as a result of the proposal.

Design and Appearance

Specifications of each of the materials to be used have been supplied for consideration during the course of the planning application.

The external wall insulation system would be a Wetherby stone wool silicone external wall insulation system- WBS HECK Silicone ‘K’ 1.5mm textured finished and Weatherby stone brick slip system at ground and first floor level. A product specification was supplied for consideration including the initial fixing pattern through insulation board which includes 4 fixings required through each insulation board and the methodology to apply the external wall insulation to the buildings. Given the existing render will be replaced by the silicone EWI system it is hoped the product will weather better than the current discoloured external materials at the site. The product chosen is considered acceptable and the use of brick slips to ground and first floor levels will differentiate colours and floors of the building, adding architectural interest.

The window material has also been provided- Epwin Elite 70 - Fully reversible uPVC framed double glazed units. uPVC framed double glazed units; Spandrel panels where required to be glazed in Metalline Ultima ULT2 panels. A typical ground floor window cill section detail drawing was provided for consideration showing a detail depth of 200mm. This is considered acceptable to provide a high quality design and architectural interest to the buildings.

The choice of the insulated enclosed balconies is a welcome addition to the site and a product specification has been provided for the Sunparadise system WD100. The ability to open the windows ensures natural ventilation to the site, whilst offering increase usability to the balconies. All fixings are to be M10 X 40 supplied in A2 grade stainless steel.

All other materials to be used within the proposal are considered appropriate. A materials condition conditioning the material specifications chosen would be attached to any approval granted.

Fire Safety

No comments from Greater Manchester Fire and Rescue Service were received during the course of the application.

A comprehensive fire statement form was provided for works to each of the high rise blocks. The statement forms confirmed the works to the buildings and assessed the works in terms of fire safety.

The Fire Safety team at the Health and Safety Executive have reviewed the application and the accompanying documentation, and they have confirmed that they are content with the fire safety design as set out in the project description to the extent it affects land use planning considerations.

Construction Management Plan

Both Highway Services and Environmental Health requested a Construction Management Plan be required for the works and requested a pre-commencement condition be attached to any approval granted. The decision notice will reflect this request accordingly.

Noise

Environmental Health requested a residential sound insulation and overheating condition be attached to any approval granted. No information was provided with the application in terms of how the cladding works would impact acoustic insulation or overheating. An acoustic pre-commencement condition to this effect would be attached to any approval granted.

Conclusion

Given the above, the proposed development is considered acceptable pursuant to UDP Policy DC26, Manchester Core Strategy Policies DM1, SP1, EN1 and EN4 and chapter 8 and 12 within the NPPF.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions have been attached to the approval granted.

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

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
-Drawing- Proposed- Lancaster Court- East and West Elevations, numbered 12732 -AEW -B1 -XX -DR - A -0546 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Drawing- Proposed- Lancaster Court- North and South Elevations, numbered 12732 -AEW -B1 -XX -DR - A -0547 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Drawing- Proposed- Lancaster Court- GA Plans, numbered 12732 -AEW -B1 -ZZ -DR - A -0548 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Dobson Court- East and West Elevations, numbered 12732 -AEW -B2 -XX -DR - A -0586 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Drawing- Proposed- Dobson Court- North and South Elevations, numbered 12732 -AEW -B2 -XX -DR - A -0587 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Drawing- Proposed- Dobson Court- GA Plan, numbered 12732 -AEW -B2 -ZZ -DR - A -0588 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Drawing- Proposed- Shackleton Court- East and West Elevations, numbered 12732 -AEW -B3 -XX -DR - A -0606 P03, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Drawing- Proposed- Shackleton Court- North and South Elevations, numbered 12732 -AEW -B3 -XX -DR - A -0607 P03, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Drawing- Proposed- Shackleton Court- GA Plans, numbered 12732 -AEW -B3 -ZZ -DR - A -0608 P03, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Drawing- Proposed- Lincoln Court- East and West Elevations, numbered 12732 -AEW -B4 -XX -DR - A -0646 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Drawing- Proposed- Lincoln Court- North and South Elevations, numbered 12732 -AEW -B4 -XX -DR - A -0647 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Drawing- Proposed- Audax Walk- Elevations, numbered 12732 -AEW -B5 -XX -DR - A -0683 P03, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Drawing- Proposed- Audax Walk- GF, 1F and Roof Plan, numbered 12732 -AEW -B5 -ZZ -DR - A -0682 P03, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Drawing- Proposed- Underhill Walk Elevations, numbered 12732 -AEW -B6 -XX -DR - A -0703 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Drawing- Proposed- Underhill Walk- GF, 1F and Roof Plan, numbered 12732 -AEW -B6 -ZZ -DR - A -0702 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Drawing- Proposed- Typical Window Concept Details, numbered 12732-AEW-XX-XX-DR-A-6000 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Design & Access Statement- Design Statement, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Supporting Information- Fire Statement Form- Dobson Court, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Supporting Information- Fire Statement Form- Lancaster Court, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Supporting Information- Fire Statement Form- Lincoln Court, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Supporting Information- Fire Statement Form- Shackleton Court, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Supporting Information- Brochure- Marley Edgemere Interlocking Slates, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
-Supporting Information- Fully Reversible Window Trade Brochure, stamped as received by the City Council as Local Planning Authority on 11 January 2024.

-Supporting Information- Warm Roof Bitumen, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
-Supporting Information- Wetherby Specification, numbered PS_21-01817HR, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
-Supporting Information- Product Specification- Sunparadise Balconies, numbered S1590-01, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
-Application Form, stamped as received by the City Council as Local Planning Authority on 18 January 2024.

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.

3) The materials to be used throughout the development shall be carried out in accordance with the materials approved by the City Council as the local planning authority;
-Drawing- Proposed- Typical Window Concept Details, numbered 12732-AEW-XX-XX-DR-A-6000 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Design & Access Statement- Design Statement, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
-Supporting Information- Brochure- Marley Edgemere Interlocking Slates, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
-Supporting Information- Fully Reversible Window Trade Brochure, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
-Supporting Information- Warm Roof Bitumen, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
-Supporting Information- Wetherby Specification, numbered PS_21-01817HR, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
-Supporting Information- Product Specification- Sunparadise Balconies, numbered S1590-01, stamped as received by the City Council as Local Planning Authority on 11 January 2024.

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

4) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which where appropriate shall include:
-The routing of construction traffic;
-Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
-Details of the location and arrangements for contractor parking;
-The identification of the vehicular access points into the site;
-Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
-The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
-For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

5a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Scotland Hall Road, Ascot Road and the railway shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

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

Informatives

1)The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk

2)If basement/Structure excavations/works are proposed adjacent to the highway, structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section via Email highways.structures@manchester.gov.uk.

3) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
●Monday - Friday: 7.30am - 6pm
●Saturday: 8.30am - 2pm
●Sunday / Bank holidays: No work

4) You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with

the Planning team to ensure they do not materially affect your permission.

5) Sprinkler provision- Section 6 of the fire statements state that no automatic fire suppression system is installed in the relevant building and a ‘stay put’ evacuation policy is in place. HSE advises that a review of the fire risk assessment be carried out. This issue may also be subject to consideration at later regulatory stages. It should be considered that, if necessary, space will need to be made available to house suitable water tanks for the sprinkler system supply which would affect land use planning considerations in relation to the layout of the building and subsequently further HSE consultation may be required.

6) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
GM Fire Rescue Service

47 Ascot Road, Manchester, M40 2TY
57 Ascot Road, Manchester, M40 2TY
41 Ascot Road, Manchester, M40 2TY
25 Audax Walk, Manchester, M40 2QU
33 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
16 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
7 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
58 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
68 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
23 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
46 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
20 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
62 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
3 Audax Walk, Manchester, M40 2QU
11 Audax Walk, Manchester, M40 2QU
3 Ascot Road, Manchester, M40 2UD
19 Ascot Road, Manchester, M40 2UD
23 Ascot Road, Manchester, M40 2UD
38 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
52 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
51 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
57 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
48 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
43 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
51 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
65 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
63 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
30 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
15 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
57 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
32 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
60 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
7 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
47 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
72 Scotland Hall Road, Manchester, M40 2RF
52 Scotland Hall Road, Manchester, M40 2RF
11 Hackney Avenue, Manchester, M40 2WE
39 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
70 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
84 Scotland Hall Road, Manchester, M40 2RF
27 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
68 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
20 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
37 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
31 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
66 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
15 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
11 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP

67 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
The Stirling Centre, 86 Scotland Hall Road, Manchester, M40 2AZ
49 Ascot Road, Manchester, M40 2TY
63 Ascot Road, Manchester, M40 2TY
73 Ascot Road, Manchester, M40 2TY
33 Ascot Road, Manchester, M40 2TY
37 Ascot Road, Manchester, M40 2TY
19 Audax Walk, Manchester, M40 2QU
31 Audax Walk, Manchester, M40 2QU
9 Underhill Walk, Manchester, M40 2QW
Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
24 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
49 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
42 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
40 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
44 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
47 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
72 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
43 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
15 Ascot Road, Manchester, M40 2UD
22 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
71 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
54 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
33 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
54 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
11 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
25 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
70 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
55 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
40 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
51 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
9 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
12 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
18 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
41 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
67 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
21 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
27 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
41 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
70 Scotland Hall Road, Manchester, M40 2RF
56 Scotland Hall Road, Manchester, M40 2RF
54 Scotland Hall Road, Manchester, M40 2RF
50 Scotland Hall Road, Manchester, M40 2RF
9 Hackney Avenue, Manchester, M40 2WE
7 Hackney Avenue, Manchester, M40 2WE
18 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
32 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
67 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
9 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
37 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
76 Scotland Hall Road, Manchester, M40 2RF
57 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
62 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
55 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP

16 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
59 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
10 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
63 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
56 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
14 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
67 Ascot Road, Manchester, M40 2TY
69 Ascot Road, Manchester, M40 2TY
29 Ascot Road, Manchester, M40 2UD
39 Ascot Road, Manchester, M40 2TY
13 Underhill Walk, Manchester, M40 2QW
26 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
12 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
31 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
17 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
53 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
47 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
56 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
70 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
17 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
6 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
52 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
42 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
5 Audax Walk, Manchester, M40 2QU
1 Hackney Avenue, Manchester, M40 2WE
12 Hackney Avenue, Manchester, M40 2WE
25 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
9 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
37 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
64 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
71 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
68 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
26 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
37 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
2 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
65 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
59 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
38 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
46 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
72 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
59 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
66 Scotland Hall Road, Manchester, M40 2RF
63 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
10 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
6 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
53 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
40 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
13 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
46 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
23 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
21 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
50 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
42 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP

7 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
70 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
12 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
3 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
65 Ascot Road, Manchester, M40 2TY
75 Ascot Road, Manchester, M40 2TY
21 Audax Walk, Manchester, M40 2QU
23 Audax Walk, Manchester, M40 2QU
1 Underhill Walk, Manchester, M40 2QW
14 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
32 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
3 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
10 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
62 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
36 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
19 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
29 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
5 Ascot Road, Manchester, M40 2UD
2 Hackney Avenue, Manchester, M40 2WE
8 Hackney Avenue, Manchester, M40 2WE
10 Hackney Avenue, Manchester, M40 2WE
21 Ascot Road, Manchester, M40 2UD
65 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
60 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
63 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
50 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
39 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
4 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
14 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
29 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
44 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
49 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
28 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
61 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
54 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
28 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
57 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
14 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
69 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
82 Scotland Hall Road, Manchester, M40 2RF
8 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
44 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
58 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
33 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
28 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
45 Ascot Road, Manchester, M40 2TY
55 Ascot Road, Manchester, M40 2TY
61 Ascot Road, Manchester, M40 2TY
25 Ascot Road, Manchester, M40 2UD
43 Ascot Road, Manchester, M40 2TY
6 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
1 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
71 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR

13 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
7 Audax Walk, Manchester, M40 2QU
13 Audax Walk, Manchester, M40 2QU
1 Ascot Road, Manchester, M40 2UD
48 Scotland Hall Road, Manchester, M40 2RF
7 Ascot Road, Manchester, M40 2UD
17 Ascot Road, Manchester, M40 2UD
66 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
30 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
45 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
52 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
67 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
46 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
50 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
3 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
58 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
66 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
29 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
64 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
44 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
16 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
4 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
50 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
20 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
5 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
40 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
5 Hackney Avenue, Manchester, M40 2WE
19 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
71 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
64 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
34 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
25 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
35 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
48 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
54 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
53 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
39 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
59 Ascot Road, Manchester, M40 2TY
71 Ascot Road, Manchester, M40 2TY
31 Ascot Road, Manchester, M40 2UD
29 Audax Walk, Manchester, M40 2QU
11 Underhill Walk, Manchester, M40 2QW
5 Underhill Walk, Manchester, M40 2QW
25 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
59 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
66 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
35 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
21 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
8 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
20 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
13 Ascot Road, Manchester, M40 2UD
51 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
43 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
10 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR

24 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
60 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
53 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
16 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
34 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
19 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
35 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
36 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
17 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
68 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
12 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
24 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
1 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
52 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
68 Scotland Hall Road, Manchester, M40 2RF
62 Scotland Hall Road, Manchester, M40 2RF
58 Scotland Hall Road, Manchester, M40 2RF
13 Hackney Avenue, Manchester, M40 2WE
56 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
34 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
38 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
74 Scotland Hall Road, Manchester, M40 2RF
13 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
69 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
36 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
19 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
4 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
15 Underhill Walk, Manchester, M40 2QW
7 Underhill Walk, Manchester, M40 2QW
9 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
13 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
18 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
34 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
69 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
41 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
2 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
27 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
4 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
1 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
28 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
22 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
5 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
48 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
23 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
7 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
69 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
1 Audax Walk, Manchester, M40 2QU
9 Audax Walk, Manchester, M40 2QU
15 Audax Walk, Manchester, M40 2QU
3 Hackney Avenue, Manchester, M40 2WE
4 Hackney Avenue, Manchester, M40 2WE
48 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
1 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
6 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP

District Heating Installation, Croydon Drive, Manchester, M40 2NQ
55 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
72 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
36 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
27 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
22 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
30 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
61 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
55 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
64 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
26 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
11 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
60 Scotland Hall Road, Manchester, M40 2RF
23 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
49 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
32 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
5 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
65 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
18 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
41 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
26 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
45 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
22 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
2 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
51 Ascot Road, Manchester, M40 2TY
53 Ascot Road, Manchester, M40 2TY
27 Ascot Road, Manchester, M40 2UD
35 Ascot Road, Manchester, M40 2TY
27 Audax Walk, Manchester, M40 2QU
17 Audax Walk, Manchester, M40 2QU
3 Underhill Walk, Manchester, M40 2QW
15 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
11 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
30 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
5 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
38 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
60 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
31 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
56 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
2 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
46 Scotland Hall Road, Manchester, M40 2RF
9 Ascot Road, Manchester, M40 2UD
11 Ascot Road, Manchester, M40 2UD
6 Hackney Avenue, Manchester, M40 2WE
14 Hackney Avenue, Manchester, M40 2WE
24 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
49 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
61 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
15 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
33 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
35 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
8 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
39 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR

21 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
45 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
58 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
42 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
3 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
62 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
64 Scotland Hall Road, Manchester, M40 2RF
8 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
45 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
31 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
78 Scotland Hall Road, Manchester, M40 2RF
80 Scotland Hall Road, Manchester, M40 2RF
47 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
17 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
72 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
29 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
61 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA