

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137841/FO/2023

Date registered valid: 16 August 2023

Proposal: Erection of 5 storey building to form 52 residential apartments (Use Class C3a), with associated car and cycle parking provision, hard and soft landscaping, boundary treatment, access, servicing, and other associated works.

Address: Land At Downley Drive, Manchester, M4 6BW

Ward(s): Ancoats & Beswick Ward

Applicant: Great Places Housing Association

Agent (if any): Mr John Cooper Deloitte LLP

Case officer: Michael Pearson
Tel: 0161 219 2735
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Recommendation: Approve

Date of recommendation: 21/03/2024

Application details

Type of application: Full Application Consent

Development type: Major Dwellings

Date of site visit:

Standard consultations:

Printed: 11 September 2023 Expired: 2 October 2023

Neighbour notifications

Printed: 11 September 2023 Expired: 2 October 2023

Site notice

Posted: 15 September 2023 Expired: 6 October 2023

Press advert

Published: 19 September 2023 Expired: 3 October 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a 0.26 hectare site to the north of Downley Drive and Kingham Drive. The site is bound by the aforementioned roads to the south and east, St Vincent Street to the west and the Rochdale Canal to the north. The application site is a cleared piece of land subject to a live planning permission for the erection of a four storey residential apartment building, comprised of 45no apartments and featuring ancillary parking provision (Approved under application 130390/FO/2021 and amended under application 133099/JO/2022).

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site sits within the neighbourhood of New Islington, an area that has been subject to extensive regeneration works, seeing the erection of new terrace housing and apartment blocks. Older terrace post-war buildings are located to the south and east of the site along Woodward Street and Danesdale Drive. The Rochdale Canal borders the site to the north and is flanked by green infrastructure, which includes multiple mature trees. A public towpath follows the southern side of the river and runs along the northern boundary of the site.

Description of development

The application seeks consent for the erection of a five storey apartment block, comprising of 52no apartments (Class C3(a)), with associated landscaping and car and cycle parking provision. The application is a partial resubmission of the proposal approved under planning permissions

130390/FO/2021 and 133099/JO/2022, with it proposing a redesign of the approved apartment block due to the presence of a United Utilities owned manhole which requires open air access and that was originally included within the footprint of the previously approved apartment block.

All 52no apartments would be available for social rent. The makeup of the apartments would see the provision of 27no single bed apartments and 25no two bedroom apartments.

There would be 21 car parking spaces, including two for disabled people, with 20% of the having an electric car charging point and 100% cycle provision in an internal secure store. Refuse arrangements would be internal. An external amenity area would be created to the southern side of the building.

The building would be completed in a cream brick, with light mortar and upvc windows and doors coloured dark grey.

Planning History

CDN/23/0669 - Discharge of condition 26 (bat and bird boxes) attached to planning permission referenced 133099/JO/2022 – Approved October 2023.

CDN/23/0237 - Discharge of condition 10 (materials) attached to planning permission referenced 130390/FO/2021 – Approved July 2023.

137803/NMC/2023 - Non material amendment to planning permission referenced 133099/JO/2022 to amend conditions 2, 4, 5, 6, 7, 9, 10, 13, 14, 15, 16, 17, 19, 22, 23, 26, 28, 34, 35 and 36 to reflect details which have been discharged together with the introduction of a phasing condition – Approved August 2023.

136557/NMC/2023 - Non material amendment to planning permission 130390/FO/2021 to omit ground floor WC windows to townhouses, reduction in window reveals (rear elevations only, omission of cills, omission of upper level windows facing alleyways, introduction of upper level widows on outward facing facades, alterations to front door design, increase in height of dormer parapets and addition of rooflights and alterations to the mortar colour – Approved March 2023.

CDN/22/0802 - Discharge of condition 15 (landscaping) attached to planning permission referenced 130390/FO/2021 – Approved November 2022.

CDN/22/0723 - Discharge of condition 8 (Piling) attached to planning permission ref: 133099/JO/2022 – Application pending consideration.

CDN/22/0374 - Discharge of condition 6 (archaeology) attached to planning permission referenced 130390/FO/2021 – Approved June 2022.

CDN/22/0334 - Discharge of 4 (local labour), 5 (drainage), 7 (ground conditions) and 9 (construction management plan) attached to planning permission referenced 130390/FO/2021 – Approved October 2022.

133099/JO/2022 - Variation of condition 2 (specified plans) and 15 (landscaping) attached to planning permission referenced 130390/FO/2021 to allow amendments to layout including incorporation of public realm into the domestic curtilage of 17 Kingham Drive together with alteration to boundary treatment and amendment to landscaping scheme including removal of a tree – Approved April 2022.

130390/FO/2021 - Erection of 23, 3 storey dwellinghouses (Use Class C3a) and the erection of a 4 storey building to form 45 residential apartments (Use Class C3a) (68 new homes in total) with associated car and cycle parking provision, hard and soft landscaping, access, servicing, and other associated works – Approved August 2021.

Consultations & Notification Responses

Arborist – No objection received.

Highway Services – No objection subject to conditions relating to electric vehicles charging points, cycle storage provision, off-site highway works, a travel plan and a construction management plan.

Environmental Health – No objection subject to conditions relating to a construction management plan, demolition/construction hours, external lighting, acoustic insulation, external plant, waste management, air quality, wheel washing and contaminated land.

Work & Skills Team – No objection subject to development proceeding in accordance with the submitted Local Labour Scheme.

Environment Agency – No objection subject to conditions relating to an updated preliminary risk assessment, a remedial verification report, unidentified contamination, drainage systems and a piling risk assessment.

Flood Risk – No objection.

Greater Manchester Archaeological Advisory Service – No objection subject to the discharging of condition 6 of planning permission 130390/FO/2021.

Greater Manchester Police – No objection received.

United Utilities Water PLC – No objection subject to the development proceeding in accordance with the submitted drainage plan.

Canal & River Trust – No objection subject to an informative relating to Canal & River Trust infrastructure.

Greater Manchester Ecology Unit – No objection subject to an informative relating to nesting birds.

Publicity – One representation was received in relation to the proposal that neither supported nor objected to it. The representation queried whether the door to the cycle storage room would be automatic and whether it would be possible for construction vehicles to utilise St Vincent Street to access the site.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC3 – Housing
- Policy CC6 – City Centre High Density Development

- Policy CC9 – Design and Heritage
- Policy H1 – Overall Housing Provision
- Policy H2 – Strategic Housing Provision
- Policy H4 – East Manchester
- Policy H8 – Affordable Housing
- Policy T1 – Sustainable Transport
- Policy T2 – Accessible Areas of Opportunity and Need
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN4 – Reducing CO2 emissions by enabling low and zero carbon development
- Policy EN5 – Strategic Areas for low and zero carbon decentralised energy
- Policy EN6 – Target framework for CO2 reductions from low or zero carbon energy supplies
- Policy EN9 – Green Infrastructure
- Policy EN14 – Flood Risk
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN16 – Air Quality
- Policy EN17 – Water Quality
- Policy EN18 – Contaminated Land
- Policy EN19 – Waste
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC7 – New Housing Developments
- Policy DC18 – Conservations Areas
- Policy DC19 – Listed Buildings
- Policy DC20 – Archaeology
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 15 – Conserving and Enhancing the Natural Environment
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

Manchester Residential Quality Guidance (2016)

Manchester Green and Blue Infrastructure Strategy 2015

Ancoats and New Islington Neighbourhood Development Framework (2014, 2016)

Eastlands Regeneration Framework – Adopted in 2011 and updated in 2017 (ERF)

City Centre Strategic Plan 2015-2018 (March 2016)

Manchester Strategy (January 2016)

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 on the Plan. The Examination of 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 is 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. Relevant policies are show below:

- Policy JP-H1 – Scale, Distribution and Phasing of New Housing Development
- Policy JP-H2 – Affordability of New Housing
- Policy JP-G9 – A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P2 – Heritage
- Policy JP-S2 – Carbon and Energy
- Policy JP-S5 – Flood Risk and the Water Environment
- Policy JP-S6 – Clean Air

Issues

Principle of Development

The application would see the erection of a five storey apartment block on a site that has a live planning permission for a near identical four storey apartment block. The principle of development for a residential use has already been established through the previous planning permission.

On this basis the proposal is considered to be acceptable and in principle and is therefore in accordance with Core Strategy Policies SP1, CC1, CC3, CC6, H1, H2, H4, H8 and DM1, Saved Unitary Development Plan Policy DC7, the Ancoats and New Islington Neighbourhood Development Framework, Eastlands Regeneration Framework and City Centre Strategic Plan, subject to the matters discussed below.

Visual Amenity

The proposed development is near identical to that originally approved under planning permission 130390/FO/2021, the only key difference between the two being that the proposed apartment block is five storey compared to four, and that the building has a reduced footprint to allow for open air access to a United Utilities owned manhole. This decrease in floor space has necessitated the increase in height of the building from four to five storeys.

The apartment building would be located off St Vincent Street which would provide access to a car parking area, main entrance and the canal towpath. The building is cranked responding to the shape of the canal. New boundary treatments would surround the apartment, car parking and the amenity area to the rear of the site. Communal cycle and refuse areas would be located on the ground floor. The remainder of the ground floor would consist of fully accessible apartments.

The five storey building would relate to the larger buildings in the area and create a transition in scale. The apartment building is set further away from the lower rise development and its position

on the canal would complement the scale of other buildings around St Vincent Street and the merging character around Poland Street.

Avro, Burgess (5-7 storey) and Engel (7 storey), are taller than the apartment building and its height would provide a gradual transition in scale between the low rise housing and these larger buildings fronting the canal. The apartment building would provide a further variation in scale adding interest to the area.

The scale of the apartment building has an appropriate relationship to two storey homes on Kingham Drive and Downley Drive minimising any overbearing and overshadowing impacts, confirmed in the daylight and sunlight section of this report.

The apartment building uses the same buff brick used on the houses approved under application 133099/JO/2022. Darker mortar would be used at its base to provide interest and accentuate changes in brick work. Windows would be full height with deep reveals in a regular pattern, some with Juliet balconies. This would provide a strong vertical emphasis to the elevations and reference to the older, mill buildings of Ancoats.

The cranked position of the building allows a staggered arrangement to be created to the entrance off St Vincent Street which is expressed by vertical glazing which provide natural surveillance and light to internal corridors.

The layout and scale would complement the character, scale and order of development in the surrounding area and be an appropriate response to the canal. The transition in scale, mass and density would form an appropriate architectural response along in an area containing a mixture of characteristics.

The design is considered to be high quality offering an individual and distinctive piece of architecture for this underutilised part of New Islington. The materials deliver a simple and effective façade treatment. Conditions of the planning approval will ensure that the materials are appropriate and undertaken to the highest standard.

Heritage

The Site is not in a Conservation Area but the southern boundary of the Ancoats Conservation Area is 50 metres away on the opposite side of the Rochdale Canal. There are several Grade II and Grade II* Listed Buildings or structures within the wider area, however none are close to this site. The nearest Listed Building is the Grade II Union Street Bridge on the Rochdale Canal to the west, 200 m away. The nearest Grade II* Listed Building is Waulk Mill which is 240m from the application site.

There would be no listed buildings visible within views of the proposal as it would be obscured by existing buildings. Some views of the site would be appreciated from the conservation area but this would not materially affect the significance of the conservation area or how it is understood. The conservation area is more fragmented in this area with no listed building or non designated heritage assets. The area is dominated by vacant sites, surface parking and low rise industrial buildings. The sloping nature of the site towards Downley Drive, hinders views in and out of the conservation area or of nearby listed buildings. The most highly sensitive views in the conservation area are along key radial routes such as Jersey Street which are not affected by the development.

There would be no impact on the significance of the conservation area or listed buildings which would all remain legible and understood. The proposal would respond positively to its context and

reflects the scale of nearby development. The two and three storey houses complement the low rise housing and the apartment building provides a presence to the canal and transitions in scale from the higher density developments in Ancoats to the lower rise developments in this part of New Islington and Miles Platting. The proposal is therefore not considered to conflict with policies EN3 and CC9 of the Core Strategy, Places for Everyone Plan Policy JP-P2 or saved policies DC18 and DC19 of the UDP.

Archaeology

There archaeological interest relating to the 19th century Titanic Steel Works, which was replaced in the early 20th century by St Vincent's Home, a Magdalen Laundry run by the Sisters of Charity. The Greater Manchester Archaeological Advisory Service note that investigative works were undertaken after the original approval on site and "sterilised" the application site of archaeological remains, however, a final report detailing said matters is still yet to be received. As such, in the event of an approval a condition would be attached requiring the development to proceed in accordance with the submitted written scheme of investigation but that would also require the submission of a post-investigation assessment. Subject to such a condition the development is acceptable in this regard and is therefore not considered to conflict with policy EN3 of the Core Strategy and saved UDP policy DC20.

Residential Amenity

The impact of a four storey building on neighbouring amenity was adjudged to be acceptable under planning permission 130390/FO/2021. The application was accompanied by a sunlight and daylight assessment which confirmed that neighbouring properties would not suffer an unacceptable degree of overshadowing or loss of light. An amended copy of the assessment has accompanied the submission which has updated its findings to accommodate for the one storey increase in height of the proposed building. The following properties were assessed as part of the survey:

- 11-25 Woodward Place;
- Burgess House and Avro House, St Vincent Street;
- Engels House, St Vincent Street;
- 11 and 12 Downley Drive;
- 13, 14, 15 and 17 Kingham Drive; and
- 22 – 28 Woodward Street Development.

The previous addition of the sunlight and daylight assessment for the extant permission on site found utilised the vertical sky component (VSC) to assess the proposal's impact on neighbouring properties' access to daylight. Said report found that the proportion of windows within the property's tested would achieve VSC Target and/or have a negligible impact was between 94% - 100%, with Burgess House & Avro House scoring the lowest proportion with 94%. The amended report has then found that with the addition of a fifth storey on the apartment block, this would only lead to a maximum loss of 3% on the windows located within 11 & 12 Downley Drive and 13, 14 & 15 Kingham Drive, with the other remaining tested properties' percentages being left unchanged. The assessment then goes on to list the daylight distribution/no skyline test from the extant permission which found that the property with the lowest proportion of windows that would suffer a negligible impact was Burgess House & Avro House at 92%. The amended proposal would only see a 1% reduction in this percentage, with all of the other tested properties remaining unaffected.

As such, the daylight and sunlight impact on neighbouring residential properties would not be unduly harmful.

TV reception

The submitted TV reception survey has concluded that there would be minimal impact on digital television services or digital satellite television services. This would be closely monitored during the works and a condition would require of a post completion survey to be undertaken to verify that this is the case and that no additional mitigation is required.

Air Quality

An air quality report notes that the site is not in the Greater Manchester Air Quality Management Air (AQMA) but roads which may be used by traffic associated with the construction and completed development maybe in the AQMA.

The site is vacant, although previously developed, and close to existing homes on Downley Drive, St Vincent Street and those around the canal. As the site is vacant any activity would be noticeable.

There are homes, businesses, primary schools and recreational areas which could be affected by construction traffic and that associated with the completed development. The canal is an ecological receptor. These are all highly sensitive for the purposes of considering air quality impacts.

The report provides details on existing conditions in the area and measurements of Nitrogen Dioxide (NO₂) and particulate matter from local air quality monitoring stations. Air quality at the site would be lower than the figures from the monitoring stations, particularly the station along Great Ancoats Street, which are all in an Air Quality Management Area (AQMA).

The main contributors to air quality conditions would be from construction from dust, particulate matter and pollution concentrations generated on site, particularly from exhaust emissions from traffic, plant and earthworks.

Nearby homes are likely to experience impacts from dust produced by construction activity. There would be emissions from construction traffic which will enter the site via Downley Drive and Woodward Street. The report does not anticipate that the volume of construction traffic would be high when compared with existing traffic flows in the area.

The report concludes that the impact on human health would be low and would be further minimised by dust suppression measures and other good practices which must be implemented throughout the construction period which would be secured as part of the construction management plan condition.

When the development is occupied, local air quality is likely to be affected by potential increases in pollutant concentrations from exhaust emissions from traffic. However, based on the trip generation associated with the development the impacts would be negligible.

As the development would operate on an all electrical system, there would be no gas fired boilers or generators which would normally contribute to air quality conditions. The report states that no mitigation is required to minimise the impact when the homes are occupied. A travel plan would promote and encourage public transport use.

All parking spaces would be fitted with a 7kw electric car charging point. 20% of the apartment's car parking spaces would be fitted with a charging point and future demand reviewed by the travel plan. This would help support residents move away from petrol and diesel vehicles. There would

be a 100% cycle space provision. A mechanical ventilation system would ensure that air intake to the apartments would be fresh and free from pollutants.

Environmental Health concur with the conclusions and recommendations within the air quality report. The mitigation measures would be secured by planning condition and the proposal would comply with policy EN16 of the Core Strategy, paragraph 8 of the PPG and paragraph 124 of the NPPF in that there would be no detrimental impact on existing air quality conditions as a result of the development.

Noise and vibration

A noise assessment identifies the main sources of noise during construction would be from plant, equipment and general construction activities including breaking of ground and servicing. Noise levels from the construction would be acceptable provided that the strict operating and delivery hours are adhered to along with the provision of an acoustic site hoarding, equipment silencers and regular communication with nearby residents. This should be secured by a condition.

When the development is occupied, the acoustic specification of the apartments and dwellings would limit noise ingress from the main sources of external noise, particularly nearby roads. A mechanical ventilation system and appropriate glazing would ensure that noise levels in the apartments are acceptable. This would be the subject of verification prior to occupation.

Provided that construction activities are carefully controlled, and the plant equipment and homes are appropriately insulated, the proposal would be in accordance with policy DM1 of the Core Strategy, extant policy DC26 of the UDP and the NPPF.

Affordable Housing

The proposal would provide 52 no apartments all available for social rent. This is in excess of the 20% requirement required by policy H8. The affordable housing would be secured through the City Council's land interest in the site to ensure the development remains compliant with the policy. The provision of homes available for social rent would meet identified needs in this part of the City and is therefore acceptable in this regard.

Drainage

The site is located in flood zone 1 'low probability of flooding' and in a critical drainage area where there are complex surface water flooding problems from ordinary watercourses, culverts and flooding from the sewer network. These areas are particularly sensitive to an increase in surface water run off and/or volume from new developments which may exasperate local flooding problems. As such, policy EN14 requires development to minimise its impact on surface water run off in critical drainage area.

A drainage statement and drainage plans have been considered by the City Council's flood risk management team and United Utilities. Both bodies do not object to the proposal subject to a condition that would see the approved drainage strategy be implemented as part of the development. Subject to such a condition the development is acceptable in this regard.

Ecology

An ecological appraisal assesses the potential impact of the development on local ecology and nature conservation. This is a key requirement of policies EN15 and DM1 which seeks to ensure that applicants identify, enhance and restore impacts from developments on local habitats. No evidence of bat activity was found at the site, however, future lighting at the site should consider

impacts in this regard. The vegetation removal would likely lead to some disruption of bird habitats. Greater Manchester Ecology Unit advise that to minimise the impact on breeding birds, demolition of the buildings and vegetation should avoid bird nesting season (March – August). Information has been provided during the course of the application with demonstrates that there would be no unacceptable impacts as a result of shading onto the canal and bird and bat box locations have been confirmed. The proposal therefore accords with Core Strategy Policy EN9, EN15 and DM1, Places for Everyone Plan Policy JP-G9 and the National Planning Policy Framework.

Landscaping

The application has been accompanied by detailed landscaping proposals originally submitted in relation to planning permission 130390/FO/2021. The landscaping proposals would see the creation of a residents garden to the south of the apartment building with tree coverage, as well as other tree and shrub planting to the north, east and west of the proposed block. Subject to a condition that would require the development to proceed in accordance with the submitted documentation and that would also secure the replacement of any trees that may die or be damaged five years after the completion of the development, the proposal is acceptable from this perspective and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Ground Conditions

A ground conditions report details that the site is contaminated from previous uses and requires remediation prior to redevelopment. The Environment Agency and Environmental Health agree that the further investigations and a remediation strategy are required. The ground conditions are not complex so as to prevent development provided a robust strategy is prepared, implemented and the works verified.

A piling condition is recommended to ensure that there is no contamination of below groundwater and to consider any impacts on the structural integrity of the canal. This approach should form a condition of the planning approval in order to comply with policy EN18 of the Core Strategy.

Energy Efficiency

The proposal would be a carbon neutral development in a highly sustainable location with excellent access to public transport. The site is close to amenities in Ancoats and the New Islington Marina, with the New Islington Tram stop also lying within walking distance of the application site.

Sustainability principles would be incorporated into the construction process and minimise and recycle waste, efficiency in terms of vehicle movements and sourcing and use of materials.

The development has been accompanied by a travel plan that would encourage residents to use public transport and reduce vehicle trips from the site. Additionally, the apartments would have a secure cycle store with 52 spaces.

The development would be carbon neutral with a highly efficient thermal envelop and low carbon sources for heating and hot water. A fabric first approach provides an efficient air and ventilation with a mechanical ventilation heat recovery (MVHR) system for the apartment building and houses. The apartments would have air source heat pumps (ASHPs) that would supply hot water to the apartments and both heating and hot water to the houses. In addition, the roof would have an 8kw photovoltaic array.

These measures would achieve a site wide reduction in CO2 over Part L (2013) of the Building Regulations of 61.1%. This reduction exceeds the requirements of policy EN6 which seeks to achieve a 9% reduction in CO2 on Part L (2013) Building Regulations. This would decrease further as the grid decarbonises. The applicant is also committed to providing 100% of its electricity from a renewable energy electricity provider from first use. A post construction review would form part of the planning conditions to verify that this reduction has been achieved.

The development has also been adapted for climate change by incorporating sustainable drainage measures, permeable pavements and drains and enhancing biodiversity at the site through landscaping and tree planting.

Accessibility

All main entrances would be level. Residential entrances avoid pinch points with a low level reception desk and other measures to help wheel chair users. All upper floors are accessible by lifts and internal corridors would be a minimum of 1500mm. All apartments have been designed to space standards allow adequate circulation space. In addition, all the ground floor apartments would be fully accessible with showers and space for a wheel chair user.

Crime and Anti-Social Behaviour

A Crime Impact Statement (CIS), prepared by Design for Security at Greater Manchester Police, recognises that the development would bring vitality to this area and more active frontage. It is recommended that a condition of the planning approval is that the CIS is implemented in full to achieve Secured by Design Accreditation.

Highway Safety

A transport statement notes that all sustainable transport modes are nearby including New Islington tram stop. The transport assessment indicates that the proposal would have a minimal impact on the surrounding highway network.

21 car parking spaces (47%) including two spaces for disabled people would be available for the apartments. 100% secure cycle provision would be available. The level of car and cycle parking is acceptable to Highway Services. A travel plan would support residents travel needs including any offsite parking required. A condition should ensure that the travel plan is monitored and residents are supported to find a parking space should they require one.

St Vincent Street would be used to service the apartment building. A construction management plan has been submitted which is considered to be acceptable by MCC Highways. Subject to conditions that would see the construction phase of the development adhere to the submitted CMP and that on site car and cycle parking be provided, the proposal is acceptable in this regard and would therefore accord with policies SP1, T1, T2 and DM1 of the Core Strategy.

Waste Management

The development would include a 46sqm bin store at ground floor. The refuse store would accommodate – 6 No 1100 Litre General Waste, 3 No 1100 Litre Pulpable Recycling; 3 No 1100 Litre Mixed Recycling; and 2 x 240 Litre Food Waste. To allow for all of the proposed apartments to lie within a 30m distance of a bin store, an external satellite bin store comprised of 4no bins would be situated to the rear of the site. Residents would utilise the bins stores and then bins would be taken to a collection area on St Vincent Street. The refuse arrangements are acceptable to Environmental Health and as such the proposal satisfies Core Strategy Policies EN19 and DM1.

Conclusion

Taking the above into account it has been found subject to appropriate planning condition, the proposal is acceptable and therefore accords with Core Strategy Policies SP1, CC1, CC3, CC6, CC9, H1, H2, H4, H8, T1, T2, EN1, EN3, EN4, EN5, EN6, EN9, EN14, EN15, EN16, EN17, EN18, EN19 and DM1, Saved Unitary Development Plan Policies DC7, DC18, DC19, DC20 and DC26, Places for Everyone Plan Policies JP-H1, JP-H2, JP-G9, JP-P2, JP-S2, JP-S5 and JP-S6, The Guide to Development In Manchester SPD, Manchester Residential Quality Guidance, Manchester Green and Blue Infrastructure Strategy, Ancoats and New Islington Neighbourhood Development Framework, Eastlands Regeneration Framework, City Centre Strategic Plan, Manchester Strategy, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

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:

- o 8801-BUT-XX-XX-DR-A-01500-P1: Site Boundary Plan
- o 8801-BUT-XX-00-DR-A-04500-P2: Ground Floor Plan - Apartment
- o 8801-BUT-XX-01-DR-A-04501-P2: First Floor Plan - Apartment
- o 8801-BUT-XX-02-DR-A-04502-P2: Second Floor Plan - Apartment
- o 8801-BUT-XX-03-DR-A-04503-P2: Third Floor Plan - Apartment
- o 8801-BUT-XX-04-DR-A-04504-P2: Fourth Floor Plan - Apartment
- o 8801-BUT-XX-04-DR-A-04505-P2: Roof Plan - Apartment
- o 8801-BUT-XX-XX-DR-A-04510-P2: Site Plan
- o 8801-BUT-XX-XX-DR-A-05001-P4: Elevations - Apartment (Received 19/03/2024)
- o 8801-BUT-XX-XX-DR-A-05502-P1: Bay Elevation
- o 8801-BUT-XX-XX-DR-A-06500-P2: Sections - Apartment
- o 8801-BUT-XX-XX-DR-A-06501-P1: Site Section
- o 8801-BUT-XX-XX-DR-A-06502-P1: Window Details
- o 8801-BUT-XX-XX-SH-A-09500-P1: Schedule of Accommodation
- o 8801-BUT-XX-XX-SH-A-09501-P2: Drawing Schedule
- o 8801-BUT-XX-00-DR-A-00506-P2: Satellite Bin Store
- o 8801-BUT-XX-XX-DR-A-04512-P1: Bat and Bird Box Locations Plan (Received 08/01/2024)
- o 8801-BUT-XX-XX-DR-A-04513-P2: Bat and Bird Box Locations Elevations (Received 08/01/2024)

All stamped as received by the City Council as Local Planning Authority on 15/03/2024 unless specified otherwise.

- o 19.B.12490/207: Manhole Detail Flow Control Chamber
- o 19.B.12490/211: Manhole Detail Flow Control Chamber
- o 20-B-12490-200 Rev G: Proposed Drainage Strategy Drawing (Received 12/02/2024)
- o 20-B-12490-201 Rev D: Section 104 Drawings General S104 Drainage for Adoption Drawing (Received 12/02/2024)
- o 20-B-12490-202: Section 104 Drawings Proposed Surface Water Catchment Areas Plan
- o 20-B-12490-210: Proposed Drainage Overland Flood Routes in Event of Blockage/Failure for Planning Purposes
- o 12490 Downley Drive Section 104 Surface Water Hydraulic Simulations (Prepared by Mirco Drainage) (Received 12/02/2024)
- o Controlled Waters Summary Risk Assessment (Prepared by Carley Daines and Partners Limited)
- o Flood Risk Assessment and Drainage Strategy Report (Prepared by Carley Daines and Partners Limited)
- o Technical Specification

All received by the City Council as Local Planning Authority on 22/08/2023 unless specified otherwise.

- o 1907/c/02 Re D: Apartment Hard Surfaces and Planting Plan (Received 22/02/2024)
- o 1907/c/03a Rev H: Boundary Treatments Key Plan (Received 22/02/2024)
- o 1907/c/04: Housing are detail (hard surfacing and planting)
- o 1907/c/05 Rev C: Apartment Hard Surfaces and Levels Plan (Received 22/02/2024)
- o 1907/c/06: Housing hard surfaces and levels plan
- o 1907/c/101: General Paving and Edging Details
- o 1907/c/103: Steel Railings Type A /B1
- o 1907/c/104: Type B2 railings and gates at apartment frontage
- o 1907/c/105: BC/B4 Railings and Brickwork to Houses
- o 1907/c/106: Entrance to apartments (Railing and gate infill) (Received 13/02/2024)
- o 1907/c/107: General Retaining Wall Detail
- o 1907/c/108: Tree Planting Details and Topsoiling
- o 1907/c/110: Pedestrian Gate Details Around Apartments (Received 13/02/2024)

All stamped as received by the City Council as Local Planning Authority on 22/08/2023 unless specified otherwise.

- o Design and Access Statement (Prepared by Butress; Dated February 2024; Received 15/03/2024)
- o Waste Management Strategy (Prepared by Butress; Dated February 2024; Received 15/03/2024)
- o Affordable Housing Statement (Prepared by Great Places Housing Group; Dated August 2023)
- o Air Quality Assessment Report (Prepared by Hilson Moran; Dated July 2023)
- o Downley Drive, Broadband Connectivity Assessment (Prepared by Watt; Dated 24 July 2023)
- o Certification of Calibration (Prepared by QED; Dated 21/12/2020)
- o Crime Impact Statement (Prepared by Greater Manchester Police; Dated April 2021)
- o Great Places Housing Association (Prepared by Watt; Dated August 2023)
- o Construction Management Plan (Prepared by Whiteley Eaves; Dated April 2021)
- o Local Labour Benefit Statement (Dated 12/04/2021)
- o Local Labour Employment Proposal (Prepared by Rowlinson; Dated May 2022)
- o Residential Management Statement (Prepared by Great Places; Dated May 2021)
- o Downley Drive Statement of Consultation (Prepared by Deloitte; Dated May 2021)
- o Written Scheme of Investigation (Prepared by Salford Archaeology; Dated May 2022)
- o Archaeological Desk-Based Assessment (Prepared by University of Salford; Dated April 2021)
- o Television and Radio Reception Impact Assessment (Prepared by GTech Surveys Limited; Dated August 2023)
- o Downley Drive, Ventilation Strategy (Prepared by Watt; Dated July 2023)
- o Planning Statement Addendum (Prepared by Deloitte; Dated August 2023)
- o Acoustic Planning Report (Prepared by Sandy Brown; Dated April 2021)
- o Arboricultural Impact Assessment (Prepared by Bowland; Dated May 2021)
- o Ecology Addendum Letter (Prepared by ERAP; Dated 01/08/2023)
- o Daylight and Sunlight Amenity Impact Assessment (Prepared by Proximity; Dated 31/07/2023)
- o Phase 2 Geo-Environmental Investigation and Assessment (Prepared by Carley Daines and Partners Limited; Dated January 2021)
- o Phase 3 Remediation Statement (Prepared by Carley Daines and Partners Limited; Dated March 2021)
- o Framework Travel Plan (Prepared by Hley Helme; Dated August 2023)
- o Transport Statement (Prepared by Hley Helme; Dated August 2023)

All stamped as received by the City Council as Local Planning Authority on 22/08/2023 unless specified otherwise.

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

3) 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 clearance 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).

4) a) The development shall proceed in accordance with the approved Local Labour Employment Proposal (Prepared by Rowlinson; Dated May 2022) and Local Labour Statement of Intent, both received on the 22/08/2023 and previously approved under application CDN/22/0334.

b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to the measures proposed to recruit local people including apprenticeships and mechanisms for the implementation and delivery of the Local Benefit Proposal shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

5) The drainage of the development hereby approved shall proceed in accordance with the following plans and documents:

- o 19.B.12490/207: Manhole Detail Flow Control Chamber
- o 19.B.12490/211: Manhole Detail Flow Control Chamber
- o 20-B-12490-200 Rev G: Proposed Drainage Strategy Drawing (Received 12/02/2024)
- o 20-B-12490-201 Rev D: Section 104 Drawings General S104 Drainage for Adoption Drawing (Received 12/02/2024)
- o 20-B-12490-202: Section 104 Drawings Proposed Surface Water Catchment Areas Plan
- o 20-B-12490-210: Proposed Drainage Overland Flood Routes in Event of Blockage/Failure for Planning Purposes
- o 12490 Downley Drive Section 104 Surface Water Hydraulic Simulations (Prepared by Mirco Drainage) (Received 12/02/2024)
- o Controlled Waters Summary Risk Assessment (Prepared by Carley Daines and Partners Limited)
- o Flood Risk Assessment and Drainage Strategy Report (Prepared by Carley Daines and Partners Limited)
- o Technical Specification

All received by the City Council as Local Planning Authority on 22/08/2023 unless specified otherwise.

The approved measures shall be implemented prior to the occupation of the development and once installed shall be maintained in situ thereafter. For the avoidance of doubt surface water must drain at the restricted rate of 5 l/s.

Reason - In the interest of securing proper site drainage pursuant to policies SP1, EN17 and DM1 of the Core Strategy for the City of Manchester, Places for Everyone Plan Policy JP-S5 and the National Planning Policy Framework.

6) The development hereby approved shall proceed in accordance with the submitted Written Scheme of Investigation for the purposes of investigation and recording (Prepared by Salford Archaeology; Received 22/08/2023; Previously approved under application CDN/22/0374).

Notwithstanding this, no development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) which shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The WSI shall cover the following:

- (a) A programme for post-investigation assessment to include:
 - o production of a final report on the investigation results.
- (b) Deposition of the final report with the Greater Manchester Historic Environment Record.
- (c) Dissemination of the results of the archaeological investigations commensurate with their significance.
- (d) Provision for archive deposition of the report and records of the site investigation.
- (e) Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

7) No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

- 1. An updated preliminary risk assessment which has identified:
 - o all previous uses
 - o potential contaminants associated with those uses
 - o a conceptual model of the site indicating sources, pathways and receptors
 - o potentially unacceptable risks arising from contamination at the site
- 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
- 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason - To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site pursuant to policies DM1 and EN18 of the Core Strategy and the National Planning Policy Framework.

8) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason - To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site pursuant to policies DM1 and EN18 of the Core Strategy and the National Planning Policy Framework.

9) No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall then be carried out in accordance with the approved details.

Reason - To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site pursuant to Core Strategy Policies EN17, EN18 and DM1, and the National Planning Policy Framework.

10) Prior to the commencement of the development, details of the method for piling, or any other foundation design using penetrative methods, for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details to ensure the structural integrity of the canal is not affected by the works. 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 SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

11) The construction phase of the development shall be completed in accordance with the submitted Construction Management Plan Prepared by Whiteley Eaves; Received 22/08/2023; Previously approved under application CDN/22/0334).

The development shall be carried out in accordance with the approved details.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

12) Prior to above ground development, samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals, soffits, decorative brickwork and spandrels, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality

control management. The approved materials shall then be implemented as part of the development.

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.

13) a) Before development commences, a full condition survey of the carriageways/footways on construction vehicle routes immediately surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.

b) When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be carried out prior to the first occupation of the development.

Reason - To ensure the development does not have an unacceptable impact on the local highway network, pursuant to policy DM1 of the Core Strategy and the National Planning Policy Framework.

14) The window reveals and soffits for the development shall be carried out in accordance with drawing no.8801-VUT-XX-XX-DR-A-06502-P1 (Received on the 22/08/2023).

The extent of the window reveals and detailing will be as follows:

- Minimum window reveal 180 mm and brick soffit (apartments);

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

15) The boundary treatment shall be carried out in accordance with drawings:

- o 1907/c/03a Rev H: Apartments Boundary Treatments Key Plan
- o 1907/c/05 Rev C: Apartment Hard Surfaces and Levels Plan

Both received by the City Council as Local Planning Authority on the 22/02/2024.

The approved details shall be implemented as part of the development and be in place prior to the first occupation 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 - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

16) (a) The development hereby approved shall be carried out in accordance with the Environmental Standards and Energy Statement prepared by Watt Energy & Consulting Engineers ("Watt") stamped as received by the City Council, as Local Planning Authority, on the 22 August 2023. The development shall achieve a minimum of 20% improvement over Part L

2013 using SAP09 Carbon Factors and shall aim to achieve 61.1% in carbon on Part L 2013 Building Regulations SAP 09 Carbon Factors.

(b) A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of the development hereby approved.

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

17) Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

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).

18) (a) The landscaping works for the development hereby approved shall be carried out in accordance with the following documents (All received on 22/08/2023; and previously approved under application CDN/22/0802, unless specified otherwise):

- o 1907/c/02 Re D: Apartment Hard Surfaces and Planting Plan (Received 22/02/2024)
- o 1907/c/03a Rev H: Boundary Treatments Key Plan (Received 22/02/2024)
- o 1907/c/04: Housing are detail (hard surfacing and planting)
- o 1907/c/05 Rev C: Apartment Hard Surfaces and Levels Plan (Received 22/02/2024)
- o 1907/c/06: Housing hard surfaces and levels plan
- o 1907/c/101: General Paving and Edging Details
- o 1907/c/103: Steel Railings Type A /B1
- o 1907/c/104: Type B2 railings and gates at apartment frontage
- o 1907/c/105: BC/B4 Railings and Brickwork to Houses
- o 1907/c/106: Entrance to apartments (Railing and gate infill) (Received 13/02/2024)
- o 1907/c/107: General Retaining Wall Detail
- o 1907/c/108: Tree Planting Details and Topsoiling
- o 1907/c/110: Pedestrian Gate Details Around Apartments (Received 13/02/2024)

(b) The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another

tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

19) (a) The development hereby approved shall proceed in accordance with the submitted Acoustic Planning Report (Prepared by Sandy Brown; Received 22/08/2023). Notwithstanding this, once the plant that shall be used in the development has been selected an addendum report shall be submitted to and approved in writing by the Local Planning Authority. The addendum report shall be required to confirm that the noise levels emanating from the chosen plant will achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location. The addendum report shall also include the noise emanating from any air source heat pumps utilised within the development. The development shall then be carried out in accordance with the approved details.

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development 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).

20) (a) The development shall proceed in accordance with the submitted Acoustic Planning Report (Prepared by Sandy Brown; Received 22/08/2023). The approved measures shall be implemented prior to the first occupation of the development.

(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, which shall include with the Mechanical Ventilation with Heat Recovery system running. 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 minimise the impact of plant on the occupants of the development 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).

21) The waste management arrangements for the development hereby approved shall be carried out in accordance with Waste Management Strategy (including MCC's Waste Proforma) (Prepared by Buttress Architects; Received 15/03/2024), and drawing no. 8801-BUT-XX-00-DR-A-00506-P2 (Received 15/03/2024). The details shall be implemented prior to the first occupation of 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.

22) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

23) 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 Core Strategy.

24) a) The development hereby approved shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 22 August 2023. The development shall only be carried out in accordance with these approved details.

b) The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

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

25) The cycle storage arrangements for the apartments shall be carried out in accordance with drawing 8801-BUT-XX-00-DR-A-04500-P2 stamped as received by the City Council, as Local Planning Authority, on the 15 March 2024.

The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

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

26) Prior to the first occupation of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- o Details of new areas of highway including possible adoption;
- o Alterations of existing highway including creation of new vehicular access points, dropped kerbs and tactile paving to Woodward Place, Woodward Street, Kingham Drive, Downley Drive and St Vincent Street;
- o Details of the uncontrolled crossing points at St Vincent Street, Downley Drive junction with the new road and at St Vincent Street;
- o Resurfacing of existing carriageway and footway including introduction of tactile paving to crossing points;
- o Double yellow lines waiting restrictions to St. Vincent Street and the introduction of No Waiting at Any Time restrictions for of St. Vincent Street east in its entirety including the turning head and a section of St. Vincent Street west.
- o No Waiting at Any Time restrictions to Downley Drive turning head; and
- o Waiting restrictions at the following junctions (as shown in Drawing No. 1741/01):
- o Downley Street / Woodward Street;
- o St. Vincent Street / Woodward Street; and
- o Woodward Place / Woodward Street.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

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).

27) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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

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

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

29) The bat and bird boxes shown on drawing no.8801-BUT-XX-XX-DR-A-04512-P1 (Received 08/01/2024) shall be installed on site prior to the first occupation of the development and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

30) The development hereby approved shall proceed in accordance with the submitted Air Quality Assessment Report (Prepared by Hilson Moran; Received 22/08/2023). The mitigation measures contained within the document shall be adhered to during the construction phase of the development and the occupation phase thereafter.

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

31) Prior to the first occupation of the development, details and specification of 7 kw fast charging electric car charging points for 20% of the apartments car parking space, as well as any other supplementary or additional EVC provision, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.

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

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

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

33) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

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

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

35) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Arboricultural Impact Assessment prepared by Bowland stamped as received by the City Council, as Local Planning Authority on the 22/08/2023; and paragraphs (a)

and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

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

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

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

36) The development hereby approved shall be carried out in accordance with the Travel Plan Framework prepared by Ashley Helme stamped as received by the City Council, as Local Planning Authority, on the 22/08/2023.

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 living at the development;
- ii) a commitment to surveying the travel patterns of residents during the first three months of the first use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, 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 residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

37) Notwithstanding the TV reception survey prepared by GTech, stamped as received by the City Council, as Local Planning Authority, on the 22 August 2023, within one month of the practical completion of the development, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area, a study shall identify such

measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

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) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the apartments (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

39) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the apartments hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 19. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

40) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

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

41) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

42) All vehicles entering and leaving the site during the construction period shall pass through a wheel wash. Details of wheel washing facilities shall be submitted to and approved in writing by the City Council as local planning authority prior to the development commencing.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Work & Skills Team
Greater Manchester Police
Environment Agency
Greater Manchester Archaeological Advisory Service
United Utilities Water PLC
Canal & River Trust
Greater Manchester Ecology Unit

20 Troutbeck Avenue, Manchester, M4 7JG
13 Troutbeck Avenue, Manchester, M4 7JG
58 Woodward Court, Woodward Street, Manchester, M4 7JP
28 Woodward Street, Manchester, M4 7JW
20 Woodward Court, Woodward Street, Manchester, M4 7JQ
47 Woodward Court, Woodward Street, Manchester, M4 7JP
26 Woodward Court, Woodward Street, Manchester, M4 7JQ
27 Woodward Court, Woodward Street, Manchester, M4 7JQ
44 Woodward Court, Woodward Street, Manchester, M4 7JP
53 Woodward Court, Woodward Street, Manchester, M4 7JP
17 Woodward Court, Woodward Street, Manchester, M4 7JQ
15 Redcliffe Drive, Manchester, M4 7BS
20 Danesdale Drive, Manchester, M4 7BR
10 Redcliffe Drive, Manchester, M4 7BS
12 Navigation Street, Manchester, M4 6ED
8 Navigation Street, Manchester, M4 6ED
Flat 4, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 18, Burgess House, 9 New Union Street, Manchester, M4 6BW
18 New Islington, Manchester, M4 6HF
Flat 13, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 6, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 3, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 7, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 9, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 24, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 33, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 25, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 19, Engels House, 35 Navigation Street, Manchester, M4 6ER
25 Garforth Avenue, Manchester, M4 6JS
16 Stephen Hunt Street, Manchester, M4 6JX
98 Jersey Street, Manchester, M4 6JD
18 Stephen Hunt Street, Manchester, M4 6JX
96 Jersey Street, Manchester, M4 6JD
28 Troutbeck Avenue, Manchester, M4 7JG
34 Troutbeck Avenue, Manchester, M4 7JG
7 Downley Drive, Manchester, M4 7JU
17 Troutbeck Avenue, Manchester, M4 7JG
6 Woodward Street, Manchester, M4 7JS
11 Kingham Drive, Manchester, M4 7JT
3 Woodward Place, Manchester, M4 7JY

2 Woodward Street, Manchester, M4 7JS
3 Troutbeck Avenue, Manchester, M4 7JG
5 Troutbeck Avenue, Manchester, M4 7JG
7 Troutbeck Avenue, Manchester, M4 7JG
57 Woodward Court, Woodward Street, Manchester, M4 7JP
42 Woodward Court, Woodward Street, Manchester, M4 7JP
41 Woodward Court, Woodward Street, Manchester, M4 7JP
29 Woodward Court, Woodward Street, Manchester, M4 7JQ
4 Woodward Court, Woodward Street, Manchester, M4 7JQ
25 Woodward Street, Manchester, M4 7BQ
19 Redcliffe Drive, Manchester, M4 7BS
Flat 2, 108 Woodward Street, Manchester, M4 7JW
110 Woodward Street, Manchester, M4 4JW
42 Woodward Street, Manchester, M4 7JW
32 Woodward Street, Manchester, M4 7JW
3 Redcliffe Drive, Manchester, M4 7BS
6 Stephen Hunt Street, Manchester, M4 6JX
8 Redcliffe Drive, Manchester, M4 7BS
20 Navigation Street, Manchester, M4 6ED
16 Navigation Street, Manchester, M4 6ED
6 Navigation Street, Manchester, M4 6ED
2 Navigation Street, Manchester, M4 6ED
Flat 22, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 9, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 2, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 11, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 6, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 23, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 15, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 4, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 27, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 21, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 36, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 8, Engels House, 35 Navigation Street, Manchester, M4 6ER
28 Rodney Street, Manchester, M4 6JJ
14 Danesdale Drive, Manchester, M4 7BR
10 Danesdale Drive, Manchester, M4 7BR
21 Garforth Avenue, Manchester, M4 6JS
14 Stephen Hunt Street, Manchester, M4 6JX
5 Kingham Drive, Manchester, M4 7JT
1 Kingham Drive, Manchester, M4 7JT
2 Downley Drive, Manchester, M4 7JU
32 Troutbeck Avenue, Manchester, M4 7JG
9 Downley Drive, Manchester, M4 7JU
17 Kingham Drive, Manchester, M4 7JT
1 Woodward Place, Manchester, M4 7JY
22 Troutbeck Avenue, Manchester, M4 7JG
26 Troutbeck Avenue, Manchester, M4 7JG
1 Troutbeck Avenue, Manchester, M4 7JG
40 Woodward Court, Woodward Street, Manchester, M4 7JP
36 Woodward Court, Woodward Street, Manchester, M4 7JP
32 Woodward Court, Woodward Street, Manchester, M4 7JQ
11 Woodward Court, Woodward Street, Manchester, M4 7JQ
60 Woodward Court, Woodward Street, Manchester, M4 7JP

7 Woodward Court, Woodward Street, Manchester, M4 7JQ
7 Redcliffe Drive, Manchester, M4 7BS
16 Danesdale Drive, Manchester, M4 7BR
Flat 1, 108 Woodward Street, Manchester, M4 7JW
36 Woodward Street, Manchester, M4 7JW
Flat 8, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 19, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 11, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 23, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 21, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 20, Engels House, 35 Navigation Street, Manchester, M4 6ER
Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 11, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 10, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 16, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 38, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 22, Engels House, 35 Navigation Street, Manchester, M4 6ER
7 Woodward Place, Manchester, M4 7JY
30 Rodney Street, Manchester, M4 6JJ
100 Jersey Street, Manchester, M4 6JD
20 Stephen Hunt Street, Manchester, M4 6JX
22 Stephen Hunt Street, Manchester, M4 6JX
10 Downley Drive, Manchester, M4 7JU
11 Downley Drive, Manchester, M4 7JU
10 Woodward Street, Manchester, M4 7JS
8 Troutbeck Avenue, Manchester, M4 7JG
50 Woodward Court, Woodward Street, Manchester, M4 7JP
61 Woodward Court, Woodward Street, Manchester, M4 7JP
Ground Floor, Woodward Court, Woodward Street, Manchester, M4 7JP
54 Woodward Court, Woodward Street, Manchester, M4 7JP
55 Woodward Court, Woodward Street, Manchester, M4 7JP
19 Woodward Court, Woodward Street, Manchester, M4 7JQ
59 Woodward Court, Woodward Street, Manchester, M4 7JP
14 Woodward Court, Woodward Street, Manchester, M4 7JQ
37 Woodward Court, Woodward Street, Manchester, M4 7JP
28 Woodward Court, Woodward Street, Manchester, M4 7JQ
33 Woodward Street, Manchester, M4 7BQ
17 Redcliffe Drive, Manchester, M4 7BS
126 Butler Street, Manchester, M4 7JJ
Flat 3, 108 Woodward Street, Manchester, M4 7JW
40 Woodward Street, Manchester, M4 7JW
35 Woodward Street, Manchester, M4 7BQ
12 Redcliffe Drive, Manchester, M4 7BS
4 Redcliffe Drive, Manchester, M4 7BS
90 Jersey Street, Manchester, M4 6JD
Flat 16, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 15, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 2, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 6, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 13, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 1, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 20, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 8, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 19, Avro House, 34 Navigation Street, Manchester, M4 6EJ

Flat 31, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 18, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 16, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 34, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 29, Engels House, 35 Navigation Street, Manchester, M4 6ER
19 Woodward Place, Manchester, M4 7JY
11 Woodward Place, Manchester, M4 7JY
26 Rodney Street, Manchester, M4 6JJ
13 Rodney Street, Manchester, M4 6JJ
6 Downley Drive, Manchester, M4 7JU
5 Downley Drive, Manchester, M4 7JU
12 Woodward Street, Manchester, M4 7JS
15 Kingham Drive, Manchester, M4 7JT
12 New Islington, Manchester, M4 6HF
4 New Islington, Manchester, M4 6HF
24 Troutbeck Avenue, Manchester, M4 7JG
14 Troutbeck Avenue, Manchester, M4 7JG
10 Troutbeck Avenue, Manchester, M4 7JG
15 Troutbeck Avenue, Manchester, M4 7JG
38 Woodward Court, Woodward Street, Manchester, M4 7JP
48 Woodward Court, Woodward Street, Manchester, M4 7JP
26 Woodward Street, Manchester, M4 7JW
24 Woodward Street, Manchester, M4 7JW
33 Woodward Court, Woodward Street, Manchester, M4 7JQ
56 Woodward Court, Woodward Street, Manchester, M4 7JP
12 Woodward Court, Woodward Street, Manchester, M4 7JQ
21 Woodward Court, Woodward Street, Manchester, M4 7JQ
23 Woodward Street, Manchester, M4 7BQ
21 Woodward Street, Manchester, M4 7BQ
8 Danesdale Drive, Manchester, M4 7BR
11 Redcliffe Drive, Manchester, M4 7BS
1 Redcliffe Drive, Manchester, M4 7BS
22 Navigation Street, Manchester, M4 6ED
14 Navigation Street, Manchester, M4 6ED
10 Navigation Street, Manchester, M4 6ED
88 Jersey Street, Manchester, M4 6JD
Flat 7, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 1, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 20, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 12, Burgess House, 9 New Union Street, Manchester, M4 6BW
25 Woodward Place, Manchester, M4 7JY
23 Woodward Place, Manchester, M4 7JY
20 New Islington, Manchester, M4 6HF
Flat 13, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 32, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 37, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 12, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 18, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 15, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 1, Engels House, 35 Navigation Street, Manchester, M4 6ER
9 Woodward Place, Manchester, M4 7JY
24 Rodney Street, Manchester, M4 6JJ
19 Garforth Avenue, Manchester, M4 6JS
23 Garforth Avenue, Manchester, M4 6JS

10 Stephen Hunt Street, Manchester, M4 6JX
8 Downley Drive, Manchester, M4 7JU
11 Rodney Street, Manchester, M4 6JJ
94 Jersey Street, Manchester, M4 6JD
3 Kingham Drive, Manchester, M4 7JT
36 Troutbeck Avenue, Manchester, M4 7JG
19 Troutbeck Avenue, Manchester, M4 7JG
14 Kingham Drive, Manchester, M4 7JT
6 Kingham Drive, Manchester, M4 7JT
5 Woodward Place, Manchester, M4 7JY
10 New Islington, Manchester, M4 6HF
6 New Islington, Manchester, M4 6HF
4 Woodward Street, Manchester, M4 7JS
22 Woodward Court, Woodward Street, Manchester, M4 7JQ
3 Woodward Court, Woodward Street, Manchester, M4 7JP
18 Troutbeck Avenue, Manchester, M4 7JG
30 Woodward Street, Manchester, M4 7JW
43 Woodward Court, Woodward Street, Manchester, M4 7JP
51 Woodward Court, Woodward Street, Manchester, M4 7JP
10 Woodward Court, Woodward Street, Manchester, M4 7JQ
34 Woodward Court, Woodward Street, Manchester, M4 7JP
13 Redcliffe Drive, Manchester, M4 7BS
27 Woodward Street, Manchester, M4 7BQ
21 Redcliffe Drive, Manchester, M4 7BS
38 Woodward Street, Manchester, M4 7JW
24 Navigation Street, Manchester, M4 6ED
3 New Union Street, Manchester, M4 6BS
4 Navigation Street, Manchester, M4 6ED
92 Jersey Street, Manchester, M4 6JD
Flat 14, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 3, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 5, Engels House, 35 Navigation Street, Manchester, M4 6ER
Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 5, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 26, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 3, Engels House, 35 Navigation Street, Manchester, M4 6ER
15 Woodward Place, Manchester, M4 7JY
14 New Islington, Manchester, M4 6HF
12 Danesdale Drive, Manchester, M4 7BR
9 Kingham Drive, Manchester, M4 7JT
30 Troutbeck Avenue, Manchester, M4 7JG
3 Downley Drive, Manchester, M4 7JU
1 Downley Drive, Manchester, M4 7JU
8 Woodward Street, Manchester, M4 7JS
2 Kingham Drive, Manchester, M4 7JT
13 Kingham Drive, Manchester, M4 7JT
8 New Islington, Manchester, M4 6HF
16 Troutbeck Avenue, Manchester, M4 7JG
6 Troutbeck Avenue, Manchester, M4 7JG
11 Troutbeck Avenue, Manchester, M4 7JG
35 Woodward Court, Woodward Street, Manchester, M4 7JP
25 Woodward Court, Woodward Street, Manchester, M4 7JQ
15 Woodward Court, Woodward Street, Manchester, M4 7JQ
9 Woodward Court, Woodward Street, Manchester, M4 7JQ

8 Woodward Court, Woodward Street, Manchester, M4 7JQ
31 Woodward Court, Woodward Street, Manchester, M4 7JQ
23 Woodward Court, Woodward Street, Manchester, M4 7JQ
16 Woodward Court, Woodward Street, Manchester, M4 7JQ
52 Woodward Court, Woodward Street, Manchester, M4 7JP
46 Woodward Court, Woodward Street, Manchester, M4 7JP
4 Danesdale Drive, Manchester, M4 7BR
29 Woodward Street, Manchester, M4 7BQ
128 Butler Street, Manchester, M4 7JJ
34 Woodward Street, Manchester, M4 7JW
5 Redcliffe Drive, Manchester, M4 7BS
9 Redcliffe Drive, Manchester, M4 7BS
6 Redcliffe Drive, Manchester, M4 7BS
18 Navigation Street, Manchester, M4 6ED
86 Jersey Street, Manchester, M4 6JD
Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 17, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 10, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 5, Burgess House, 9 New Union Street, Manchester, M4 6BW
22 New Islington, Manchester, M4 6HF
Flat 4, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 2, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 12, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 28, Engels House, 35 Navigation Street, Manchester, M4 6ER
16 New Islington, Manchester, M4 6HF
8 Stephen Hunt Street, Manchester, M4 6JX
17 Rodney Street, Manchester, M4 6JJ
7 Kingham Drive, Manchester, M4 7JT
21 Troutbeck Avenue, Manchester, M4 7JG
10 Kingham Drive, Manchester, M4 7JT
8 Kingham Drive, Manchester, M4 7JT
2 New Islington, Manchester, M4 6HF
12 Troutbeck Avenue, Manchester, M4 7JG
9 Troutbeck Avenue, Manchester, M4 7JG
5 Woodward Court, Woodward Street, Manchester, M4 7JQ
30 Woodward Court, Woodward Street, Manchester, M4 7JQ
62 Woodward Court, Woodward Street, Manchester, M4 7JP
45 Woodward Court, Woodward Street, Manchester, M4 7JP
49 Woodward Court, Woodward Street, Manchester, M4 7JP
6 Woodward Court, Woodward Street, Manchester, M4 7JQ
24 Woodward Court, Woodward Street, Manchester, M4 7JQ
13 Woodward Court, Woodward Street, Manchester, M4 7JQ
18 Woodward Court, Woodward Street, Manchester, M4 7JQ
39 Woodward Court, Woodward Street, Manchester, M4 7JP
2 Danesdale Drive, Manchester, M4 7BR
6 Danesdale Drive, Manchester, M4 7BR
31 Woodward Street, Manchester, M4 7BQ
22 Danesdale Drive, Manchester, M4 7BR
18 Danesdale Drive, Manchester, M4 7BR
37 Woodward Street, Manchester, M4 7BQ
2 Redcliffe Drive, Manchester, M4 7BS
Flat 35, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 9, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 14, Avro House, 34 Navigation Street, Manchester, M4 6EJ

Flat 17, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 7, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 17, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 30, Engels House, 35 Navigation Street, Manchester, M4 6ER
17 Woodward Place, Manchester, M4 7JY
Flat 10, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 14, Engels House, 35 Navigation Street, Manchester, M4 6ER
21 Woodward Place, Manchester, M4 7JY
22 Rodney Street, Manchester, M4 6JJ
9 Rodney Street, Manchester, M4 6JJ
12 Stephen Hunt Street, Manchester, M4 6JX
15 Rodney Street, Manchester, M4 6JJ
12 Downley Drive, Manchester, M4 7JU
4 Downley Drive, Manchester, M4 7JU
12 Kingham Drive, Manchester, M4 7JT
4 Kingham Drive, Manchester, M4 7JT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA