MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139535/P14J/2024
Date registered valid:	14 March 2024
Proposal:	Prior Approval for the installation of roof mounted solar photovoltaic modules.
Address:	City Football Academy, 400 Ashton New Road, Manchester, M11 4TQ
Ward(s):	Clayton & Openshaw Ward
Applicant:	Manchester City Football Club & Clearvolt
Agent (if any):	Mr Gary Swarbrick ELG Planning
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	

Application Details

Type of application: Prior approval - PV to non-dwelling

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 19 March 2024 Expired: 11 April 2024

Neighbour notifications
Printed: 19 March 2024 Expired: 11 April 2024

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site forms part of the wider part of the Etihad Campus, which includes the Etihad Stadium, Manchester Regional Arena, City Football Academy and the National Squash Centre, with the area having been a key focus for regeneration since being used to host the Commonwealth Games in 2002.

The City Football Academy (CFA) lies to the southeastern edge of the wider Etihad Campus and opened in December 2014 following the comprehensive regeneration of the 80 acre former Clayton Aniline site. The CFA provides a state-of-the-art training facility shared by Manchester City's first team, women's team and academy teams, as well as the world headquarters of the City Football Group and boasts the 7,000 seater Joie Stadium; grass and artificial pitches; the largest indoor pitch in the UK; a media centre; player welfare and gym facilities and other football operations facilities.

Description of Development

The proposals seeks prior approval for installation of roof mounted photovoltaic solar panels to the Joie Stadium; Performance Centre and the Facilities Management / Laundry Building, which form part of the CFA complex.

Consultations & Notification Responses

Highway Services - Confirmed that the submitted Solar Glare Hazard Analysis demonstrates that the proposals would not affect users of the surrounding highway network. Recommended that a Construction Management Plan is conditioned to ensure all works are undertaken within the site curtilage without impact on existing access/circulation and parking.

Environmental Health - Have no comments regarding the application.

Transport For Greater Manchester - Confirmed that the location of the proposed development is sufficiently remote from Metrolink that they therefore have no comments to make from a Metrolink perspective in respect of this application.

Helipad – No response received.

Manchester Airport Safeguarding Officer - Have no objection to this development. Have included an informative at their request concerning the procedures for crane and tall equipment notifications.

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Policy and Issues

Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 relates to the installation or alteration etc of solar equipment on non-domestic premises. This allows the installation, alteration or replacement of:
(a) microgeneration solar thermal equipment on a building;
(b) microgeneration solar PV equipment on a building; or
(c) other solar PV equipment on the roof of a building, other than a dwellinghouse or a block of flats.

J.1 Development is not permitted by Class J if—
(a) the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;

Complies - The submitted planning drawings demonstrate that the proposed equipment will not protrude more than 0.2m from the plane of the roof slope of the building where installed on a pitched roof.

(b) the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);

Complies - The proposed equipment will not be more than 1m higher than the highest part of the roof where installed on a flat roof, as shown on the submitted planning drawings.

(c) the solar PV equipment or solar thermal equipment would be installed within 1 metre of the external edge of that roof;

Complies - The required offset from the external edge of the roof will be achieved in all locations.

(d) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;

Complies - The site is not within on article 2(3) land.

(e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or

Complies - The site is not designated as a scheduled monument.

(f) The equipment will not be installed on a listed building or a building within the curtilage of a listed
building.

Complies - The building is not listed.

The capacity of the solar PV equipment installed to generate electricity at the site does not exceed 1 megawatt.

The solar PV equipment has been sited so as to minimise its effect on the external appearance of the building and the amenity of the
area. In addition, it is not considered that the installation would give rise to impacts in respect of glare on occupiers of neighbouring land.

As a result, the application proposals meet the requirement of Class J of Part 14, schedule 2 of the General Permitted Development Order 2015 as amended.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Condition(s) to be attached to decision for approval

1) The proposed development raises no adverse issues in respect of external appearance, glare or the general visual amenity of the area and accords with the requirements of Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

Therefore, consent is hereby granted in accordance with the following information submitted as part of planning application referenced 139535/P14J/2024;

Received on the 14 March 2024:
- Proposed Joie Stadium Plan 23-021-BAL-A-10017
- Proposed Performance Centre Plan 23-021-BAL-A-10018
- Proposed Laundry/FM Building Plan 23-021-BAL-Z-L1-DR-A-10016
- Proposed Location Plan 23-021-BAL-Z-L1-DR-A-10010
- Planning Statement
- Solar Glare Hazard Analysis

2) If the solar PV equipment or solar thermal equipment is no longer required, it will be removed as soon as reasonably practicable.

Reason: to ensure compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informatives

1) The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/

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

Appendix 1 – List of consultees & neighbours notified

Transport For Greater Manchester
Highway Services
Environmental Health
Manchester Airport Safeguarding Officer
Helipad Manager

Bungalow Annex, 187 Grey Mare Lane, Manchester, M11 3ND
10 Hornsea Walk, Manchester, M11 3BJ
1 Claybrook Walk, Manchester, M11 3BL
4 Prentice Walk, Manchester, M11 3BW
22 Sledmere Close, Manchester, M11 3BT
52 Wilson Street, Beswick, Manchester, M11 2AZ
50 Wilson Street, Beswick, Manchester, M11 2AZ
27 Goole Street, Manchester, M11 2AU
5 Attewell Street, Manchester, M11 2BX
34 Goole Street, Manchester, M11 2AX
25 Colliery Street, Bradford, Manchester, M11 2AW
45 Selby Street, Manchester, M11 2BY
48 Colliery Street, Bradford, Manchester, M11 2AP
28 Colliery Street, Bradford, Manchester, M11 2AP
Flat 2, 60 Goole Street, Manchester, M11 2AX
33 Colliery Street, Bradford, Manchester, M11 2AW
56 Goole Street, Manchester, M11 2AX
135 Clayton Lane, Manchester, M11 2AS
Unit 3, Former Polytech, Clayton Lane, Manchester, M11 2AG
Medical Centre, MCFC Facilities Management Building, 161 Clayton Lane, Manchester, M11 4TS
Ground Floor Flat, 140 Clayton Lane, Manchester, M11 2AG
128 Clayton Lane, Manchester, M11 2AG
122 Clayton Lane, Manchester, M11 2AG
149 Clayton Lane, Manchester, M11 2AS
10 Emily Beavan Close, Manchester, M11 2JY
12 Emily Beavan Close, Manchester, M11 2JY
8 Emily Beavan Close, Manchester, M11 2JY
30 Torness Walk, Manchester, M11 2GY
Ardwick Lads Amateur Boxing Club, 308 Clayton Lane, Manchester, M11 2AG
8E Sledmere Close, Manchester, M11 3BU
2D Sledmere Close, Manchester, M11 3BU
9 Sledmere Close, Manchester, M11 3BT
12 Hornsea Walk, Manchester, M11 3BJ
2 Dewar Close, Manchester, M11 3BX
7 Claybrook Walk, Manchester, M11 3BL
31 Goole Street, Manchester, M11 2AU
46 Wilson Street, Beswick, Manchester, M11 2AZ
49 Goole Street, Manchester, M11 2AU
32 Goole Street, Manchester, M11 2AX
43 Goole Street, Manchester, M11 2AU
18 Colliery Street, Bradford, Manchester, M11 2AP
16 Colliery Street, Bradford, Manchester, M11 2AP
23 Colliery Street, Bradford, Manchester, M11 2AW
51 Selby Street, Manchester, M11 2BY
Flat 2, 24 Colliery Street, Bradford, Manchester, M11 2AP

116 Clayton Lane, Manchester, M11 2AG
143 Clayton Lane, Manchester, M11 2AS
Unit 1, Former Polytech, Clayton Lane, Manchester, M11 2AG
140 Clayton Lane, Manchester, M11 2AG
134 Clayton Lane, Manchester, M11 2AG
2 Elrick Walk, Manchester, M11 2GX
LWC Ltd, Unit 1, Stainburn Road, Manchester, M11 2DN
18 Emily Beavan Close, Manchester, M11 2JY
26 Torness Walk, Manchester, M11 2GY
20 Torness Walk, Manchester, M11 2GY
11 Penfair Close, Manchester, M11 3BP
7 Sledmere Close, Manchester, M11 3BT
13 Howarth Close, Manchester, M11 3BR
32 Howarth Close, Manchester, M11 3BR
32 Sledmere Close, Manchester, M11 3BT
5 Claybrook Walk, Manchester, M11 3BL
15 Claybrook Walk, Manchester, M11 3BL
18 Sledmere Close, Manchester, M11 3BT
12 Sledmere Close, Manchester, M11 3BU
33 Goole Street, Manchester, M11 2AU
38 Goole Street, Manchester, M11 2AX
7 Attewell Street, Manchester, M11 2BX
51 Goole Street, Manchester, M11 2AU
45 Goole Street, Manchester, M11 2AU
20 Colliery Street, Bradford, Manchester, M11 2AP
Top Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP
40 Colliery Street, Bradford, Manchester, M11 2AP
32 Colliery Street, Bradford, Manchester, M11 2AP
35 Colliery Street, Bradford, Manchester, M11 2AW
54 Goole Street, Manchester, M11 2AX
VAN PARTS LIMITED, Unit 4, Wilson Street, Beswick, Manchester, M11 2AZ
4 Torness Walk, Manchester, M11 2GY
155 Clayton Lane, Manchester, M11 2AS
124 Clayton Lane, Manchester, M11 2AG
118 Clayton Lane, Manchester, M11 2AG
28 Torness Walk, Manchester, M11 2GY
10 Sledmere Close, Manchester, M11 3BU
8B Sledmere Close, Manchester, M11 3BU
6 Sledmere Close, Manchester, M11 3BU
6 Prentice Walk, Manchester, M11 3BW
24 Sledmere Close, Manchester, M11 3BT
29 Goole Street, Manchester, M11 2AU
70 Wilson Street, Beswick, Manchester, M11 2AZ
47 Goole Street, Manchester, M11 2AU
60 Wilson Street, Beswick, Manchester, M11 2AZ
55 Selby Street, Manchester, M11 2BY
53 Selby Street, Manchester, M11 2BY
38 Colliery Street, Bradford, Manchester, M11 2AP
114 Clayton Lane, Manchester, M11 2AG
Former Polytech, Clayton Lane, Manchester, M11 2AG
Unit 2, Wilson Street, Beswick, Manchester, M11 2AZ
2 Emily Beavan Close, Manchester, M11 2JY
10 Torness Walk, Manchester, M11 2GY
8F Sledmere Close, Manchester, M11 3BU

8C Sledmere Close, Manchester, M11 3BU
4 Sledmere Close, Manchester, M11 3BU
9 Penfair Close, Manchester, M11 3BP
14 Hornsea Walk, Manchester, M11 3BJ
5 Sledmere Close, Manchester, M11 3BT
3 Sledmere Close, Manchester, M11 3BT
3 Claybrook Walk, Manchester, M11 3BL
2C Sledmere Close, Manchester, M11 3BU
St Brigids Roman Catholic Church, 183 Grey Mare Lane, Manchester, M11 3DR
St Brigids RC Primary School, Grey Mare Lane, Manchester, M11 3DR
13 Claybrook Walk, Manchester, M11 3BL
Manchester Institute Of Health And Performance, 299 Alan Turing Way, Manchester, M11 3BS
54 Wilson Street, Beswick, Manchester, M11 2AZ
9 Attewell Street, Manchester, M11 2BX
36 Goole Street, Manchester, M11 2AX
21 Colliery Street, Bradford, Manchester, M11 2AW
68 Wilson Street, Beswick, Manchester, M11 2AZ
62 Wilson Street, Beswick, Manchester, M11 2AZ
22 Colliery Street, Bradford, Manchester, M11 2AP
47 Selby Street, Manchester, M11 2BY
44 Colliery Street, Bradford, Manchester, M11 2AP
Flat A, 36 Colliery Street, Bradford, Manchester, M11 2AP
34 Colliery Street, Bradford, Manchester, M11 2AP
37 Colliery Street, Bradford, Manchester, M11 2AW
Flat 1, 24 Colliery Street, Bradford, Manchester, M11 2AP
58 Goole Street, Manchester, M11 2AX
31 Colliery Street, Bradford, Manchester, M11 2AW
137 Clayton Lane, Manchester, M11 2AS
127 Clayton Lane, Manchester, M11 2AS
MANCAB (UK)LIMITED, Unit 4, Former Polytech, Clayton Lane, Manchester, M11 2AS
Unit 3, Wilson Street, Beswick, Manchester, M11 2AZ
6 Emily Beavan Close, Manchester, M11 2JY
14 Torness Walk, Manchester, M11 2GY
1 Emily Beavan Close, Manchester, M11 2JY
22 Emily Beavan Close, Manchester, M11 2JY
14 Emily Beavan Close, Manchester, M11 2JY
22 Torness Walk, Manchester, M11 2GY
2E Sledmere Close, Manchester, M11 3BU
2B Sledmere Close, Manchester, M11 3BU
Market Adjacent 185, Grey Mare Lane, Manchester, M11 3DQ
26 Sledmere Close, Manchester, M11 3BT
1 Sledmere Close, Manchester, M11 3BT
10 Dewar Close, Manchester, M11 3BX
6 Dewar Close, Manchester, M11 3BX
11 Howarth Close, Manchester, M11 3BR
15 Howarth Close, Manchester, M11 3BR
30 Howarth Close, Manchester, M11 3BR
28 Howarth Close, Manchester, M11 3BR
11 Sledmere Close, Manchester, M11 3BT
2F Sledmere Close, Manchester, M11 3BU
East Manchester Leisure Centre, 189 Grey Mare Lane, Manchester, M11 3ND
58 Wilson Street, Beswick, Manchester, M11 2AZ
35 Goole Street, Manchester, M11 2AU
48 Wilson Street, Beswick, Manchester, M11 2AZ

1 Attewell Street, Manchester, M11 2BX
64 Wilson Street, Beswick, Manchester, M11 2AZ
49 Selby Street, Manchester, M11 2BY
50 Colliery Street, Bradford, Manchester, M11 2AP
Ground Floor Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP
46 Colliery Street, Bradford, Manchester, M11 2AP
Flat B, 36 Colliery Street, Bradford, Manchester, M11 2AP
26 Colliery Street, Bradford, Manchester, M11 2AP
Flat 1, 60 Goole Street, Manchester, M11 2AX
145 Clayton Lane, Manchester, M11 2AS
139 Clayton Lane, Manchester, M11 2AS
Unit 2, Former Polytech, Clayton Lane, Manchester, M11 2AG
138 Clayton Lane, Manchester, M11 2AG
136 Clayton Lane, Manchester, M11 2AG
130 Clayton Lane, Manchester, M11 2AG
126 Clayton Lane, Manchester, M11 2AG
120 Clayton Lane, Manchester, M11 2AG
4 Elrick Walk, Manchester, M11 2GX
16 Emily Beavan Close, Manchester, M11 2JY
3 Emily Beavan Close, Manchester, M11 2JY
6 Torness Walk, Manchester, M11 2GY
20 Emily Beavan Close, Manchester, M11 2JY
273 Clayton Lane, Manchester, M11 4SS
14 Sledmere Close, Manchester, M11 3BU
8 Hornsea Walk, Manchester, M11 3BJ
8 Dewar Close, Manchester, M11 3BX
26 Howarth Close, Manchester, M11 3BR
28 Sledmere Close, Manchester, M11 3BT
11 Claybrook Walk, Manchester, M11 3BL
9 Claybrook Walk, Manchester, M11 3BL
8 Prentice Walk, Manchester, M11 3BW
20 Sledmere Close, Manchester, M11 3BT
44 Wilson Street, Beswick, Manchester, M11 2AZ
3 Attewell Street, Manchester, M11 2BX
72 Wilson Street, Beswick, Manchester, M11 2AZ
66 Wilson Street, Beswick, Manchester, M11 2AZ
41 Goole Street, Manchester, M11 2AU
39 Goole Street, Manchester, M11 2AU
37 Goole Street, Manchester, M11 2AU
50 Goole Street, Manchester, M11 2AX
30 Colliery Street, Bradford, Manchester, M11 2AP
141 Clayton Lane, Manchester, M11 2AS
133 Clayton Lane, Manchester, M11 2AS
131 Clayton Lane, Manchester, M11 2AS
132 Clayton Lane, Manchester, M11 2AG
4 Emily Beavan Close, Manchester, M11 2JY
24 Emily Beavan Close, Manchester, M11 2JY
24 Torness Walk, Manchester, M11 2GY
8D Sledmere Close, Manchester, M11 3BU
8A Sledmere Close, Manchester, M11 3BU
2A Sledmere Close, Manchester, M11 3BU
Co-op Academy Belle Vue Connell Sixth Form College, 301 Alan Turing Way, Manchester, M11 3BS
7 Penfair Close, Manchester, M11 3BP

12 Dewar Close, Manchester, M11 3BX
4 Dewar Close, Manchester, M11 3BX
13 Sledmere Close, Manchester, M11 3BT
30 Sledmere Close, Manchester, M11 3BT
2 Prentice Walk, Manchester, M11 3BW
16 Sledmere Close, Manchester, M11 3BT
Next, Unit B Sportscity, Ashton New Road, Manchester, M11 4BD
56 Wilson Street, Beswick, Manchester, M11 2AZ
29 Colliery Street, Bradford, Manchester, M11 2AW
27 Colliery Street, Bradford, Manchester, M11 2AW
14 Colliery Street, Bradford, Manchester, M11 2AP
42 Colliery Street, Bradford, Manchester, M11 2AP
52 Goole Street, Manchester, M11 2AX
147 Clayton Lane, Manchester, M11 2AS
129 Clayton Lane, Manchester, M11 2AS
Unit 1, Wilson Street, Beswick, Manchester, M11 2AZ
2 Ridings Street, Bradford, Manchester, M40 2BR
Parkhouse Street Industrial Estate, 2 Kelbrook Road, Manchester, M11 2QA
First Floor Flat, 140 Clayton Lane, Manchester, M11 2AG
155A Clayton Lane, Manchester, M11 2AS
151 Clayton Lane, Manchester, M11 2AS
12 Torness Walk, Manchester, M11 2GY
16 Torness Walk, Manchester, M11 2GY
2 Torness Walk, Manchester, M11 2GY
8 Torness Walk, Manchester, M11 2GY
18 Torness Walk, Manchester, M11 2GY
Unit 4B, Bamford Street, Manchester, M11 4FE
591 Ashton New Road, Manchester, M11 4EA
568 Ashton New Road, Manchester, M11 4RP
589 Ashton New Road, Manchester, M11 4EA
Flat 1, 579 Ashton New Road, Manchester, M11 4EA
Derby Arms, 575 Ashton New Road, Manchester, M11 4EA
575B Ashton New Road, Manchester, M11 4EA
20 Bamford Street, Manchester, M11 4FE
6 Bamford Street, Manchester, M11 4FE
602 Ashton New Road, Manchester, M11 4SG
2 Bonhill Walk, Manchester, M11 4EB
6 Tom Lomas Walk, Manchester, M11 4FF
8 West Street, Manchester, M11 4EF
612 Ashton New Road, Manchester, M11 4SG
Victoria Inn, 30 Croft Street, Manchester, M11 4RQ
Garage Junction Linfield Street, Croft Street, Manchester, M11 4RQ
Phoenix Motors, Victoria Works, Croft Street, Manchester, M11 4RQ
Greater Manchester Police Bradford Park, 571 Ashton New Road, Manchester, M11 4AA
1B West Street, Manchester, M11 4EF
9 West Street, Manchester, M11 4EF
Flat Above, 582 Ashton New Road, Manchester, M11 4SG
Flat 2, 1 Croft Street, Manchester, M11 4RQ
Flat Above, 572 Ashton New Road, Manchester, M11 4RP
572 Ashton New Road, Manchester, M11 4RP
Unit A, Buchan Street, Manchester, M11 4EA
581C Ashton New Road, Manchester, M11 4EA
12 Bamford Street, Manchester, M11 4FE
4 Frankland Close, Manchester, M11 4EZ

2 West Street, Manchester, M11 4EF
597 Ashton New Road, Manchester, M11 4EA
595 Ashton New Road, Manchester, M11 4EA
586B Ashton New Road, Manchester, M11 4SG
3 Readitt Walk, Manchester, M11 4ES
Vehicle Repair Workshop, Side Street, Manchester, M11 4DZ
Victoria Works, Croft Street, Manchester, M11 4RQ
7A West Street, Manchester, M11 4EF
564 Ashton New Road, Manchester, M11 4RP
Top Flat, 589 Ashton New Road, Manchester, M11 4EA
581B Ashton New Road, Manchester, M11 4EA
8 Bamford Street, Manchester, M11 4FE
18 West Street, Manchester, M11 4EF
8 Frankland Close, Manchester, M11 4EZ
586H Ashton New Road, Manchester, M11 4SG
4 Bonhill Walk, Manchester, M11 4EB
1 Frankland Close, Manchester, M11 4EZ
12 West Street, Manchester, M11 4EF
4 Tom Lomas Walk, Manchester, M11 4FF
2 Tom Lomas Walk, Manchester, M11 4FF
4 Readitt Walk, Manchester, M11 4ES
5 Sweetnam Drive, Manchester, M11 4ET
Wolf Engineering Ltd, Victoria Works, Croft Street, Manchester, M11 4RQ
6 Bonhill Walk, Manchester, M11 4EB
Flipout, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
Unit B, Buchan Street, Manchester, M11 4EA
Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
Unit 4A, Bamford Street, Manchester, M11 4FE
9A West Street, Manchester, M11 4EF
Top Flat, 591 Ashton New Road, Manchester, M11 4EA
584 Ashton New Road, Manchester, M11 4SG
Flat At, Derby Arms, 575 Ashton New Road, Manchester, M11 4EA
18 Bamford Street, Manchester, M11 4FE
4 Bamford Street, Manchester, M11 4FE
610 Ashton New Road, Manchester, M11 4SG
586 Ashton New Road, Manchester, M11 4SG
586C Ashton New Road, Manchester, M11 4SG
3 Frankland Close, Manchester, M11 4EZ
4 Coghlan Close, Manchester, M11 4EU
1 Sweetnam Drive, Manchester, M11 4ET
2A Cantrell Street, Manchester, M11 4SQ
2 Linfield Street, Manchester, M11 4RG
Victoria Works, Clayton Lane, Manchester, M11 4RQ
Supercuts, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
3 West Street, Manchester, M11 4EF
582 Ashton New Road, Manchester, M11 4SG
Flat Above, 570 Ashton New Road, Manchester, M11 4RP
579 Ashton New Road, Manchester, M11 4EA
575C Ashton New Road, Manchester, M11 4EA
10 Frankland Close, Manchester, M11 4EZ
6 Frankland Close, Manchester, M11 4EZ
5 Frankland Close, Manchester, M11 4EZ
7 Sweetnam Drive, Manchester, M11 4ET
10 Bonhill Walk, Manchester, M11 4EB

8 Bonhill Walk, Manchester, M11 4EB
550 Ashton New Road, Manchester, M11 4AX
Workshop Junction Garner Street, Bamford Street, Manchester, M11 4FE
9B West Street, Manchester, M11 4EF
Flat 1, 1 Croft Street, Manchester, M11 4RQ
570 Ashton New Road, Manchester, M11 4RP
566 Ashton New Road, Manchester, M11 4RP
Top Flat, 585 - 587 Ashton New Road, Manchester, M11 4EA
22 Bamford Street, Manchester, M11 4FE
26 Bamford Street, Manchester, M11 4FE
6 West Street, Manchester, M11 4EF
6 Coghlan Close, Manchester, M11 4EU
4 West Street, Manchester, M11 4EF
586D Ashton New Road, Manchester, M11 4SG
1 Readitt Walk, Manchester, M11 4ES
5 Readitt Walk, Manchester, M11 4ES
The Learning Factor, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
13 West Street, Manchester, M11 4EF
7 West Street, Manchester, M11 4EF
1 West Street, Manchester, M11 4EF
564 - 566 Ashton New Road, Manchester, M11 4RP
585 - 587 Ashton New Road, Manchester, M11 4EA
24 Bamford Street, Manchester, M11 4FE
10 Bamford Street, Manchester, M11 4FE
2 Frankland Close, Manchester, M11 4EZ
586A Ashton New Road, Manchester, M11 4SG
16 West Street, Manchester, M11 4EF
14 West Street, Manchester, M11 4EF
34 Croft Street, Manchester, M11 4RQ
7 Frankland Close, Manchester, M11 4EZ
2 Readitt Walk, Manchester, M11 4ES
652 Ashton New Road, Manchester, M11 4SQ
Timpons, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
Decathlon, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
Jada Tyres, Unit 1, Bamford Street, Manchester, M11 4FE
1A West Street, Manchester, M11 4EF
5 West Street, Manchester, M11 4EF
33 Croft Street, Manchester, M11 4RQ
Top Flat, 585 Ashton New Road, Manchester, M11 4EA
581A Ashton New Road, Manchester, M11 4EA
581 Ashton New Road, Manchester, M11 4EA
Flat 2, 579 Ashton New Road, Manchester, M11 4EA
First Floor, Derby Arms, 575 Ashton New Road, Manchester, M11 4EA
575A Ashton New Road, Manchester, M11 4EA
14 Bamford Street, Manchester, M11 4FE
16 Bamford Street, Manchester, M11 4FE
597A Ashton New Road, Manchester, M11 4EA
586E Ashton New Road, Manchester, M11 4SG
10 West Street, Manchester, M11 4EF
3 Sweetnam Drive, Manchester, M11 4ET
2 Coghlan Close, Manchester, M11 4EU
3 Cantrell Street, Manchester, M11 4TY
Synprotec Ltd, Victoria Works, Clayton Lane, Manchester, M11 4RQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
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Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL