

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138890/FO/2023
Date registered valid: 21 December 2023
Proposal: Installation of district heating pipework, together with associated substation enclosure and fencing
Address: Manchester Metropolitan University Birley Fields Campus, Stretford Road, Manchester, M15 6GX
Ward(s): Hulme Ward

Applicant: Manchester Metropolitan University
Agent (if any): Geraint Jones, Asbri Planning Ltd.
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 4 March 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 23 January 2024

Standard consultations:

Printed: 3 January 2024 Expired: 24 January 2024

Neighbour notifications

Printed: 3 January 2024 Expired: 24 January 2024

Site notice

Posted: 23 January 2024 Expired: 13 February 2024

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

MMU's Birley Campus is located immediately south of Manchester city centre, south west of the junction between the A57(M) inner ring road and A5103 Princess Road.

The Birley Campus site accommodates several student residence buildings, the Brooks teaching building, a multi-storey car park and the Energy Centre. The site is bounded to the north and west by residential areas, to the south by a business park with the Greenheys Lane dual carriageway beyond, and to the east by the A5103 with mixed residential and open land beyond.

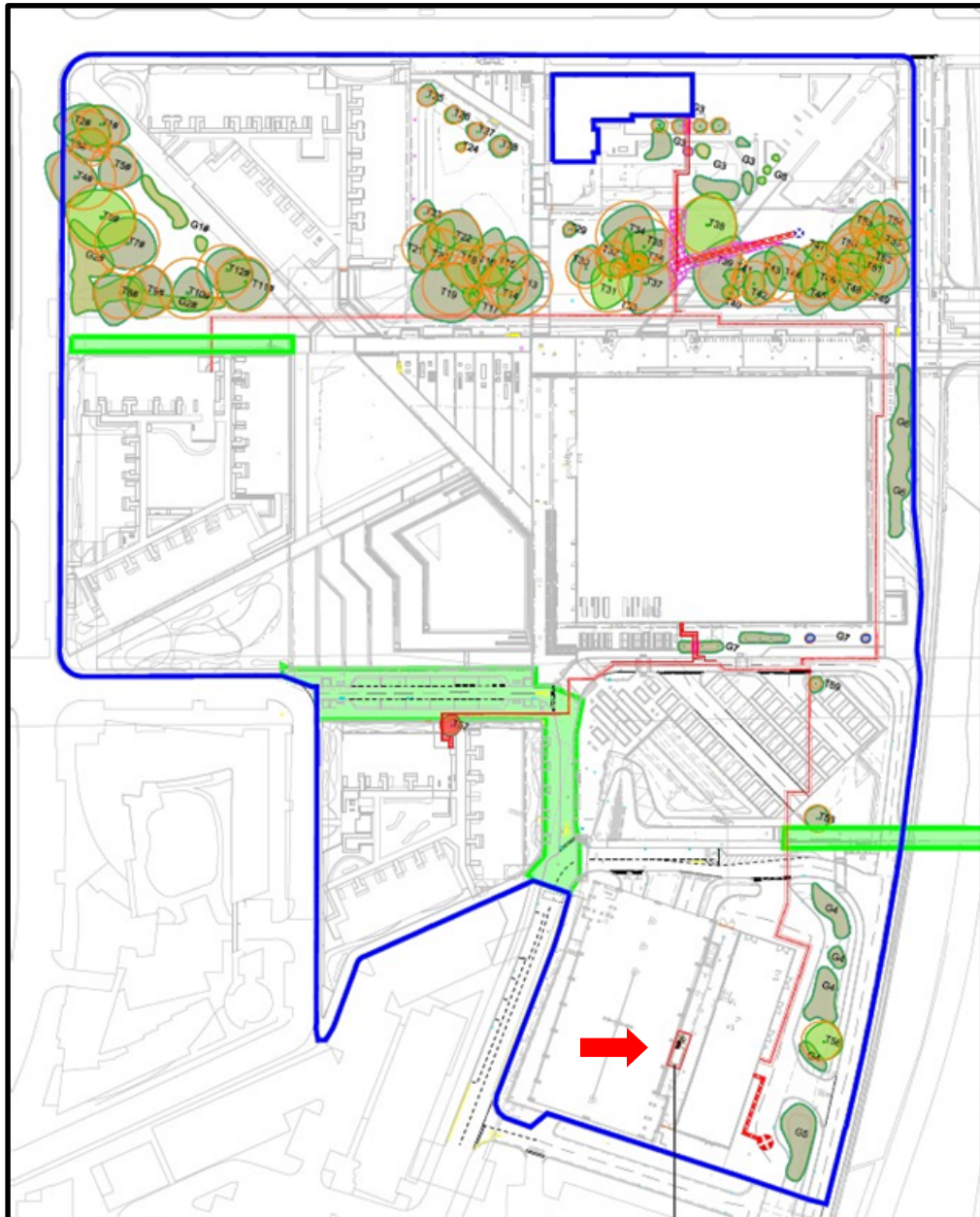
Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

The applicant is proposing to install a district heating pipework scheme throughout the Birley Campus, along with the installation of a substation between the Energy Centre and multi-storey car park. The route of the trenches is shown in red, while the location of the substation is highlighted by the red arrow.



Consultations & Notification Responses

Members of the Public – No comments received.

Highway Services – Requests that the applicant contact the Highway Network Management Team to discuss the construction process and any potential impact on the highway network.

City Arborist – Request that an arboricultural consultant be embedded in the project to oversee the excavation works and if this is not possible request that the developers have a copy of the AIA and understand the impacts the trenches could have on the trees if not carried out in accordance with the proposals. There is very little room for error on the proposals and therefore this had the potential to go badly for the trees if not handled professionally.

Environmental Health – Suggests the imposition of a noise insulation condition.

Environment Agency – Requests that a condition concerning contaminated land remediation be attached to any approval granted.

Policies

The National Planning Policy Framework (December 2023) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

Saved UDP Policy DC26, “Development and Noise” – Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a) the effect of new development proposals which are likely to be generators of noise; and
- b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

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

The Manchester Green and Blue Infrastructure Strategy (G&BIS) – The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development.

Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is:

By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Issues

Principle – The introduction of this facility will complement the existing Energy Centre and a previous approval for generators (129771/FO/2021 and 132556/FO/2021) has established the principle of erecting a structure in between the Energy Centre and Multi-storey Car Park. Notwithstanding this, the proposal's impact on visual and residential amenity, as well as on any existing ecological features, must be assessed.

Residential Amenity – The site is well removed from nearby residential accommodation. Notwithstanding this, it is still considered prudent to ensure that the equipment is adequately insulated to prevent noise breakout. This would be the subject of a condition.

Some of the pipework associated with the proposal would be sited adjacent to the student accommodation. However, once installed, they would not have a detrimental impact upon existing levels of residential amenity.

Visual Amenity – Given its location between the multi-storey car park and energy centre, the generator unit would not be readily visible from the public highway, as such it is not considered that its siting in this location would have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site.

As the remaining works, i.e. the associated pipes, would be located underground, it is not considered that this element would have a detrimental impact upon existing levels of visual amenity.

Pedestrian and Highway Safety – The proposal will not have an impact upon the levels of pedestrian and highway safety enjoyed within the vicinity of the site.

Trees – The applicant submitted a detail tree survey of the 59 individual trees and eight trees groups that exist on the site. Of these, only one category C tree (cherry species) would be felled to accommodate the proposed pipework, along with one tree from group G3. This level of tree removal is considered acceptable. Notwithstanding this, a condition (no. 7) is suggested that will require the planting of suitable replacements for those trees lost.

The comments of the City Arborist are noted in respect of supervision and it is acknowledged that “supervised excavation” is already a requirement of the applicant’s submitted Arboricultural Impact Assessment. For this reason, it is referenced in condition nos. 2 and 5 below to ensure that the works are undertaken in accordance with the Arboricultural Impact Assessment.

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

Officers have worked with the applicant in a positive and proactive manner to resolve any matters arising in relation to dealing with the planning application.

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:

- a) DRAWING NO. 50744-VE-XX-XX-SI-M-5003 PA3, RECEIVED ON 19 JANUARY 2024

- b) DRAWING NO. 50744-VE-EC-00-S-M-5003 P0.1, RECEIVED ON 21 DECEMBER 2023
- c) DRAWING NO. 50744-VE-XX-XX-SI-M-5004 PA3, RECEIVED ON 19 JANUARY 2024
- d) DRAWING NO. 50744-VE-EC-00-DR-E-6201 P2, RECEIVED ON 21 DECEMBER 2023
- e) CONSTRUCTION MANAGEMENT PLAN (REF: 50724-VE-SW-ZZ-HS-PM-01 REV: C.02), RECEIVED ON 21 DECEMBER 2023
- f) ARBORICULTURAL IMPACT ASSESSMENT (TEP, DECEMBER 2023), RECEIVED ON 19 JANUARY 2024

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

3) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

4) If the implementation of the development hereby approved, 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 protect the Secondary A Glaciofluvial superficial aquifer and the underlying Chester Formation Principle aquifer and 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 EN14 of the Manchester Core Strategy and guidance contained within the National Planning Policy Framework.

5) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work" and in accordance with the submitted Arboricultural Impact Assessment, received on 19 January 2024.

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

6) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; 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 Manchester Core Strategy.

7) Prior to the commencement of above ground works, a replacement tree planting scheme shall be submitted to and be approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the development hereby approved is completed.

If within a period of 5 years from the date of the planting of any tree, that tree or any tree 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 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 Manchester Core Strategy.

Informatives

1) The Environment Agency Good Practice Guide relating to the Installation and operation of open and closed loop ground source heating and cooling systems can be found on the Ground Source Heat Pump Association website at:

http://www.gshp.org.uk/pdf/EA_GSHC_Good_Practice_Guide.pdf.

2) The applicant should be advised to make contact with the council's Highway Network Management teams via the following email addresses:

highwaylicences@manchester.gov.uk and

highwaynetworkmanagement@manchester.gov.uk

to discuss the following:

- a) Pedestrian and traffic management plans.
- b) Are there any road/footway closures or diversions required to facilitate the development?
- c) Are works to the back of kerb or right on the kerb edge?
- d) Requirements for licensing, hoarding / scaffolding, skips and any associated temporary
- e) traffic management arrangements.
- f) Confirmation of contractor parking location, Highways would not support the accumulation of contractor vehicles on-street.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Environment Agency

19 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
1 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
Flat 22, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 26, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 35, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 74, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 53, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 50, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 66, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 24, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 71, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
156 Stretford Road, Manchester, M15 5JH
160 Stretford Road, Manchester, M15 5JH
11 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
Flat 4, 174 Stretford Road, Manchester, M15 5TL
1 New Welcome Street, Manchester, M15 5NA
Flat 5, 174 Stretford Road, Manchester, M15 5TL
Flat 4, 1 New Welcome Street, Manchester, M15 5NA
Flat 207, 41 Old Birley Street, Manchester, M15 5RE
Unit 7A, 41 Old Birley Street, Manchester, M15 5RF
Apartment 5, 2 Old Birley Street, Manchester, M15 5RG
2 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
6 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
Flat 16, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 18, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 12, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 8, Dunham House, 39 Stretford Road, Manchester, M15 6GT
Flat 9, Dunham House, 39 Stretford Road, Manchester, M15 6GT
Flat 3, Dunham House, 39 Stretford Road, Manchester, M15 6GT
Flat 12, Dunham House, 39 Stretford Road, Manchester, M15 6GT
Apartment 6, 2 Old Birley Street, Manchester, M15 5RG
12 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
9 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
96 Stretford Road, Manchester, M15 5JH

104 Stretford Road, Manchester, M15 5JH
140 Stretford Road, Manchester, M15 5JH
132 Stretford Road, Manchester, M15 5JH
138 Stretford Road, Manchester, M15 5JH
76 Stretford Road, Manchester, M15 5JH
Flat 7, 52 Stretford Road, Manchester, M15 5GF
Flat 8, 52 Stretford Road, Manchester, M15 5GF
Flat 27, 52 Stretford Road, Manchester, M15 5GF
Flat 5, 52 Stretford Road, Manchester, M15 5GF
Flat 26, 52 Stretford Road, Manchester, M15 5GF
First Floor, Turing House, 5 Archway, Manchester, M15 5RL
Ground Floor, Lovell House, 6 Archway, Manchester, M15 5RN
Third Floor, Lovell House, 6 Archway, Manchester, M15 5RN
8 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
Flat 226, 41 Old Birley Street, Manchester, M15 5RE
Flat 224, 41 Old Birley Street, Manchester, M15 5RE
Flat 212, 41 Old Birley Street, Manchester, M15 5RE
Unit 14, 41 Old Birley Street, Manchester, M15 5RF
Flat 101, 41 Old Birley Street, Manchester, M15 5RE
Flat 215, 41 Old Birley Street, Manchester, M15 5RE
Flat 220, 41 Old Birley Street, Manchester, M15 5RE
Flat 412, 41 Old Birley Street, Manchester, M15 5RE
Flat 8, 41 Old Birley Street, Manchester, M15 5JE
Flat 303, 41 Old Birley Street, Manchester, M15 5RE
49 Stretford Road, Manchester, M15 5JH
Flat 15, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 21, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 9, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 2, Dunham House, 39 Stretford Road, Manchester, M15 6GT
8 Old Birley Street, Manchester, M15 5RG
4 Old Birley Street, Manchester, M15 5RG
Apartment 1, 2A Old Birley Street, Manchester, M15 5RG
Flat 32, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 38, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 43, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
28 Tomlinson Street, Hulme, Manchester, M15 5FW
32 Tomlinson Street, Hulme, Manchester, M15 5FW
24 Tomlinson Street, Hulme, Manchester, M15 5FW
18 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
16 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
Apartment 3, 2A Old Birley Street, Manchester, M15 5RG
18 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
Flat 27, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 65, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 4, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 37, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
14 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
Flat 62, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 68, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 10, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 41, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 49, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 72, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 39, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW

Flat 57, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
12 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
158 Stretford Road, Manchester, M15 5JH
10 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
Flat 3, 174 Stretford Road, Manchester, M15 5TL
Hulme Post Office, 170 Stretford Road, Manchester, M15 5TL
Flat 12, 1 New Welcome Street, Manchester, M15 5NA
Flat 8, 1 New Welcome Street, Manchester, M15 5NA
Flat 6, 174 Stretford Road, Manchester, M15 5TL
Unit 25, 41 Old Birley Street, Manchester, M15 5RF
Unit 17, 41 Old Birley Street, Manchester, M15 5RF
12 Ormsgill Street, Manchester, M15 5JE
Unit 30, 41 Old Birley Street, Manchester, M15 5RF
Apartment 5, 2A Old Birley Street, Manchester, M15 5RG
2A Old Birley Street, Manchester, M15 5RG
Apartment 2, 2 Old Birley Street, Manchester, M15 5RG
Apartment 4, 2 Old Birley Street, Manchester, M15 5RG
14 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
Ground Floor Unit, 54 Stretford Road, Manchester, M15 5JH
Flat 22, 52 Stretford Road, Manchester, M15 5GF
Flat 15, 52 Stretford Road, Manchester, M15 5GF
Flat 1, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 2, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 48, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 60, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 23, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 36, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 76, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
8 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
6 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
Flat 6, 1 New Welcome Street, Manchester, M15 5NA
Flat 13, 1 New Welcome Street, Manchester, M15 5NA
168 Stretford Road, Manchester, M15 5TL
Flat 5, 1 New Welcome Street, Manchester, M15 5NA
Flat 9, 174 Stretford Road, Manchester, M15 5TL
Flat 3, 1 New Welcome Street, Manchester, M15 5NA
Flat 407, 41 Old Birley Street, Manchester, M15 5RE
Unit 16, 41 Old Birley Street, Manchester, M15 5RF
Unit 8, 41 Old Birley Street, Manchester, M15 5RF
14 Ormsgill Street, Manchester, M15 5JE
Unit 27, 41 Old Birley Street, Manchester, M15 5RF
Unit 7D, 41 Old Birley Street, Manchester, M15 5RF
Unit 7C, 41 Old Birley Street, Manchester, M15 5RF
Apartment 1, 2 Old Birley Street, Manchester, M15 5RG
94 Stretford Road, Manchester, M15 5JH
114 Stretford Road, Manchester, M15 5JH
126 Stretford Road, Manchester, M15 5JH
130 Stretford Road, Manchester, M15 5JH
Flat 11, 52 Stretford Road, Manchester, M15 5GF
Flat 9, 52 Stretford Road, Manchester, M15 5GF
Flat 28, 52 Stretford Road, Manchester, M15 5GF
Flat 24, 52 Stretford Road, Manchester, M15 5GF
First Floor, Lovell House, 6 Archway, Manchester, M15 5RN
First Floor, Reynolds House, 4 Archway, Manchester, M15 5RL

Flat 225, 41 Old Birley Street, Manchester, M15 5RE
Flat 232, 41 Old Birley Street, Manchester, M15 5RE
Flat 308, 41 Old Birley Street, Manchester, M15 5RE
Flat 228, 41 Old Birley Street, Manchester, M15 5RE
Flat 4, 41 Old Birley Street, Manchester, M15 5JE
Flat 406, 41 Old Birley Street, Manchester, M15 5RE
Flat 218, 41 Old Birley Street, Manchester, M15 5RE
Flat 6, 41 Old Birley Street, Manchester, M15 5JE
Flat 404, 41 Old Birley Street, Manchester, M15 5RE
Flat 208, 41 Old Birley Street, Manchester, M15 5RE
15 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
Flat 10, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 20, Vine House, 48 Bonsall Street, Manchester, M15 6GW
86 Stretford Road, Manchester, M15 5JH
72 Stretford Road, Manchester, M15 5JH
54 Stretford Road, Manchester, M15 5JH
Flat 13, 52 Stretford Road, Manchester, M15 5GF
Flat 25, 52 Stretford Road, Manchester, M15 5GF
Second Floor, Lovell House, 6 Archway, Manchester, M15 5RN
Ground Floor, Reynolds House, 4 Archway, Manchester, M15 5RL
9 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
6 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
Flat 105, 41 Old Birley Street, Manchester, M15 5RE
Flat 106, 41 Old Birley Street, Manchester, M15 5RE
Flat 222, 41 Old Birley Street, Manchester, M15 5RE
12 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
Flat 3, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 10, Dunham House, 39 Stretford Road, Manchester, M15 6GT
Flat 7, Dunham House, 39 Stretford Road, Manchester, M15 6GT
14 Old Birley Street, Manchester, M15 5RG
26 Old Birley Street, Manchester, M15 5RG
16 Old Birley Street, Manchester, M15 5RG
18 Old Birley Street, Manchester, M15 5RG
Apartment 5, 2B Old Birley Street, Manchester, M15 5RG
2B Old Birley Street, Manchester, M15 5RG
Apartment 6, 2A Old Birley Street, Manchester, M15 5RG
3 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
7 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
1 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
Flat 13, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 7, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 19, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 8, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 11, Dunham House, 39 Stretford Road, Manchester, M15 6GT
6 Old Birley Street, Manchester, M15 5RG
Apartment 2, 2B Old Birley Street, Manchester, M15 5RG
Flat 16, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 55, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
17 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
15 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
Flat 42, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 56, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
7 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
172 Stretford Road, Manchester, M15 5TL

Flat 7, 174 Stretford Road, Manchester, M15 5TL
Flat 10, 1 New Welcome Street, Manchester, M15 5NA
Flat 204, 41 Old Birley Street, Manchester, M15 5RE
Flat 221, 41 Old Birley Street, Manchester, M15 5RE
Flat 301, 41 Old Birley Street, Manchester, M15 5RE
Unit 1, 41 Old Birley Street, Manchester, M15 5RF
10 Ormsgill Street, Manchester, M15 5JE
61 Old Birley Street, Manchester, M15 5RF
Unit 7B, 41 Old Birley Street, Manchester, M15 5RF
Unit 18, 41 Old Birley Street, Manchester, M15 5RF
Apartment 4, 2A Old Birley Street, Manchester, M15 5RG
21 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
Flat 6, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
13 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
100 Stretford Road, Manchester, M15 5JH
118 Stretford Road, Manchester, M15 5JH
128 Stretford Road, Manchester, M15 5JH
30 Leaf Street, Manchester, M15 5LE
90 Stretford Road, Manchester, M15 5JH
88 Stretford Road, Manchester, M15 5JH
58 Stretford Road, Manchester, M15 5JH
62 Stretford Road, Manchester, M15 5JH
Flat 1, 52 Stretford Road, Manchester, M15 5GF
Flat 104, 41 Old Birley Street, Manchester, M15 5RE
Flat 227, 41 Old Birley Street, Manchester, M15 5RE
Flat 408, 41 Old Birley Street, Manchester, M15 5RE
Flat 2, 41 Old Birley Street, Manchester, M15 5JE
Flat 302, 41 Old Birley Street, Manchester, M15 5RE
7 Ormsgill Street, Manchester, M15 5JE
Flat 209, 41 Old Birley Street, Manchester, M15 5RE
Flat 401, 41 Old Birley Street, Manchester, M15 5RE
Flat 63, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 46, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 44, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 64, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
152 Stretford Road, Manchester, M15 5JH
148 Stretford Road, Manchester, M15 5JH
5 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
Flat 9, 1 New Welcome Street, Manchester, M15 5NA
Flat 1, 174 Stretford Road, Manchester, M15 5TL
Flat 8, 174 Stretford Road, Manchester, M15 5TL
Flat 2, 1 New Welcome Street, Manchester, M15 5NA
Flat 7, 1 New Welcome Street, Manchester, M15 5NA
Refugee Action, 179 Royce Road, Manchester, M15 5TJ
Ascension Church Hulme, 282 Stretford Road, Manchester, M15 5TQ
Flat 210, 41 Old Birley Street, Manchester, M15 5RE
13 Ormsgill Street, Manchester, M15 5JE
11 Ormsgill Street, Manchester, M15 5JE
Units 3 And 32, 41 Old Birley Street, Manchester, M15 5RF
Unit 15, 41 Old Birley Street, Manchester, M15 5RF
Unit 2, 41 Old Birley Street, Manchester, M15 5RF
Apartment 2, 2A Old Birley Street, Manchester, M15 5RG
134 Stretford Road, Manchester, M15 5JH
112 Stretford Road, Manchester, M15 5JH

120 Stretford Road, Manchester, M15 5JH
110 Stretford Road, Manchester, M15 5JH
92 Stretford Road, Manchester, M15 5JH
64 Stretford Road, Manchester, M15 5JH
Flat 23, 52 Stretford Road, Manchester, M15 5GF
Flat 2, 52 Stretford Road, Manchester, M15 5GF
Flat 10, 52 Stretford Road, Manchester, M15 5GF
Flat 16, 52 Stretford Road, Manchester, M15 5GF
Flat 1 Dunham House, Birley Fields Campus, 39 Stretford Road, Manchester, M15 6GT
8 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
Flat 1 Vine House, Birley Fields Campus, 48 Bonsall Street, Manchester, M15 6GW
Flat 5, Dunham House, 39 Stretford Road, Manchester, M15 6GT
Flat 6, Dunham House, 39 Stretford Road, Manchester, M15 6GT
20 Old Birley Street, Manchester, M15 5RG
Apartment 3, 2B Old Birley Street, Manchester, M15 5RG
Ground Floor, Turing House, 5 Archway, Manchester, M15 5RL
10 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
Flat 307, 41 Old Birley Street, Manchester, M15 5RE
Flat 304, 41 Old Birley Street, Manchester, M15 5RE
Flat 205, 41 Old Birley Street, Manchester, M15 5RE
Flat 9, 41 Old Birley Street, Manchester, M15 5RE
Flat 1, 41 Old Birley Street, Manchester, M15 5JE
Flat 213, 41 Old Birley Street, Manchester, M15 5RE
5 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
13 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
14 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
3 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
2 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
2 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
4 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
Unit 1, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Unit 4, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Unit 2, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 33, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 69, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
26 Tomlinson Street, Hulme, Manchester, M15 5FW
Flat 25, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 6, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 4, Dunham House, 39 Stretford Road, Manchester, M15 6GT
12 Old Birley Street, Manchester, M15 5RG
22 Old Birley Street, Manchester, M15 5RG
Apartment 4, 2B Old Birley Street, Manchester, M15 5RG
Apartment 1, 2B Old Birley Street, Manchester, M15 5RG
4 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
Flat 58, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 7, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 5, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 75, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 79, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 19, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 54, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 61, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
142 Stretford Road, Manchester, M15 5JH
Flat 2, 174 Stretford Road, Manchester, M15 5TL

Flat 1, 1 New Welcome Street, Manchester, M15 5NA
Unit 26, 41 Old Birley Street, Manchester, M15 5RF
43 - 45 Old Birley Street, Manchester, M15 5RF
Unit 19 To 24, 41 Old Birley Street, Manchester, M15 5RF
Unit 28, 41 Old Birley Street, Manchester, M15 5RF
13 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
15 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
102 Stretford Road, Manchester, M15 5JH
106 Stretford Road, Manchester, M15 5JH
124 Stretford Road, Manchester, M15 5JH
80 Stretford Road, Manchester, M15 5JH
70 Stretford Road, Manchester, M15 5JH
56 Stretford Road, Manchester, M15 5JH
Flat 21, 52 Stretford Road, Manchester, M15 5GF
Flat 14, 52 Stretford Road, Manchester, M15 5GF
Flat 6, 52 Stretford Road, Manchester, M15 5GF
Flat 17, 52 Stretford Road, Manchester, M15 5GF
Second Floor, Turing House, 5 Archway, Manchester, M15 5RL
THE UNIVERSITY OF MANCHESTER, Second Floor, Reynolds House, 4 Archway,
Manchester, M15 5RL
22 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
Unit 3, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 9, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 18, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
1 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
Flat 15, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 34, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 28, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 231, 41 Old Birley Street, Manchester, M15 5RE
Flat 306, 41 Old Birley Street, Manchester, M15 5RE
Flat 5, 41 Old Birley Street, Manchester, M15 5RE
Flat 405, 41 Old Birley Street, Manchester, M15 5RE
Flat 3, 41 Old Birley Street, Manchester, M15 5JE
Flat 203, 41 Old Birley Street, Manchester, M15 5RE
Flat 402, 41 Old Birley Street, Manchester, M15 5RE
Flat 202, 41 Old Birley Street, Manchester, M15 5RE
Flat 411, 41 Old Birley Street, Manchester, M15 5RE
Flat 23, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 22, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 4, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 51, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 78, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 17, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 20, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 40, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 47, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 59, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
146 Stretford Road, Manchester, M15 5JH
154 Stretford Road, Manchester, M15 5JH
150 Stretford Road, Manchester, M15 5JH
164 Stretford Road, Manchester, M15 5JH
9 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
Flat 102, 41 Old Birley Street, Manchester, M15 5RE
Flat 201, 41 Old Birley Street, Manchester, M15 5RE

Unit 9, 41 Old Birley Street, Manchester, M15 5RF
Unit 7E, 41 Old Birley Street, Manchester, M15 5RF
Units 11 To 12, 41 Old Birley Street, Manchester, M15 5RF
11 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
116 Stretford Road, Manchester, M15 5JH
122 Stretford Road, Manchester, M15 5JH
78 Stretford Road, Manchester, M15 5JH
82 Stretford Road, Manchester, M15 5JH
66 Stretford Road, Manchester, M15 5JH
60 Stretford Road, Manchester, M15 5JH
68 Stretford Road, Manchester, M15 5JH
Flat 20, 52 Stretford Road, Manchester, M15 5GF
11 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
10 Old Birley Street, Manchester, M15 5RG
24 Old Birley Street, Manchester, M15 5RG
Apartment 6, 2B Old Birley Street, Manchester, M15 5RG
20 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
Flat 21, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 70, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 67, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 8, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 73, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 230, 41 Old Birley Street, Manchester, M15 5RE
Flat 229, 41 Old Birley Street, Manchester, M15 5RE
Flat 309, 41 Old Birley Street, Manchester, M15 5RE
Flat 223, 41 Old Birley Street, Manchester, M15 5RE
Flat 305, 41 Old Birley Street, Manchester, M15 5RE
Flat 409, 41 Old Birley Street, Manchester, M15 5RE
Flat 211, 41 Old Birley Street, Manchester, M15 5RE
Flat 216, 41 Old Birley Street, Manchester, M15 5RE
Flat 219, 41 Old Birley Street, Manchester, M15 5RE
Flat 217, 41 Old Birley Street, Manchester, M15 5RE
The Workshop, 41 Old Birley Street, Manchester, M15 5RF
Flat 206, 41 Old Birley Street, Manchester, M15 5RE
4 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
Flat 11, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 14, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 17, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 5, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 24, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 2, Vine House, 48 Bonsall Street, Manchester, M15 6GW
The Co-operative Food, 51 Stretford Road, Manchester, M15 5JH
Flat 31, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 14, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 77, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 52, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 25, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 29, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 3, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 11, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 45, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
144 Stretford Road, Manchester, M15 5JH
162 Stretford Road, Manchester, M15 5JH
Flat 11, 1 New Welcome Street, Manchester, M15 5NA

166 Stretford Road, Manchester, M15 5TL
Flat 403, 41 Old Birley Street, Manchester, M15 5RE
49 Old Birley Street, Manchester, M15 5RF
Unit 13, 41 Old Birley Street, Manchester, M15 5RF
Apartment 3, 2 Old Birley Street, Manchester, M15 5RG
17 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
16 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
5 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
19 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
30 Tomlinson Street, Hulme, Manchester, M15 5FW
Unit 5, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 12, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
Flat 30, Bishops Corner, 321 Stretford Road, Manchester, M15 4UW
10 Naylor, Birley Fields Campus, Bonsall Street, Manchester, M15 6GU
98 Stretford Road, Manchester, M15 5JH
108 Stretford Road, Manchester, M15 5JH
136 Stretford Road, Manchester, M15 5JH
84 Stretford Road, Manchester, M15 5JH
74 Stretford Road, Manchester, M15 5JH
Flat 4, 52 Stretford Road, Manchester, M15 5GF
Flat 18, 52 Stretford Road, Manchester, M15 5GF
Flat 12, 52 Stretford Road, Manchester, M15 5GF
Flat 19, 52 Stretford Road, Manchester, M15 5GF
Flat 3, 52 Stretford Road, Manchester, M15 5GF
15 Ormsgill Street, Manchester, M15 5JE
7 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
Flat 103, 41 Old Birley Street, Manchester, M15 5RE
Flat 501, 41 Old Birley Street, Manchester, M15 5RE
Flat 214, 41 Old Birley Street, Manchester, M15 5RE
Flat 410, 41 Old Birley Street, Manchester, M15 5RE
3 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS

Appendix 2 – Planning constraints

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M