

# Land Junction of Parrs Wood Lane, Manchester (APP/B4215/W/23/3314646)

## Core Document List

### CD1 – Application Documents and Plans

| Reference        | Document                                  | Author                      | Relevant Extract |
|------------------|-------------------------------------------|-----------------------------|------------------|
| <b>Documents</b> |                                           |                             |                  |
| CD1.1            | Application Form, Certificates and Forms  | Deloitte                    | -                |
| CD1.2            | Application Covering Letter               | Deloitte                    | -                |
| CD1.3            | Planning Statement                        | Deloitte                    | -                |
| CD1.4            | Statement of Community Involvement        | Counter Context             | -                |
| CD1.5            | Design and Access Statement               | Hodder & Partner Architects | -                |
| CD1.6            | Daylight and Sunlight Assessment          | Point 2 Surveyors           | -                |
| CD1.7            | Crime Impact Statement                    | GMP Design for Security     | -                |
| CD1.8            | Transport Assessment                      | Curtins                     | -                |
| CD1.9            | Interim Travel Plan                       | Curtins                     | -                |
| CD1.10           | Phase 1 Geo-environmental Report          | CC Geotechnical             | -                |
| CD1.11           | Flood Risk Assessment & Drainage Strategy | Apex Consulting             | -                |
| CD1.12           | Air Quality Assessment                    | Redmore Environmental       | -                |
| CD1.13           | Noise Impact Assessment                   | e3p                         | -                |
| CD1.14           | Preliminary Bat Roost Assessment          | e3p                         | -                |
| CD1.15           | Environmental Standards                   | Element Sustainability      | -                |

|              |                                                                |                             |   |
|--------------|----------------------------------------------------------------|-----------------------------|---|
| CD1.16       | Television and Radio Reception Impact Assessment               | Pager Power                 | - |
| CD1.17       | Outline Construction Management Plan                           | Dandara                     | - |
| CD1.18       | Arboriculture Impact Assessment                                | e3p                         | - |
| CD1.19       | Broadband Connectivity Assessment                              | Pager Power                 | - |
| CD1.20       | Residential Management Plan                                    | Dandara                     | - |
| CD1.21       | Fire Statement                                                 | Jensen Hughes               | - |
| CD1.22       | Design for Access 2: Detailed Response                         | Deloitte                    | - |
| <b>Plans</b> |                                                                |                             |   |
| CD1.23       | Site Location Plan (drawing ref. L(-)900)                      | Hodder & Partner Architects | - |
| CD1.24       | Proposed Site Location Plan (drawing ref. L(-)901 revision P1) | Hodder & Partner Architects | - |
| CD1.25       | Ground Floor Plan (drawing ref. L(-)000 revision P1)           | Hodder & Partner Architects | - |
| CD1.26       | First Floor Plan (drawing ref. L(-)001 revision P1)            | Hodder & Partner Architects | - |
| CD1.27       | Fifth Floor Plan (drawing ref. L(-)005 revision P1)            | Hodder & Partner Architects | - |
| CD1.28       | Typical Floor Plan (drawing ref. L(-)002 revision P1)          | Hodder & Partner Architects | - |
| CD1.29       | Roof Plan (drawing ref. L(-)00R revision P1)                   | Hodder & Partner Architects | - |
| CD1.30       | North Elevation (drawing ref. L(-)210 revision P1)             | Hodder & Partner Architects | - |
| CD1.31       | East Elevation (drawing ref. L(-)211 revision P1)              | Hodder & Partner Architects | - |

|        |                                                                                 |                             |   |
|--------|---------------------------------------------------------------------------------|-----------------------------|---|
| CD1.32 | South Elevation (drawing ref. L(-)212 revision P1)                              | Hodder & Partner Architects | - |
| CD1.33 | West Elevation (drawing ref. L(-)213 revision P1);                              | Hodder & Partner Architects | - |
| CD1.34 | Long Site Elevation AA (drawing ref. L(-)200 revision P1)                       | Hodder & Partner Architects | - |
| CD1.35 | Long Site Elevation BB (drawing ref. L(-)201 revision P1)                       | Hodder & Partner Architects | - |
| CD1.36 | East Section (drawing ref. L(-)301 revision P1)                                 | Hodder & Partner Architects | - |
| CD1.37 | North Section (drawing ref. L(-)300 revision P1)                                | Hodder & Partner Architects | - |
| CD1.38 | Façade Fragment – Typical 5th Floor (drawing ref. L(-)252 revision P1)          | Hodder & Partner Architects | - |
| CD1.39 | Façade Fragment – Typical Projecting Balcony (drawing ref. L(-)250 revision P1) | Hodder & Partner Architects | - |
| CD1.40 | Façade Fragment – Typical Juliet Balcony (drawing ref. L(-)251 revision P1)     | Hodder & Partner Architects | - |
| CD1.41 | Landscape General Arrangement (drawing ref. 262-LYR-XX-ZZ-DWG-L-1001)           | Hodder & Partner Architects | - |
| CD1.42 | Landscape Levels (drawing ref. 262-LYR-XX-ZZ-DWG-L-4001)                        | Hodder & Partner Architects | - |

## CD2 – Amended and Additional Application Documents

| Reference        | Document                                                                       | Author  | Relevant Extract |
|------------------|--------------------------------------------------------------------------------|---------|------------------|
| <b>Documents</b> |                                                                                |         |                  |
| CD2.1            | Stage 1 Road Safety Audit Response Report (13 May 2022)                        | Curtins | -                |
| CD2.2            | Proposed Access Arrangement Plan (drawing ref. 76118 CUR XX 00 D TP 75001 P08) | Curtins | -                |

|       |                                            |          |   |
|-------|--------------------------------------------|----------|---|
| CD2.3 | Pre-Committee Planning Memo (19 July 2022) | Deloitte | - |
|-------|--------------------------------------------|----------|---|

## CD3– Relevant Consultee Responses

| Reference | Document                                                                                | Author                                                                 | Relevant Extract |
|-----------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------|
| CD3.1     | Consultation Response – HSE – dated 13 <sup>th</sup> May 2022                           | Health and Safety Executive                                            | -                |
| CD3.2     | Consultation Response – Ecology – dated 1 <sup>st</sup> June 2022                       | Greater Manchester Ecology Unit                                        | -                |
| CD3.3     | Consultation Response – Metrolink – dated 16 <sup>th</sup> May 2022                     | Transport for Greater Manchester                                       | -                |
| CD3.4     | Consultation Response – Design and Security – dated 18 <sup>th</sup> May 2022           | GMP Design for Security                                                | -                |
| CD3.5     | Consultation Response – Neighbouring Authority – dated 1 <sup>st</sup> July 2022        | Stockport Metropolitan Borough Council                                 | -                |
| CD3.6     | Consultation Response – Environmental Health – dated 30 <sup>th</sup> May 2022          | Manchester City Council - Compliance, Enforcement and Community Safety | -                |
| CD3.7     | Consultation Response – Flood Risk – dated 23 <sup>rd</sup> May 2022                    | Manchester City Council - Flood Risk Management Team                   | -                |
| CD3.8     | Consultation Response – United Utilities – dated 13 <sup>th</sup> June 2022             | United Utilities - Planning, Landscape and Ecology Team                | -                |
| CD3.9     | Consultation Response – Apprentice Work and Skills – dated 27 <sup>th</sup> May 2022    | Manchester City Council - Work and Skills Team                         | -                |
| CD3.10    | Consultation Response – Network Rail – dated 17 <sup>th</sup> May 2022                  | Network Rail                                                           | -                |
| CD3.11    | Consultation Response – Highways – dated 8 <sup>th</sup> July 2022                      | Manchester City Council – Highways                                     | -                |
| CD3.12    | Consultation Response – Didsbury East Ward Councillor – dated 26 <sup>th</sup> May 2022 | Councillor Linda Foley                                                 | -                |

|        |                                                                                         |                           |   |
|--------|-----------------------------------------------------------------------------------------|---------------------------|---|
| CD3.13 | Consultation Response – Didsbury East Ward Councillor – dated 26 <sup>th</sup> May 2022 | Councillor Andrew Simcock | - |
|--------|-----------------------------------------------------------------------------------------|---------------------------|---|

## CD4– Officers Report and Decision Notice

| Reference | Document                                                                        | Author                  | Relevant Extract |
|-----------|---------------------------------------------------------------------------------|-------------------------|------------------|
| CD4.1     | Decision Notice dated August 2022                                               | Manchester City Council | -                |
| CD4.2     | Officers Report for Planning Committee – 28 <sup>th</sup> July 2022             | Manchester City Council | -                |
| CD4.3     | Late Representations Report for Planning Committee – 28 <sup>th</sup> July 2022 | Manchester City Council | -                |
| CD4.4     | Planning Committee Printed Minutes dated 28 <sup>th</sup> July 2022             | Manchester City Council | -                |

## CD5 – Development Plan Documents

| Reference | Document                                                                                         | Author                  | Relevant Extract                                                                                                                                   |
|-----------|--------------------------------------------------------------------------------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| CD5.1     | ‘Saved’ Policies of the Unitary Development Plan for the City of Manchester (adopted July 1995); | Manchester City Council | Saved UDP Policy DC7.1 ‘New Housing Development’<br><br>Saved UDP Policy DC20.1 ‘Archaeology’<br><br>Saved UDP Policy DC26 ‘Development and Noise’ |
| CD5.2     | Manchester Core Strategy Development Plan Document 2012-2027 (July 2012)                         | Manchester City Council | -                                                                                                                                                  |

## CD6 – National Planning Guidance

| Reference | Document                                              | Author                                              | Relevant Extract |
|-----------|-------------------------------------------------------|-----------------------------------------------------|------------------|
| CD6.1     | National Planning Policy Framework (NPPF) (July 2021) | Ministry of Housing, Communities & Local Government | -                |

|       |                                              |                                                       |                                                                                            |
|-------|----------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------------------------------------|
| CD6.2 | National Design Guide (NDG) (January 2021)   | Ministry of Housing, Communities and Local Government | -                                                                                          |
| CD6.3 | Relevant Planning Practice Guidance Extracts | Ministry of Housing, Communities & Local Government   | Paragraph 009 Reference ID:21b-009-20140306<br>Paragraph 002 Reference ID: 60 002 20180913 |

## CD7 – Emerging Planning Policy

| Reference | Document                                            | Author                                | Relevant Extract |
|-----------|-----------------------------------------------------|---------------------------------------|------------------|
| CD7.1     | Places for Everyone – Composite Plan (January 2023) | Greater Manchester Combined Authority | -                |

## CD8 – Other Background, Local Strategies and Evidence

| Reference | Document                                                        | Author                  | Relevant Extract         |
|-----------|-----------------------------------------------------------------|-------------------------|--------------------------|
| CD8.1     | Greater Manchester Transport Strategy: 2040,                    | GMCA                    | Pg 46-47                 |
| CD8.2     | Manchester Residential Quality Guidance (July 2016)             | Manchester City Council | -                        |
| CD8.3     | Our Manchester Strategy 2016-2025                               | Manchester City Council | -                        |
| CD8.4     | Draft Zero Carbon Framework 2020-2038 (February 2019)           | Manchester City Council | -                        |
| CD8.5     | Manchester City Council Climate Emergency Motion (10 July 2019) | Manchester City Council | -                        |
| CD8.6     | Manchester Climate Change Framework 2020-25 (February 2020)     | Manchester City Council | -                        |
| CD8.7     | Residential Growth Strategy (2016)                              | Manchester City Council | -                        |
| CD8.8     | Manchester Housing Strategy 2022 to 2032                        | Manchester City Council | -                        |
| CD8.9     | Annual Monitoring Report 2013                                   | Manchester City Council | Section 6 - page 32      |
| CD8.10    | Annual Monitoring Report 2015                                   | Manchester City Council | Appendix H - pages 58-59 |

|        |                                                      |                         |                            |
|--------|------------------------------------------------------|-------------------------|----------------------------|
| CD8.11 | Annual Monitoring Report 2016                        | Manchester City Council | Appendix H - pages 59-60   |
| CD8.12 | Annual Monitoring Report 2017                        | Manchester City Council | Appendix H – pages 65-66   |
| CD8.13 | Annual Monitoring Report 2018                        | Manchester City Council | Appendix H – pages 75-76   |
| CD8.14 | Annual Monitoring Report 2019- 2020                  | Manchester City Council | Appendix H – pages 91-93   |
| CD8.15 | Annual Monitoring Report 2021                        | Manchester City Council | Appendix H – pages 119-121 |
| CD8.16 | Manchester City Council Executive Paper – June 2020. | Manchester City Council | Appendix E                 |

## CD9 – Documents Received During Appeal Process

| Reference | Document                  | Author  | Relevant Extract |
|-----------|---------------------------|---------|------------------|
| CD9.1     | Highways Further Evidence | Curtins | -                |

## CD10 – Relevant Appeal/ Secretary of State Decisions

| Reference | Document                                                                                                                                                            | Author | Relevant Extract |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------|
| CD10.1    | APP/L5240/V/17/3174139 - Land at Purley Baptist Church, 1 Russell Hill Road, 1-4 Russell Hill Parade, 2-12 Brighton Road, Purley Hall and 1-9 Banstead Road, Purley | PINS   | -                |
| CD10.2    | APP/R5510/W/19/3230503 - Stanford House, 9 Nestles Avenue, Hayes, UB3 4SA                                                                                           | PINS   | -                |
| CD10.3    | APP/R5510/W/20/3250434 - Morrisons, 43-67 High Street, Yiewsley, West Drayton UB7 7QQ                                                                               | PINS   | -                |
| CD10.4    | APP/B4215/W/15/3136755 - 494 Wilmslow Road, Manchester                                                                                                              | PINS   | -                |
| CD10.5    | APP/A0665/A/12/2179410 and APP/A0665/A/12/2179374 - Land at Grange Farm Hartford, Cheshire and Land to the East of School Lane, Hartford, Cheshire                  | PINS   | -                |
| CD10.6    | APP/P3040/W/17/3185493 Land north of Asher Lane, Ruddington, Nottinghamshire NG2 7YG                                                                                | PINS   | -                |

|        |                                                                                    |      |   |
|--------|------------------------------------------------------------------------------------|------|---|
| CD10.7 | APP/A0665/W/19/3220360<br>Land at The Hollies, School Lane, Hartford,<br>Northwich | PINS | - |
|--------|------------------------------------------------------------------------------------|------|---|

## CD11 – Evidence and Inquiry Documents

| Reference | Document                                                                     | Author                                                            | Relevant Extract |
|-----------|------------------------------------------------------------------------------|-------------------------------------------------------------------|------------------|
| CD11.1    | Appellant Statement of Case                                                  | Dandara/CBRE/ Curtins                                             | -                |
| CD11.2    | LPA Statement of Case                                                        | Manchester City Council                                           | -                |
| CD11.3    | Signed Statement of Common Ground –<br>Appellant and Manchester City Council | CBRE on behalf of the<br>Appellant and Manchester<br>City Council | -                |
| CD11.4    | Highways Proof of Evidence                                                   | Curtins                                                           | -                |
| CD11.5    | Summary Highways Proof of Evidence                                           | Curtins                                                           | -                |
| CD11.6    | Planning Proof of Evidence                                                   | CBRE                                                              | -                |
| CD11.7    | Written Statement                                                            | Manchester City Council                                           | -                |