

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135764/FO/2022

Date registered valid: 15 December 2022

Proposal: Site improvement works comprising site investigation and remediation activity in respect of historic coal mining activity, including trial piling and grouting of coal seams, demolition of the club shop, service and drainage diversions and associated temporary works to maintain safe access around the stadium

Address: Etihad Stadium, Ashton New Road, Manchester, M11 3FF

Ward(s): Ancoats & Beswick Ward

Applicant: Manchester City Football Club Ltd

Agent (if any): Ms Rachel Brown Deloitte LLP

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 07.06.2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 16 December 2022 Expired: 6 January 2023

Neighbour notifications

Printed: 16 December 2022 Expired: 6 January 2023

Site notice

Posted: Expired:

Press advert

Published: 20 December 2022 Expired: 10 January 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is bounded by Joe Mercer Way and the Etihad Campus tram stop to the north and associated fan queue zones. The Metrolink stop is on the Ashton-under-Lyne to Eccles/MediaCityUK Metrolink line.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The Ashton Canal is situated to the north of the application site which comprises of towpath and cycle path routes linking the Site to Manchester City Centre, elsewhere in East Manchester and further afield in the other (eastwards) direction.

To the north of the Ashton Canal is the under-construction Co-op Live arena, which was granted Planning Permission on 23 Oct 2020 and is scheduled to complete towards the end of 2023 (Ref. 126431/FO/2020). The Manchester Tennis and Football Centre are located further to the north-west of the Site, beyond the Ashton Canal.

A large surface car park for the Etihad Campus occupies the land to the north between the former gasholder and Sportcity Way, which provides access to Alan Turing Way. An additional gasholder is located further west of the Site and the railway line. Beyond the gasholder to the north, the raised railway line acts to separate the residential neighbourhood in Miles Platting

from the Etihad Campus and also the industrial uses to the east of Alan Turing Way and north of Philip's Park cemetery.

Given the nature of the former use of these gasholders and as they will not be brought back into active use in the future, the two associated Control of Major Accident Hazards Regulations (COMAH) zones, associated with the gasholders have been removed following confirmation from the Secretary of State.

The National Squash Centre borders the Site to the west. Beyond this is the Manchester Regional Arena, with the railway line segregating this from the industrial estate further to the west.

The area to the east of the Site comprises a surface car park and construction compound associated with the construction of Co-op Live. Alan Turing Way provides a hard border to the Etihad Campus to the east and comprises a four-lane boulevard with segregated cycle lanes.

To the east of Alan Turing Way are two nine storey residential apartment buildings, with a number of two-storey residential properties located beyond this in Clayton. The Eastlands District Centre is located further to the south-east, adding a positive contrast to and supporting the clusters of sports and entertainment facilities in this area.

Philips Park, with Philips Park Cemetery located to the north of the Park, are located to the north-east of the Site and Alan Turing Way and are separated by the River Medlock.

The Site is restricted to the south by the Etihad Stadium. Ashton New Road bounds the wider Etihad Campus to the south, with the area beyond this comprising a number of residential properties in Bradford and Beswick.

The Site is located within Ancoats and Beswick Ward. Clayton and Openshaw Ward is located to the east of the Site along Alan Turing Way, whilst Miles Platting and Newton Heath Ward is located circa 400m to the north of the Site.

Description of development

Site improvement works comprising site investigation and remediation activity in respect of historic coal mining activity, including trial piling and grouting of coal seams, demolition of the club shop, service and drainage diversions and associated temporary works to maintain safe access around the stadium

Consultations & Notification Responses

Publicity The application was advertised by way of site notice, press notice and notification letters sent to an extensive area of residents and businesses. No comments were received as part of that process.

Highway Services advise that there should be no construction vehicle/delivery on concert/event or match days. The construction management plan is acceptable.

Environmental Health advise that the remediation strategy is acceptable and should be implemented. A verification report should be submitted on completion of the works. The construction management plan is acceptable and wheel washing should be in use.

Flood Risk Management Team advise that the drainage strategy is acceptable.

Environment Agency advise that the impact on ground water has been considered and that a verification report should be agreed.

Canal and River Trust advise that they have no comments on the proposal.

Metrolink advise that a condition should be imposed requiring that no works to Metrolink infrastructure should take place until details final details have been agreed with Metrolink. This shall include lighting and CCTV within the temporary corralling area and also for 24/7 access for Metrolink maintenance vehicles.

Greater Manchester Archaeology Advisory Service (GMAAS) advise that the written scheme of investigation submitted is acceptable and should be implemented.

Coal Authority advise that a condition should be imposed which prior to the development being brought into use a declaration should be provided that the site is safe and stable together with confirming the methods and findings of any site investigations. There should also be agreement of any remedial works and mitigation necessary posed by the past coal mining activity.

Issues

Manchester Core Strategy (2012)

Policies SP1, EC1, EC7, EN9, EN15, EN18 and DM1

Unitary Development Plan for the City of Manchester (1995)

Extant policy E3.3 and DC26

Principle

The probing and grouting works have been designed in accordance with Ciria Guide C758D “Abandoned Mine Working Manual” and include the following activities:

- Further investigation to locate or prove the absence of any suspected shafts and/or voids within the shallow seams beneath the Site.
- Identification of suitable location for any future required piling.
- Targeted grouting to stabilise the ground and infill any suspected shafts and/or voids.

The mine grouting works will follow a zonal approach, on either a 6m or 3m grid – to a total depth expected to be in the region of 30m. The area subject to grouting works and the phasing of grouting activity.

The grouting works will be conducted using a mini-piling rig which will drill bore holes to infill the ground with the Grout mixture. Grout will be pumped from a holding tank through to multiple grout hoses which will then fill the predrilled bore hole.

Once grouting works are complete to the relevant zonal area, the surface will then be made good to provide an appropriate walking surface.

This planning application seeks approval for the widest possible scope of activity to fully remediate the Site; however, it is possible once the initial probing investigation is completed that the extent of grouting can be refined and reduced.

The proposed development also includes for the demolition of the existing two-storey Manchester City Club Shop as this is located where site investigation and remediation activity is proposed to be together with service and drainage diversions.

Temporary works are also proposed including alterations to the Etihad Stadium Metrolink queuing zones to ensure safe access to the Metrolink stop and safe queuing during the works.

Hoarding will be erected around the site, which will enable safe pedestrian routes through the Campus in each direction. A temporary platform to facilitate safe pedestrian and emergency vehicle circulation is required over a section of land within the National Squash Centre boundary.

The hoarding will firstly be erected for phase 1 of the site improvement and potential remediation works. Once these works are complete it will be deconstructed and relocated for the phase 2 works and deconstructed again once these works complete and the Site has been made-good.

A temporary construction compound is proposed to the surface car park to the east of the Etihad Stadium alongside site parking as shown in the Detailed CMP, prepared by Laing O'Rourke and submitted in support of this planning application.

The applicant has identified a specific need to enhance its facilities at the stadium which in turn will help improve the fan and visitor experience and improve the offer that is available. Such an approach is supported within policies EC1 and EC7 of the Manchester Core Strategy and the Eastlands Regeneration Framework which recognises that the stadium and its surroundings hold significant potential for the creation of a leisure, recreation and entertainment visitor attraction of national and regional significance. This is also in line with policy SP1, which seeks to ensure that developments take place which seek have the potential to attract investment and opportunities to the City.

In order to realise this vision in the medium and long term the applicant wishes to put in place all of the necessary infrastructure in the correct position to facilitate future developments at the stadium.

The proposed works are considered to be acceptable in principle as they will support the overall future vision for the site. It should be noted that the City Council is currently considering a planning application for the expansion of the north stand at the stadium (136763/FO/2023). It should be noted that these works would assist this expansion.

Matters which require consideration are whether the location of the works will have any adverse impact along with consideration on visual amenity, loss of trees, ground conditions and construction activity.

Location/siting

The service diversion works will take place at both land around the north stand and around the club shop. There would be no above ground impacts from the works.

Visual amenity

Whilst there will be a temporary change in the visual landscape around the north stand part the stadium, there will be no long term impacts on the visual amenity of the area. A temporary hoarding will be erected around the area for the service diversion which should minimise any

impacts. The removal of the club shop and other temporary structures would remove clutter and some poor quality buildings from around the stadium site.

When the work is complete, back filling will take place followed by surface reinstatement so the area can once again be used by the public (in advance of any future redevelopment of the area). The surface will be macadam to blend in with the other surfaces around the stadium. This is considered to be appropriate and the associated drawing submitted with the planning application should form part of the condition of the planning approval to ensure that the reinstatement of the land takes place on completion of the work. It should be noted that there are strategic plans being considered for the public realm around the stadium and thus the long term strategy has the potential to bring improved surfacing to the perimeter of the stadium.

Ground conditions

Policy EN18 of the Core Strategy requires that consideration be given to the potential impact of a development on ground conditions. This part of East Manchester is a large area of formally heavy industrial land – electricity and gas generating plants and coal mines.

Significant remediation was undertaken during the construction of the stadium for the Commonwealth games.

However, the area remains sensitive particularly impact of previous contaminates on ground water. Both the Environment Agency and Environmental Health are satisfied that the proposals for remediation and the development should be carried out in accordance with these details and a verification report agreed.

Construction activity

There will be obvious construction activity surrounding the service diversion works in the form of vehicle movements, machinery and plant. This will creating varying degrees of noise and disturbance from the comings and goings and use of equipment.

In terms of the works around the north stand, this will be some distance from the nearest residential properties which are located along Alan Turning Way (particularly the flat developments off Gibson Street which are some 250 metres away). These are separated by a four lane Road which already creates a degree of disturbance and therefore there should be no noticeable increase in noise from the service diversion works in this location.

In terms of general traffic activity, it is not considered that there will be an dramatic increase in traffic generation from the site that will put any due pressure on the local highway network. Highway Services have requested that construction vehicles are wheel washed to prevent debris onto the highway. This should therefore form a condition of the planning approval.

There should also be no construction activities on match and event days in order to prevent any conflicts. There will also be no access to the diversion areas as these will be secured by hoardings. However, in order that there is safe access and egress for fans and visitor around the concourse whilst the service diversion works are taking place (particularly in the case of an emergency) an informative should be placed on the planning permission to ensure that the proximity of construction works to the stadium will be safe prior to any football match and large event taking place.

The applicant has confirmed that approval from the Safety Advisory Group (SAG), which consists of Manchester Building Control, Manchester Licensing, the police, Sport Ground Safety Authority, fans representative and the Club, will be required prior to a match to ensure that the

area is safe for a match to take place. This group will consider the impact of the service diversion work on crowd safety.

Air Quality

The site is located in the AQMA. The details of the construction management plan have been agreed with Environmental Health which will include measures to minimise dust and pollutants from the development. The impacts are temporary for the duration of the works only.

Archaeology

A written scheme of investigation has been submitted and is acceptable to the Greater Manchester Archaeology Advisory Service. This should form part of the conditions of the approval.

Flood Risk Management and Drainage

A drainage strategy shall be agreed. This shall be completed in accordance with the agreed details and secured by planning condition.

Heritage

The application site is not located in a conservation area. There are listed buildings in close proximity to the site including the locks 6, 7 and 9, and the Lock Keepers Cottage. Philips Park is also a listed park. The proposal would not give rise to any particular impact to the setting and appreciation of these assets.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the nature of the works. The proposal is considered to be acceptable and therefore determined within a timely manner.

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:

Noise and Vibration Assessment, prepared by Buro Happold
Coal Mining Risk Assessment, prepared by Buro Happold
Proposed Site Layout, prepared by Populous
Demolition Plan, prepared by Laing O'Rourke

The above documents were received by the City Council, as Local Planning Authority, 15 December 2023

Watching Brief prepared by Salford Archaeology received by the City Council, as Local Planning Authority, on the 17 February 2023

Email from Rachel Brown dated 30 March 2023

Environmental Management Plan and Traffic Management Plan received by the City Council, as Local Planning Authority, on the 6 March 2023

Ground Risk Assessment. Etihad Campus- Site Improvement Works. Report Ref: ETC-BHE-ZX-XX-RP-CG-0004. Revision P01. Dated. 24th February 2023 received by the City Council, as Local Planning Authority, on the 7 March 2023

Generic Quantitative Risk Assessment. Etihad Campus – Site Improvement Works. Report Ref: ETC-BHE-ZX-XX-RP-CG-0003. Revision P01. Prepared by Buro-Happold. Dated 24th February 2023 received by the City Council, as Local Planning Authority, on the 7 March 2023

Factual Ground Investigation Report . Etihad Ground Investigation. Report Ref: 37349. Version C Prepared by Geotechnical Engineer Limited. Dated: 17th March 2023 received by the City Council, as Local Planning Authority, on the 22 March 2023

Project North Stand Manchester Site Improvement Works Drainage Strategy Project no 053810 (Date 25 April 2023) received by the City Council, as Local Planning Authority, on the 26 April 2023

Email from seweradoptions@uuplc.co.uk dated 06 June 2023

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

3) No works to trees or shrubs shall occur or site clearance commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the City Council, as Local Planning Authority.

Reason - In the interest of protecting nesting birds pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) (1) A programme of archaeology works shall be carried out in accordance with the Watching Brief prepared by Salford Archaeology received by the City Council, as Local Planning Authority, on the 17 February 2023. The works are to be undertaken in accordance with the watching brief, which cover the following:

(2). A programme for post investigation assessment to include:

- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

(3). Dissemination of the results commensurate with their significance.

(4). Provision for archive deposition of the report and records of the site investigation.

(5). Nomination of a competent person or persons / organisation to undertake the works set out within the approved watching brief.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy.

5) No works to the Metrolink Infrastructure shall take place until the full details of the proposals for both temporary and permanent reinstatement have been submitted for approval in writing by the City Council, as Local Planning Authority. The design submission shall include for minor adjustments to the existing Lighting and CCTV within the temporary corraling area and also for 24/7 access for Metrolink maintenance vehicles. The approved details shall be implemented as part of the development.

Reason – In the interest of ensuring appropriate works are undertaken to the Metrolink infrastructure pursuant to policies SP1, T1 and DM1 of the Manchester Core Strategy (2012).

6) The construction activities shall be undertaken in accordance with the following documents:

- Email from Rachel Brown dated 30 March 2023
- Environmental Management Plan and Traffic Management Plan received by the City Council, as Local Planning Authority, on the 6 March 2023

The details above should be implemented as part of the development and be in place for the duration of the construction period.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason – In the interest of pedestrian and highway safety pursuant to policies SP1, T1 and DM1 of the Manchester Core Strategy (2012).

7) All vehicles entering and leaving the site during the construction period shall pass through a wheel wash.

Reason - To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud pursuant to policies SP1, T1 and DM1 of the Manchester Core Strategy (2012).

8) No construction vehicle movements outside of the agreed site hoarding line shall take place immediately prior to, during or after a major event / match at the Etihad Stadium. Any construction vehicle movements outside of the agreed site hoarding line prior to, during or after a major event at any of the MCC venues on Campus shall be in strict accordance with a protocol agreed in advance with the MCC Venue responsible for the event.

Reason – In the interest of highway and pedestrian safety together with reducing congestion of the surrounding highway network pursuant to policies SP1, T1 and DM1 of the Manchester Core Strategy (2012).

9) No contractor parking will take place at the Etihad Campus immediately prior to, during or after a major event / match at the Etihad Stadium. Contractor parking will not use car parks associated with a major event at any of the MCC venues on Campus, so contractor parking will continue at the Etihad Campus when a major event is being held at any of the MCC venues.

Reason – In the interest of highway and pedestrian safety together with reducing congestion of the surrounding highway network pursuant to policies SP1, T1 and DM1 of the Manchester Core Strategy (2012).

10) Within one month of completion the development, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made, safe and stable shall be submitted for approval in writing by the City Council, as Local Planning Authority. This document shall confirm the methods and findings of the further intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason – In the interest of ensuring that the site is safe as a consequence of previous coal mining activity pursuant to policies SP1, EN18 and DM1 of the Manchester Core Strategy (2012).

11) The development hereby approved shall be carried out in accordance with the following documents in respect of the ground conditions and remediation of the site:

- Ground Risk Assessment. Etihad Campus- Site Improvement Works. Report Ref: ETC-BHE-ZX-XX-RP-CG-0004. Revision P01. Dated. 24th February 2023 received by the City Council, as Local Planning Authority, on the 7 March 2023
- Generic Quantitative Risk Assessment. Etihad Campus – Site Improvement Works. Report Ref: ETC-BHE-ZX-XX-RP-CG-0003. Revision P01. Prepared by Buro-Happold.

Dated 24th February 2023 received by the City Council, as Local Planning Authority, on the 7 March 2023

- Factual Ground Investigation Report . Etihad Ground Investigation. Report Ref: 37349. Version C Prepared by Geotechnical Engineer Limited. Dated: 17th March 2023 received by the City Council, as Local Planning Authority, on the 22 March 2023

The remediation shall be carried out in accordance with the approved strategy above

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN17, EN18 and DM1 of the Manchester Core Strategy (2012).

12) If, during the development, contamination or conditions not previously identified as part of the agreed documents within condition 11 are found to be present at the site (or in the monitored vicinity) then no further operations shall be carried out until a strategy which details how this unsuspected circumstance shall be dealt with has been submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and then verified as required by condition 13.

Reason - To ensure that the works to be undertaken do not contribute to, or adversely affect, unacceptable levels of water pollution from previously unidentified contamination sources pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

13) Within one month of the completion of the development, and following completion of the remediation strategy approved as part of condition (11), a Completion/Verification Report shall be submitted for approval in writing by the City Council as Local Planning Authority. This shall demonstrate that the completion of works has been carried out in accordance with the approved remediation strategy and has been effective. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the site has been appropriately remediated prior to the commencement of works associated with the redevelopment of the site, pursuant to policies EN17, EN18 and DM1 of the Manchester Core Strategy (2012).

14) The drainage strategy shall be carried out in accordance with the Project North Stand Manchester Site Improvement Works Drainage Strategy Project no 053810 (Date 25 April 2023) received by the City Council, as Local Planning Authority, on the 26 April 2023 and Email from seweradoptions@uuplc.co.uk dated 06 June 2023. The approved details shall be implemented as part of the development.

Reason – In the interest of a satisfactory drainage scheme being prepared for the site pursuant to policy EN14 of the Manchester Core Strategy (2012).

Informatives

During the service diversion works, which are subject to this planning permission, prior to the every match and event that takes place during the works the applicant shall secure the relevant approval for holding the match/events in close proximity to construction works with the Safety Advisory Group (SAG), or any other relevant body, who can consider the safe movement of the public visiting the stadium during this period.

Contact should be made to United Utilities in respect their assets in and around the application site PropertyGeneralEnquiries@uuplc.co.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
United Utilities Water PLC
Canal & River Trust
The Coal Authority

1 Stuart Street, Manchester, M11 4DQ
10 Willdale Close, Manchester, M11 4DH
Manchester Tennis And Football Centre, 9 Sportcity Way, Manchester, M11 3DU
Lock House, 7 Alan Turing Way, Manchester, M11 4DW
National Squash Centre, Rowsley Street, Manchester, M11 3FF
EASTLANDS TRUST LIMITED, Institute Of Sport, Rowsley Street, Manchester, M11 3FF
9 Stuart Street, Manchester, M11 4DQ
7 Stuart Street, Manchester, M11 4DQ
Philips Park Entrance Lodge, Philips Park, Stuart Street, Manchester, M11 4DQ
Sport City Visitor And Information Centre, Rowsley Street, Manchester, M11 3FF
3 Wesham Road, Manchester, M11 4SW
5 Wesham Road, Manchester, M11 4SW
11 Wesham Road, Manchester, M11 4SW
9 Wesham Road, Manchester, M11 4SW
15 Wesham Road, Manchester, M11 4SW
17 Wesham Road, Manchester, M11 4SW
7 Wesham Road, Manchester, M11 4SW
Excel House, City Of Manchester Stadium, Ashton New Road, Manchester, M11 3FF
12 Stuart Street, Manchester, M11 4DN
10 Stuart Street, Manchester, M11 4DN
6 Stuart Street, Manchester, M11 4DN
4 Stuart Street, Manchester, M11 4DN
1 Wesham Road, Manchester, M11 4SW
3 Stuart Street, Manchester, M11 4DQ
21 Stuart Street, Manchester, M11 4DU
19 Stuart Street, Manchester, M11 4DU
17 Stuart Street, Manchester, M11 4DU
14 Stuart Street, Manchester, M11 4DN
Apartment 47, 2B The Waterfront, Manchester, M11 4DB
Flat 2, 2 Stuart Street, Manchester, M11 4DG
Flat 1, 2 Stuart Street, Manchester, M11 4DG
2 Stuart Street, Manchester, M11 4DG
8 Stuart Street, Manchester, M11 4DN
1 Willdale Close, Manchester, M11 4DH
11 Willdale Close, Manchester, M11 4DH
Regional Athletics Arena, Rowsley Street, Manchester, M11 3FF
11 Stuart Street, Manchester, M11 4DQ
3 Willdale Close, Manchester, M11 4DH
38 Willdale Close, Manchester, M11 4DH
35 Willdale Close, Manchester, M11 4DH
24 Willdale Close, Manchester, M11 4DH
6 Willdale Close, Manchester, M11 4DH

32 Willdale Close, Manchester, M11 4DH
20 Willdale Close, Manchester, M11 4DH
27 Willdale Close, Manchester, M11 4DH
Sport City Visitors Centre, Ashton New Road, Manchester, M11 4ZZ
15 Stuart Street, Manchester, M11 4DU
16 Stuart Street, Manchester, M11 4DN
5 Stuart Street, Manchester, M11 4DQ
Flat 62, 2 Stuart Street, Manchester, M11 4DG
Flat 41, 2 Stuart Street, Manchester, M11 4DG
Flat 32, 2 Stuart Street, Manchester, M11 4DG
Flat 16, 2 Stuart Street, Manchester, M11 4DG
Flat 12, 2 Stuart Street, Manchester, M11 4DG
Apartment 46, 2B The Waterfront, Manchester, M11 4DB
Flat 6, 2B The Waterfront, Manchester, M11 4DB
Apartment 45, 2B The Waterfront, Manchester, M11 4DB
Apartment 19, 2B The Waterfront, Manchester, M11 4DB
Apartment 18, 2B The Waterfront, Manchester, M11 4DB
Flat 4, 2B The Waterfront, Manchester, M11 4DB
37 Willdale Close, Manchester, M11 4DH
28 Willdale Close, Manchester, M11 4DH
25 Willdale Close, Manchester, M11 4DH
18 Willdale Close, Manchester, M11 4DH
17 Willdale Close, Manchester, M11 4DH
Flat 49, 2 Stuart Street, Manchester, M11 4DG
Flat 40, 2 Stuart Street, Manchester, M11 4DG
Flat 27, 2 Stuart Street, Manchester, M11 4DG
Flat 23, 2 Stuart Street, Manchester, M11 4DG
Flat 19, 2 Stuart Street, Manchester, M11 4DG
Flat 11, 2 Stuart Street, Manchester, M11 4DG
Flat 9, 2 Stuart Street, Manchester, M11 4DG
Flat 6, 2 Stuart Street, Manchester, M11 4DG
Flat 4, 2 Stuart Street, Manchester, M11 4DG
Apartment 40, 2B The Waterfront, Manchester, M11 4DB
Flat 14, 2B The Waterfront, Manchester, M11 4DB
Apartment 44, 2B The Waterfront, Manchester, M11 4DB
Apartment 34, 2B The Waterfront, Manchester, M11 4DB
Apartment 28, 2B The Waterfront, Manchester, M11 4DB
26 Willdale Close, Manchester, M11 4DH
Apartment 24, 2B The Waterfront, Manchester, M11 4DB
30 Willdale Close, Manchester, M11 4DH
29 Willdale Close, Manchester, M11 4DH
16 Willdale Close, Manchester, M11 4DH
Flat 66, 2 Stuart Street, Manchester, M11 4DG
Flat 55, 2 Stuart Street, Manchester, M11 4DG
Flat 54, 2 Stuart Street, Manchester, M11 4DG
Flat 45, 2 Stuart Street, Manchester, M11 4DG
Flat 37, 2 Stuart Street, Manchester, M11 4DG
Flat 36, 2 Stuart Street, Manchester, M11 4DG
Flat 34, 2 Stuart Street, Manchester, M11 4DG
Flat 33, 2 Stuart Street, Manchester, M11 4DG
Flat 24, 2 Stuart Street, Manchester, M11 4DG
Flat 22, 2 Stuart Street, Manchester, M11 4DG
Flat 18, 2 Stuart Street, Manchester, M11 4DG
Flat 17, 2 Stuart Street, Manchester, M11 4DG

Flat 14, 2 Stuart Street, Manchester, M11 4DG
Flat 8, 2 Stuart Street, Manchester, M11 4DG
Flat 11, 2B The Waterfront, Manchester, M11 4DB
Flat 3, 2B The Waterfront, Manchester, M11 4DB
Apartment 41, 2B The Waterfront, Manchester, M11 4DB
Apartment 31, 2B The Waterfront, Manchester, M11 4DB
Apartment 29, 2B The Waterfront, Manchester, M11 4DB
Apartment 25, 2B The Waterfront, Manchester, M11 4DB
Flat 15, 2B The Waterfront, Manchester, M11 4DB
5 Willdale Close, Manchester, M11 4DH
31 Willdale Close, Manchester, M11 4DH
21 Willdale Close, Manchester, M11 4DH
15 Willdale Close, Manchester, M11 4DH
14 Willdale Close, Manchester, M11 4DH
Flat 65, 2 Stuart Street, Manchester, M11 4DG
Flat 64, 2 Stuart Street, Manchester, M11 4DG
Flat 44, 2 Stuart Street, Manchester, M11 4DG
Flat 10, 2 Stuart Street, Manchester, M11 4DG
Apartment 35, 2B The Waterfront, Manchester, M11 4DB
Apartment 30, 2B The Waterfront, Manchester, M11 4DB
Flat 9, 2B The Waterfront, Manchester, M11 4DB
Apartment 42, 2B The Waterfront, Manchester, M11 4DB
Apartment 22, 2B The Waterfront, Manchester, M11 4DB
Apartment 17, 2B The Waterfront, Manchester, M11 4DB
13 Stuart Street, Manchester, M11 4DQ
8 Willdale Close, Manchester, M11 4DH
34 Willdale Close, Manchester, M11 4DH
33 Willdale Close, Manchester, M11 4DH
23 Willdale Close, Manchester, M11 4DH
13 Willdale Close, Manchester, M11 4DH
12 Willdale Close, Manchester, M11 4DH
Flat 58, 2 Stuart Street, Manchester, M11 4DG
Flat 56, 2 Stuart Street, Manchester, M11 4DG
Flat 50, 2 Stuart Street, Manchester, M11 4DG
Flat 46, 2 Stuart Street, Manchester, M11 4DG
Flat 43, 2 Stuart Street, Manchester, M11 4DG
Flat 21, 2 Stuart Street, Manchester, M11 4DG
Flat 7, 2 Stuart Street, Manchester, M11 4DG
Flat 5, 2 Stuart Street, Manchester, M11 4DG
Apartment 21, 2B The Waterfront, Manchester, M11 4DB
Flat 3, 2 Stuart Street, Manchester, M11 4DG
Apartment 37, 2B The Waterfront, Manchester, M11 4DB
Apartment 36, 2B The Waterfront, Manchester, M11 4DB
Flat 13, 2B The Waterfront, Manchester, M11 4DB
Flat 5, 2B The Waterfront, Manchester, M11 4DB
36 Willdale Close, Manchester, M11 4DH
Flat 68, 2 Stuart Street, Manchester, M11 4DG
Flat 61, 2 Stuart Street, Manchester, M11 4DG
Flat 31, 2 Stuart Street, Manchester, M11 4DG
Flat 29, 2 Stuart Street, Manchester, M11 4DG
Flat 25, 2 Stuart Street, Manchester, M11 4DG
Apartment 43, 2B The Waterfront, Manchester, M11 4DB
Apartment 38, 2B The Waterfront, Manchester, M11 4DB
Apartment 33, 2B The Waterfront, Manchester, M11 4DB

Apartment 27, 2B The Waterfront, Manchester, M11 4DB
Apartment 23, 2B The Waterfront, Manchester, M11 4DB
Flat 12, 2B The Waterfront, Manchester, M11 4DB
Flat 10, 2B The Waterfront, Manchester, M11 4DB
Flat 2, 2B The Waterfront, Manchester, M11 4DB
4 Willdale Close, Manchester, M11 4DH
22 Willdale Close, Manchester, M11 4DH
Flat 20, 2 Stuart Street, Manchester, M11 4DG
Flat 15, 2 Stuart Street, Manchester, M11 4DG
Flat 13, 2 Stuart Street, Manchester, M11 4DG
Flat 60, 2 Stuart Street, Manchester, M11 4DG
Flat 57, 2 Stuart Street, Manchester, M11 4DG
Flat 52, 2 Stuart Street, Manchester, M11 4DG
Flat 48, 2 Stuart Street, Manchester, M11 4DG
Flat 38, 2 Stuart Street, Manchester, M11 4DG
Flat 35, 2 Stuart Street, Manchester, M11 4DG
Flat 26, 2 Stuart Street, Manchester, M11 4DG
7 Willdale Close, Manchester, M11 4DH
Flat 47, 2 Stuart Street, Manchester, M11 4DG
Flat 42, 2 Stuart Street, Manchester, M11 4DG
Flat 39, 2 Stuart Street, Manchester, M11 4DG
Flat 30, 2 Stuart Street, Manchester, M11 4DG
Flat 28, 2 Stuart Street, Manchester, M11 4DG
Flat 1, 2B The Waterfront, Manchester, M11 4DB
Apartment 26, 2B The Waterfront, Manchester, M11 4DB
Flat 63, 2 Stuart Street, Manchester, M11 4DG
Flat 59, 2 Stuart Street, Manchester, M11 4DG
Flat 51, 2 Stuart Street, Manchester, M11 4DG
Flat 53, 2 Stuart Street, Manchester, M11 4DG
Flat 67, 2 Stuart Street, Manchester, M11 4DG
Apartment 39, 2B The Waterfront, Manchester, M11 4DB
Apartment 32, 2B The Waterfront, Manchester, M11 4DB
Apartment 20, 2B The Waterfront, Manchester, M11 4DB
Apartment 16, 2B The Waterfront, Manchester, M11 4DB
Flat 8, 2B The Waterfront, Manchester, M11 4DB
Flat 7, 2B The Waterfront, Manchester, M11 4DB
9 Willdale Close, Manchester, M11 4DH
2 Willdale Close, Manchester, M11 4DH
19 Willdale Close, Manchester, M11 4DH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL