

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

CD3.13	Consultation Response – Didsbury East Ward Councillor – dated 26 th May 2022	Councillor Andrew Simcock	-
--------	---	---------------------------	---

CD4– Officers Report and Decision Notice

Reference	Document	Author	Relevant Extract
CD4.1	Decision Notice dated – 2 nd August 2022	Manchester City Council	-
CD4.2	Officers Report for Planning Committee – 28 th July 2022	Manchester City Council	-
CD4.3	Late Representations Report for Planning Committee – 28 th July 2022	Manchester City Council	-
CD4.4	Planning Committee Printed Minutes dated - 28 th 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' Saved UDP Policy DC20.1 'Archaeology' 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	Department for Levelling Up, Housing and Communities & Ministry of Housing, Communities and Local Government	Paragraph 009 Reference ID:21b-009-20140306 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	

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 Land at The Hollies, School Lane, Hartford, 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 – Appellant and Manchester City Council	CBRE on behalf of the Appellant and Manchester 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	-