

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134448/JO/2022

Date registered valid: 15 August 2022

Proposal: Variation of planning condition 2, 12 and 16 of planning permission 130168/FO/2021 to remove photovoltaic and introduce air source heats pumps to each property including alterations to previously approved Environmental Standards report

Address: Davenport Trimmings, Snell Street, Manchester, M4 7EL

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Alex Farmer Penrose Manor Limited The Exchange, 5 Bank Street, Bury, BL9 0DN

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 3 October 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 18 August 2022 Expired: 8 September 2022

Neighbour notifications

Printed: 18 August 2022 Expired: 8 September 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The Site is approximately 0.12 hectares and is bounded by Snell Street to the south and Mayes Garden, which consists of a 48 Alms house properties, to the north comprising one and two bedroom bungalows and apartments. Residential properties adjoin the eastern and western boundaries of the site. a four storey residential block is situated on the opposite side of Snell Street.

The application site currently consists of an area of hard standing and a single storey warehouse building. The building would be removed to facilitate the development.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site is located in the city centre of Manchester. The area is predominately residential in nature, dominated by medium density apartment buildings. The application site does, however, have a unique relationship with the single storey bungalows to the side and rear.

The application site is located in an accessible location adjacent to New Islington Tram Stop which is within a 2 minute walk of the site. Manchester Piccadilly Train station is 1 km from the site and offers wider ranging rail and tram services.

Description of development

Variation of planning condition 2, 12 and 16 of planning permission 130168/FO/2021 to remove photovoltaic and introduce air source heat pumps to each property including alterations to previously approved Environmental Standards report

Consultations & Notification Responses

Local residents/public opinion No comments received

Environmental Health advise that an acoustic report has been submitted with the application (Hann Tucker Associates, July 2022). The report has assessed the impact on the middle terrace house within the development as the worst case affected receptor. The predicted noise from all the ASHPs running on this receptor has been shown to meet our criteria in the in daytime but the noise is only 3dB below the typical background at night. This assessment has been based on all the ASHPs working at normal duty. It has been stated that it is likely that the units will run on a lower duty at night anyway and they also have 'quiet modes' which they can be run in too which will further reduce the noise. The assessment states that the noise at night will not be significant. The ASHPs should be installed in accordance with this acoustic report and a verification report will need to be submitted to discharge part b) of this condition once the ASHPs have been installed.

Policy

Manchester Core Strategy Development Plan Document (July 2012)

The relevant policies within the Core Strategy are as follows: SO1, SO2, SO6, SP1, T1, T2, H1, H2, H4, H8, EN4, EN5, EN6, EN9, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1.

The Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore have been given due weight in the consideration of this planning application. The relevant policies are as follows: DC7, DC26, DC20 and E3.3.

Other material policy considerations

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

Manchester Residential Quality Guidance (2016)

Manchester Green and Blue Infrastructure Strategy 2015

National Planning Policy Framework (2021)

Issues

The proposal seeks to make two changes to the development:

- Install air source heat pumps to the roof terraces of each property (planning condition 12); and
- As a consequence of the addition of the air source heat pumps, to alter the standards outlined in the Environment standards statement agreed by planning condition 16.

The air source heat pumps would be installed to the roof terrace of each property as outlined in the accompanying acoustic report. They will be located in an external store which would be

shrouded by timber fencing. The pumps are not considered visually intrusive and would not be visible from adjacent properties.

The acoustic report has been prepared to the satisfaction of Environmental Health who consider that there would be no unacceptable noise from the equipment. They recommend that the equipment is installed in accordance with this report and a verification report submitted prior to the occupation of the development. Condition 16 should be amended accordingly.

The changes to the renewable energy approach has required the Environmental Standards to be updated. The original report suggested that there would be 15.38% improvement over Part L 2010. The revised ES now concludes that a 39.18% improvement over Part L 2010 would be achieved. This is acceptable and exceeds Council Policy EN6.

The relevant planning conditions should be updated to reflect the above.

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 siting/layout, scale, design and appearance of the development along with noise and traffic impacts. Further work and discussion have taken place with the applicant through the course of the application. 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 6 August 2024.

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:

Documents approved as part of 134448/JO/2022

Environmental Standards Statement (P1539-ES-001 Rev C) and Snell Street (Condition 16) (ref HT:28744/PTM1/R1) prepared by Hann Tucker Associates received by the City Council, as Local Planning Authority, on the 21 July 2022.

Drawings and documents approved as part of 130169/FO/2021

Drawings

20096 (PL) 410 stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021

(PL) 010 F, 20096 (PL) 012 C, 20096 (PL) 020 D, 20096 (PL) 023 C, 20096 (PL) 024, 20096 (PL) 100 E, 20096 (PL) 200 E, 20096 (PL) 200 E, 20096 (PL) 401 B stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021

Supporting information

Design & Access Statement (including Landscape details) - prepared by Calderpeel Architects, Planning Policy Compliance Statement (including Statement of Consultation) - prepared by EKPS, Ecological Survey - prepared by Dunelm Ecology Ltd, Geo-environmental Site Investigation Report and Phase 1 Preliminary Risk Assessment - prepared by GeoCon Site Investigations Ltd, Noise Impact Assessment - prepared by Hann Tucker Associates, Transport Note - prepared by SK Transport Planning ('SKTP'), Tree Survey and Arboricultural Impact Assessment - prepared by Lally Tree Management, Daylight & Sunlight Assessment - prepared by GIA, Energy and Environmental Standards Statement - prepared by Novo Integration Ltd, Waste Management Proforma - prepared by Calderpeel Architects, Drainage Strategy - prepared by Alan Johnston Partnership, Site Construction Management Plan - prepared by Colbre Projects Ltd and Asbestos Refurbishment and Demolition Survey - prepared by DJ Surveying

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 28 April 2021

Geoenvironmental Site Investigation Report, Phase II Site Investigation of Land at Snell Street, Manchester, Geocon, Reference: M0142 JL (GS1450) PII Report AF A 17021 stamped as received by the City Council, as Local Planning Authority, on the 17 June 2021

Local labour agreement prepared by colbre projects ltd stamped as received by the City Council, as Local Planning Authority, on the 30 July 2021

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 vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the clearance including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) a) The development hereby approved shall be carried out in accordance with the local labour agreement prepared by colbre projects ltd stamped as received by the City Council, as Local Planning Authority, on the 30 July 2021.

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

5) The drainage strategy shall be implemented in accordance with the Information stamped as received by the City Council, as Local Planning Authority, on the 17 March and 16 May 2022 (as approved under CDN/22/0181).

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) The Archaeological Investigation report stamped as received by the City Council, as Local Planning Authority, on the 24 June 2022 is acceptable and was formally discharged under CDN/22/0438.

Reason: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

7) a) The ground conditions shall be carried out in accordance with Remediation Strategy stamped as received by the City Council, as Local Planning Authority, on the 10 December 2021, Gas Monitoring stamped as received by the City Council, as Local Planning Authority, on the 11 October 2021 and Geo-environmental Report stamped as received by the City Council, as Local Planning Authority, on the 1 September 2021 (as approved under CDN/21/0669).

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the first occupation of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the Revised

Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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 DM1 and EN18 of the Core Strategy.

8) The development shall be carried out in accordance with the Construction management and safety plan Rev 3 stamped as received by the City Council, as Local Planning Authority, on the 1 September 2021 and Email from Alex Farmer dated the 1 October 2021 (as approved under CDN/21/0669).

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.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) The materials for the development shall be carried out in accordance with drawing 20096 (PL) 430 stamped as received by the City Council, as Local Planning Authority, on the 26 November 2021 (as approved under CDN/21/0895).

The approved materials used shall then be implemented as part the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

10) The window reveals and soffits for the development shall be carried out in accordance with drawing 20096 (PL) 410 stamped as received by the City Council, as Local Planning Authority, 30 June 2021

The extent of the window reveals and detailing will be as follows:

- Minimum window reveal 200 mm and brick soffit.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

11) The boundary treatment shall be carried out in accordance with drawing SF104-BFF Rev C stamped as received by the City Council, as Local Planning Authority, on the 9 May 2022 (submitted as part of CDN/22/0103).

The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015

(or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

12) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement (P1539-ES-001 Rev C) prepared by Novo Integration Ltd stamped as received by the City Council, as Local Planning Authority, on the 21 July 2022. The development shall achieve a minimum of 39.18% improvement over Part L 2010.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

13) Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

14) (a) The hard and soft landscaping scheme shall be carried out in accordance with Drawing SF104-BFF Rev C stamped as received by the City Council, as Local Planning Authority, on the 9 May 2022 (as approved under CDN/22/0103).

(b) The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub 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 or shrub 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 Core Strategy.

15) (a) Notwithstanding the Noise Impact Assessment - prepared by Hann Tucker Associates stamped as received by the City Council, as Local Planning Authority 28 April 2021, prior to the first occupation of the development a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

Gardens and terraces (daytime) 55 dB L Aeq

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

16) (a) The air source heat pumps hereby approved to each property shall be carried out in accordance with the Snell Street (Condition 16) (ref HT:28744/PTM1/R1) prepared by Hann Tucker Associates received by the City Council, as Local Planning Authority, on the 21 July 2022.

Externally mounted 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 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

17) The waste management arrangements for development hereby approved shall be carried out in accordance with Waste Management Proforma - prepared by Calderpeel Architects stamped as received by the City Council, as Local Planning Authority, on the 28 April 2021

The details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

18) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

19) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

20) Prior to the first occupation of the development, the siting, scale and appearance of a suitable cycle store for each dwellinghouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

21) Prior to any above ground works, details of the dropped kerb arrangements along Snell Street shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.

Reason - In the interest of creating a safety pedestrian environment pursuant to policy DM1 of the Manchester Core Strategy (2012).

22) Prior to the first occupation of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Alterations of existing highway including creation of new areas of footway, vehicular access points, dropped kerbs and tactile paving to Snell Street;
- Double yellow lines and traffic regulation orders to both sides of Snell Street;
- Road safety audit.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework

24) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

25) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be

implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

26) Prior to the first occupation of the development, details and specification of 7 kw fast charging electric car charging points for each dwellinghouse shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

27) The driveway drainage shall be implemented in accordance with the Information stamped as received by the City Council, as Local Planning Authority, on the 17 March and 16 May 2022 (as approved under CDN/22/0181). The development shall be carried out in accordance with the approved details and maintained in situ thereafter.

Reason - To prevent the increased risk of flooding, improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

28) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches, roof alterations, outbuildings or upwards extensions shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

29) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings outlined in condition 2.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

30) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

31) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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 Core Strategy.

32) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Tree Survey and Arboricultural Impact Assessment - prepared by Lally Tree

Management stamped as received by the City Council, as Local Planning Authority on the 26 April 2021; 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 Core Strategy.

33) Prior to the first occupation of the development, a travel plan shall be submitted for approval in writing by the City Council, as Local Planning Authority.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents during the first three months of the first use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

34) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the dwellings (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

35) The 'native vegetation green roof' as indicated on drawings 20096 (PL) 100 E, 20096 (PL) 023 C and 20096 (PL) 020 D stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021, shall not be used for any other purpose other than a green roof. There shall be no sitting or standing other than for general maintenance and repair.

Reason - In order to prevent overlooking and a loss of privacy to adjacent residential properties in the interest of residential amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

36) The roof terraces as shown on roof' as indicated on drawings 20096 (PL) 100 E, 20096 (PL) 023 C and 20096 (PL) 020 D stamped as received by the City Council, as Local Planning Authority, on the 30 June 2021 shall be submitted for approval in writing by the City Council, as Local Planning Authority, shall have privacy screens in accordance with drawing 20096 (PL) 411 stamped as received by the City Council, as Local Planning Authority, on the 26 November 2022 (as approved under CDN/21/0895). The approved details shall be implemented prior to first use and retained for as long as the roof terrace remains in use.

Reason - In order to prevent overlooking and a loss of privacy to adjacent residential properties in the interest of residential amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 90, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 15, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 41, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 4, 17A Mayes Gardens, Manchester, M4 7FN
Flat 70, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 197, 1 Isaac Way, Manchester, M4 7EE
Flat 136, 1 Isaac Way, Manchester, M4 7EE
Flat 111, 1 Isaac Way, Manchester, M4 7EE
Flat 30, 1 Isaac Way, Manchester, M4 7ED
Flat 18, 1 Isaac Way, Manchester, M4 7ED
Flat 235, 1 Isaac Way, Manchester, M4 7EF
Flat 213, 1 Isaac Way, Manchester, M4 7EF
Flat 204, 1 Isaac Way, Manchester, M4 7EF
Flat 203, 1 Isaac Way, Manchester, M4 7EF
Flat 201, 1 Isaac Way, Manchester, M4 7EF
Flat 198, 1 Isaac Way, Manchester, M4 7EE
Flat 189, 1 Isaac Way, Manchester, M4 7EE
Flat 183, 1 Isaac Way, Manchester, M4 7EE
Flat 171, 1 Isaac Way, Manchester, M4 7EE
Flat 169, 1 Isaac Way, Manchester, M4 7EE
Flat 153, 1 Isaac Way, Manchester, M4 7EE
Flat 138, 1 Isaac Way, Manchester, M4 7EE
Flat 132, 1 Isaac Way, Manchester, M4 7EE
Flat 123, 1 Isaac Way, Manchester, M4 7EE
Flat 118, 1 Isaac Way, Manchester, M4 7EE
Flat 117, 1 Isaac Way, Manchester, M4 7EE
Flat 109, 1 Isaac Way, Manchester, M4 7EE
Flat 107, 1 Isaac Way, Manchester, M4 7EE
Flat 106, 1 Isaac Way, Manchester, M4 7EE
Flat 99, 1 Isaac Way, Manchester, M4 7ED
Flat 65, 1 Isaac Way, Manchester, M4 7ED
Flat 47, 1 Isaac Way, Manchester, M4 7ED
Flat 36, 1 Isaac Way, Manchester, M4 7ED
Flat 33, 1 Isaac Way, Manchester, M4 7ED
Flat 27, 1 Isaac Way, Manchester, M4 7ED
Flat 24, 1 Isaac Way, Manchester, M4 7ED
Flat 21, 1 Isaac Way, Manchester, M4 7ED
Flat 17, 1 Isaac Way, Manchester, M4 7ED
Flat 12, 1 Isaac Way, Manchester, M4 7ED
Flat 9, 1 Isaac Way, Manchester, M4 7ED
Flat 7, 1 Isaac Way, Manchester, M4 7ED
Flat 47, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 32, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 84, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 120, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 141, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 9, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 13, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 25, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 36, Advent House, 2 Isaac Way, Manchester, M4 7EP

Flat 39, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 40, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 42, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 49, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 53, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 57, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 75, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 76, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 81, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 88, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 104, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 109, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 133, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 142, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 3, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 7, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 105, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 30, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 35, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 37, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 3, 17A Mayes Gardens, Manchester, M4 7FN
Flat 65, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 93, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 111, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 137, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 225, 1 Isaac Way, Manchester, M4 7EF
Flat 202, 1 Isaac Way, Manchester, M4 7EF
Flat 144, 1 Isaac Way, Manchester, M4 7EE
Flat 141, 1 Isaac Way, Manchester, M4 7EE
Flat 121, 1 Isaac Way, Manchester, M4 7EE
Flat 76, 1 Isaac Way, Manchester, M4 7ED
Flat 71, 1 Isaac Way, Manchester, M4 7ED
Flat 23, 1 Isaac Way, Manchester, M4 7ED
Flat 3, 1 Isaac Way, Manchester, M4 7ED
Flat 228, 1 Isaac Way, Manchester, M4 7EF
Flat 221, 1 Isaac Way, Manchester, M4 7EF
Flat 216, 1 Isaac Way, Manchester, M4 7EF
Flat 211, 1 Isaac Way, Manchester, M4 7EF
Flat 193, 1 Isaac Way, Manchester, M4 7EE
Flat 181, 1 Isaac Way, Manchester, M4 7EE
Flat 173, 1 Isaac Way, Manchester, M4 7EE
Flat 167, 1 Isaac Way, Manchester, M4 7EE
Flat 164, 1 Isaac Way, Manchester, M4 7EE
Flat 157, 1 Isaac Way, Manchester, M4 7EE
Flat 142, 1 Isaac Way, Manchester, M4 7EE
Flat 140, 1 Isaac Way, Manchester, M4 7EE
Flat 135, 1 Isaac Way, Manchester, M4 7EE
Flat 97, 1 Isaac Way, Manchester, M4 7ED
Flat 95, 1 Isaac Way, Manchester, M4 7ED
Flat 85, 1 Isaac Way, Manchester, M4 7ED
Flat 77, 1 Isaac Way, Manchester, M4 7ED
Flat 72, 1 Isaac Way, Manchester, M4 7ED
Flat 46, 1 Isaac Way, Manchester, M4 7ED
Flat 19, 1 Isaac Way, Manchester, M4 7ED

Flat 6, 1 Isaac Way, Manchester, M4 7ED
Flat 2, 1 Isaac Way, Manchester, M4 7ED
Flat 4, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 97, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 122, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 6, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 29, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 45, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 60, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 106, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 67, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 89, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 102, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 135, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 136, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 2, 25A Mayes Gardens, Manchester, M4 7FN
Serviced Apartment 138, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 19, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 61, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 48, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 1, 17A Mayes Gardens, Manchester, M4 7FN
Flat 59, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 101, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 103, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 107, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 114, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 130, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 215, 1 Isaac Way, Manchester, M4 7EF
Flat 205, 1 Isaac Way, Manchester, M4 7EF
Flat 151, 1 Isaac Way, Manchester, M4 7EE
Flat 149, 1 Isaac Way, Manchester, M4 7EE
Flat 139, 1 Isaac Way, Manchester, M4 7EE
Flat 73, 1 Isaac Way, Manchester, M4 7ED
Flat 20, 1 Isaac Way, Manchester, M4 7ED
Flat 238, 1 Isaac Way, Manchester, M4 7EF
Flat 233, 1 Isaac Way, Manchester, M4 7EF
Flat 143, 1 Isaac Way, Manchester, M4 7EE
Flat 94, 1 Isaac Way, Manchester, M4 7ED
Flat 39, 1 Isaac Way, Manchester, M4 7ED
Flat 29, 1 Isaac Way, Manchester, M4 7ED
Flat 22, 1 Isaac Way, Manchester, M4 7ED
Flat 11, 1 Isaac Way, Manchester, M4 7ED
Flat 31, 1 Isaac Way, Manchester, M4 7ED
Flat 139, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 2, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 80, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 82, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 86, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 92, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 127, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 4, 25A Mayes Gardens, Manchester, M4 7FN
Flat 52, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 140, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 8, Advent House, 2 Isaac Way, Manchester, M4 7EP

Flat 20, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 27, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 124, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 222, 1 Isaac Way, Manchester, M4 7EF
Flat 220, 1 Isaac Way, Manchester, M4 7EF
Flat 212, 1 Isaac Way, Manchester, M4 7EF
Flat 207, 1 Isaac Way, Manchester, M4 7EF
Flat 177, 1 Isaac Way, Manchester, M4 7EE
Flat 146, 1 Isaac Way, Manchester, M4 7EE
23 Mayes Gardens, Manchester, M4 7FN
21 Mayes Gardens, Manchester, M4 7FN
18 Mayes Gardens, Manchester, M4 7FN
25 Mayes Gardens, Manchester, M4 7FN
20 Mayes Gardens, Manchester, M4 7FN
17 Mayes Gardens, Manchester, M4 7FN
22 Mayes Gardens, Manchester, M4 7FN
Flat 126, 1 Isaac Way, Manchester, M4 7EE
16 Mayes Gardens, Manchester, M4 7FN
19 Mayes Gardens, Manchester, M4 7FN
Flat 129, 1 Isaac Way, Manchester, M4 7EE
Flat 86, 1 Isaac Way, Manchester, M4 7ED
Flat 68, 1 Isaac Way, Manchester, M4 7ED
Flat 55, 1 Isaac Way, Manchester, M4 7ED
Flat 45, 1 Isaac Way, Manchester, M4 7ED
Flat 28, 1 Isaac Way, Manchester, M4 7ED
Flat 25, 1 Isaac Way, Manchester, M4 7ED
Flat 242, 1 Isaac Way, Manchester, M4 7EF
Flat 241, 1 Isaac Way, Manchester, M4 7EF
Flat 236, 1 Isaac Way, Manchester, M4 7EF
Flat 224, 1 Isaac Way, Manchester, M4 7EF
Flat 223, 1 Isaac Way, Manchester, M4 7EF
Flat 176, 1 Isaac Way, Manchester, M4 7EE
Flat 162, 1 Isaac Way, Manchester, M4 7EE
Flat 152, 1 Isaac Way, Manchester, M4 7EE
Flat 145, 1 Isaac Way, Manchester, M4 7EE
Flat 113, 1 Isaac Way, Manchester, M4 7EE
Flat 92, 1 Isaac Way, Manchester, M4 7ED
Flat 67, 1 Isaac Way, Manchester, M4 7ED
Flat 64, 1 Isaac Way, Manchester, M4 7ED
Flat 62, 1 Isaac Way, Manchester, M4 7ED
Flat 40, 1 Isaac Way, Manchester, M4 7ED
Flat 38, 1 Isaac Way, Manchester, M4 7ED
Flat 35, 1 Isaac Way, Manchester, M4 7ED
Flat 26, 1 Isaac Way, Manchester, M4 7ED
Flat 14, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 5, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 58, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 99, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 11, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 21, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 50, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 62, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 66, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 72, Advent House, 2 Isaac Way, Manchester, M4 7EP

Flat 73, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 94, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 116, Advent House, 2 Isaac Way, Manchester, M4 7EB
24 Mayes Gardens, Manchester, M4 7FN
Flat 16, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 98, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 10, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 63, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 87, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 117, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 128, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 134, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 195, 1 Isaac Way, Manchester, M4 7EE
Flat 180, 1 Isaac Way, Manchester, M4 7EE
Flat 161, 1 Isaac Way, Manchester, M4 7EE
Flat 154, 1 Isaac Way, Manchester, M4 7EE
Flat 134, 1 Isaac Way, Manchester, M4 7EE
Flat 83, 1 Isaac Way, Manchester, M4 7ED
Flat 81, 1 Isaac Way, Manchester, M4 7ED
Flat 8, 1 Isaac Way, Manchester, M4 7ED
Flat 78, 1 Isaac Way, Manchester, M4 7ED
Flat 66, 1 Isaac Way, Manchester, M4 7ED
Flat 63, 1 Isaac Way, Manchester, M4 7ED
Flat 5, 1 Isaac Way, Manchester, M4 7ED
Flat 232, 1 Isaac Way, Manchester, M4 7EF
Flat 231, 1 Isaac Way, Manchester, M4 7EF
Flat 229, 1 Isaac Way, Manchester, M4 7EF
Flat 226, 1 Isaac Way, Manchester, M4 7EF
Flat 208, 1 Isaac Way, Manchester, M4 7EF
Flat 184, 1 Isaac Way, Manchester, M4 7EE
Flat 179, 1 Isaac Way, Manchester, M4 7EE
Flat 158, 1 Isaac Way, Manchester, M4 7EE
Flat 155, 1 Isaac Way, Manchester, M4 7EE
Flat 128, 1 Isaac Way, Manchester, M4 7EE
Flat 110, 1 Isaac Way, Manchester, M4 7EE
Flat 103, 1 Isaac Way, Manchester, M4 7EE
Flat 98, 1 Isaac Way, Manchester, M4 7ED
Flat 82, 1 Isaac Way, Manchester, M4 7ED
Flat 75, 1 Isaac Way, Manchester, M4 7ED
Flat 60, 1 Isaac Way, Manchester, M4 7ED
Flat 57, 1 Isaac Way, Manchester, M4 7ED
Flat 56, 1 Isaac Way, Manchester, M4 7ED
Flat 42, 1 Isaac Way, Manchester, M4 7ED
Flat 37, 1 Isaac Way, Manchester, M4 7ED
Flat 28, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 119, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 17, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 43, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 71, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 77, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 132, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 143, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 123, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 23, Advent House, 2 Isaac Way, Manchester, M4 7EP

Flat 156, 1 Isaac Way, Manchester, M4 7EE
Flat 116, 1 Isaac Way, Manchester, M4 7EE
Flat 114, 1 Isaac Way, Manchester, M4 7EE
Flat 96, 1 Isaac Way, Manchester, M4 7ED
Flat 88, 1 Isaac Way, Manchester, M4 7ED
Flat 53, 1 Isaac Way, Manchester, M4 7ED
Flat 240, 1 Isaac Way, Manchester, M4 7EF
Flat 237, 1 Isaac Way, Manchester, M4 7EF
Flat 218, 1 Isaac Way, Manchester, M4 7EF
Flat 194, 1 Isaac Way, Manchester, M4 7EE
Flat 191, 1 Isaac Way, Manchester, M4 7EE
Flat 188, 1 Isaac Way, Manchester, M4 7EE
Flat 186, 1 Isaac Way, Manchester, M4 7EE
Flat 166, 1 Isaac Way, Manchester, M4 7EE
Flat 150, 1 Isaac Way, Manchester, M4 7EE
Flat 147, 1 Isaac Way, Manchester, M4 7EE
Flat 125, 1 Isaac Way, Manchester, M4 7EE
Flat 80, 1 Isaac Way, Manchester, M4 7ED
Flat 79, 1 Isaac Way, Manchester, M4 7ED
Flat 70, 1 Isaac Way, Manchester, M4 7ED
Flat 69, 1 Isaac Way, Manchester, M4 7ED
Flat 59, 1 Isaac Way, Manchester, M4 7ED
Flat 34, 1 Isaac Way, Manchester, M4 7ED
Flat 34, Advent House, 2 Isaac Way, Manchester, M4 7EP
Serviced Apartment 56, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 95, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 26, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 64, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 85, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 96, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 113, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 115, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 118, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 125, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 31, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 46, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 121, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 44, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 51, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 227, 1 Isaac Way, Manchester, M4 7EF
Flat 217, 1 Isaac Way, Manchester, M4 7EF
Flat 210, 1 Isaac Way, Manchester, M4 7EF
Flat 200, 1 Isaac Way, Manchester, M4 7EF
Flat 192, 1 Isaac Way, Manchester, M4 7EE
Flat 185, 1 Isaac Way, Manchester, M4 7EE
Flat 159, 1 Isaac Way, Manchester, M4 7EE
Flat 131, 1 Isaac Way, Manchester, M4 7EE
Flat 93, 1 Isaac Way, Manchester, M4 7ED
Flat 61, 1 Isaac Way, Manchester, M4 7ED
Flat 48, 1 Isaac Way, Manchester, M4 7ED
Flat 15, 1 Isaac Way, Manchester, M4 7ED
Flat 13, 1 Isaac Way, Manchester, M4 7ED
Flat 10, 1 Isaac Way, Manchester, M4 7ED
Flat 214, 1 Isaac Way, Manchester, M4 7EF

Flat 196, 1 Isaac Way, Manchester, M4 7EE
Flat 175, 1 Isaac Way, Manchester, M4 7EE
Flat 168, 1 Isaac Way, Manchester, M4 7EE
Flat 165, 1 Isaac Way, Manchester, M4 7EE
Flat 163, 1 Isaac Way, Manchester, M4 7EE
Flat 137, 1 Isaac Way, Manchester, M4 7EE
Flat 133, 1 Isaac Way, Manchester, M4 7EE
Flat 127, 1 Isaac Way, Manchester, M4 7EE
Flat 122, 1 Isaac Way, Manchester, M4 7EE
Flat 120, 1 Isaac Way, Manchester, M4 7EE
Flat 112, 1 Isaac Way, Manchester, M4 7EE
Flat 105, 1 Isaac Way, Manchester, M4 7EE
Flat 100, 1 Isaac Way, Manchester, M4 7EE
Flat 90, 1 Isaac Way, Manchester, M4 7ED
Flat 74, 1 Isaac Way, Manchester, M4 7ED
Flat 52, 1 Isaac Way, Manchester, M4 7ED
Flat 49, 1 Isaac Way, Manchester, M4 7ED
Flat 44, 1 Isaac Way, Manchester, M4 7ED
Flat 43, 1 Isaac Way, Manchester, M4 7ED
Flat 41, 1 Isaac Way, Manchester, M4 7ED
Flat 16, 1 Isaac Way, Manchester, M4 7ED
Flat 14, 1 Isaac Way, Manchester, M4 7ED
Flat 4, 1 Isaac Way, Manchester, M4 7ED
Flat 24, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 18, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 100, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 110, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 33, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 69, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 78, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 1, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 112, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 54, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 2, 17A Mayes Gardens, Manchester, M4 7FN
Flat 68, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 91, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 190, 1 Isaac Way, Manchester, M4 7EE
Flat 187, 1 Isaac Way, Manchester, M4 7EE
Flat 182, 1 Isaac Way, Manchester, M4 7EE
Flat 124, 1 Isaac Way, Manchester, M4 7EE
Flat 119, 1 Isaac Way, Manchester, M4 7EE
Flat 91, 1 Isaac Way, Manchester, M4 7ED
Flat 58, 1 Isaac Way, Manchester, M4 7ED
Flat 50, 1 Isaac Way, Manchester, M4 7ED
Flat 239, 1 Isaac Way, Manchester, M4 7EF
Flat 234, 1 Isaac Way, Manchester, M4 7EF
Flat 230, 1 Isaac Way, Manchester, M4 7EF
Flat 219, 1 Isaac Way, Manchester, M4 7EF
Flat 209, 1 Isaac Way, Manchester, M4 7EF
Flat 206, 1 Isaac Way, Manchester, M4 7EF
Flat 199, 1 Isaac Way, Manchester, M4 7EE
Flat 178, 1 Isaac Way, Manchester, M4 7EE
Flat 174, 1 Isaac Way, Manchester, M4 7EE
Flat 172, 1 Isaac Way, Manchester, M4 7EE

Flat 170, 1 Isaac Way, Manchester, M4 7EE
Flat 160, 1 Isaac Way, Manchester, M4 7EE
Flat 148, 1 Isaac Way, Manchester, M4 7EE
Flat 130, 1 Isaac Way, Manchester, M4 7EE
Flat 115, 1 Isaac Way, Manchester, M4 7EE
Flat 108, 1 Isaac Way, Manchester, M4 7EE
Flat 104, 1 Isaac Way, Manchester, M4 7EE
Flat 102, 1 Isaac Way, Manchester, M4 7EE
Flat 101, 1 Isaac Way, Manchester, M4 7EE
Flat 89, 1 Isaac Way, Manchester, M4 7ED
Flat 87, 1 Isaac Way, Manchester, M4 7ED
Flat 84, 1 Isaac Way, Manchester, M4 7ED
Flat 54, 1 Isaac Way, Manchester, M4 7ED
Flat 51, 1 Isaac Way, Manchester, M4 7ED
Flat 32, 1 Isaac Way, Manchester, M4 7ED
Flat 1, 1 Isaac Way, Manchester, M4 7ED
Flat 38, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 12, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 108, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 126, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 131, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 22, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 55, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 74, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 79, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 83, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 129, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 1, 25A Mayes Gardens, Manchester, M4 7FN
Flat 3, 25A Mayes Gardens, Manchester, M4 7FN

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: CENTRAL