

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134296/JO/2022

Date registered valid: 7 July 2022

Proposal: Variation of condition 32 (level thresholds) attached to planning permission referenced 129912/JO/2021 to allow changes to finished floor levels and access to front and rear doors to authorised houses

Address: Land Adjacent To Mayton Street, Manchester, M11 2AN

Ward(s): Clayton & Openshaw Ward

Applicant: Ms Victoria Young One Manchester Lovell House, 6 Archway, Manchester, M15 5RN

Agent (if any): Mr Daniel Tomlinson GWP Architecture 1 Lidgett Lane, Leeds, LS8 1PQ

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 October 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Dwellings

Date of site visit: 29 July 2022

Standard consultations:

Printed: 13 July 2022 Expired: 3 August 2022

Neighbour notifications

Printed: 20 July 2022 Expired: 10 August 2022

Site notice

Posted: 29 July 2022 Expired: 19 August 2022



Press advert

Published: 19 July 2022 Expired: 9 August 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site comprises of land previously developed for housing that has been maintained as open green space. It is intersected by a network of footpaths with incidental mature tree planting and surrounded highways along Beede Street, Mayton Street, Herne Street, Newtown Close and Thames Close, which also provide access to neighbouring housing

and communal on street car parking bays. The surrounding area mainly comprises of two storey pitched roof terraced housing with semi-detached houses located to the north of the site along Mayton Street and Beede Street. A mix of single, two and three storey houses and apartments are located to the south of the site (Herne Street). Although the area is predominantly residential, there is a 3-storey telephone exchange building located to the north-west of the site.

The development has been substantially completed following the implementation of the development in accordance with following planning permissions and approved discharge of condition requests, included in the site history set out below:

Description of development

The constructed development, due to plot constraints and configuration of garden areas has not delivered inclusive access to both front and rear doorways. The applicant has indicated that appropriate level access has been provided to the front of each house. 18 of the 21 houses would retain inclusive external access from front to rear via gates to the side of the houses. The threshold detail is shown in Fig.1 and Fig.2 show the threshold in situ.

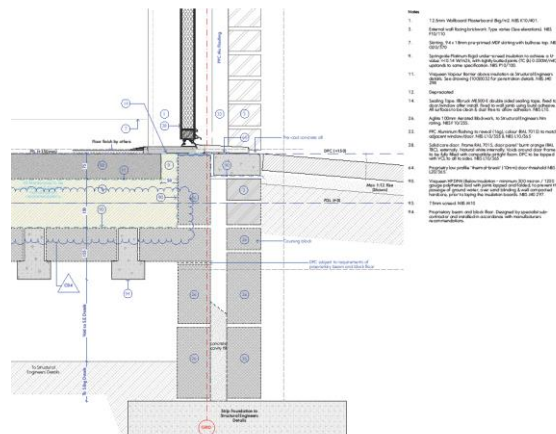


Fig. 1 – Threshold detail

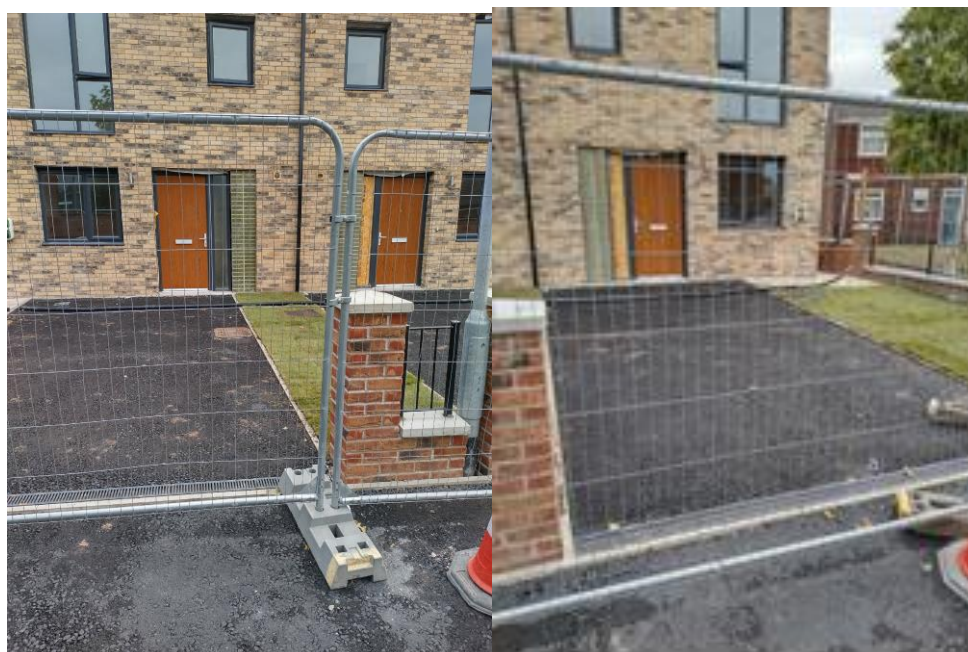


Fig.2 – Implemented thresholds

Site history

125474/FO/2019 - Proposed erection of 23 no. two storey dwellinghouses with associated car parking, hard and soft landscaping and boundary treatments
Approved 17 November 2020

129912/JO/2021 - Variation of condition 2 (specified plans), 8 (no additional windows), 9 (obscure glazing), 12 (refuse), 13 (bin store), 14 (car parking), 15 (cycle storage), 24 (boundary treatment), 25 (public realm), 26 (lighting), 27 (street furniture), 28 (landscaping) and 29 (tree protection) attached to planning permission referenced 125474/FO/2019 to facilitate layout changes including a reduction of houses from 23 to 21 and changes to boundary treatment and driveway surfacing
Approved 7 June 2022

CDN/21/0353 - Discharge of conditions 3 (Materials), 13 (Waste storage), 16A (Ground conditions), 17 (Construction Management Plan), 20 (Surface water drainage), 30 (Tree protection), 31 (Acoustics) and 32A (Mining legacy assessment) relating to planning permission ref: 125474/FO/2019

CDN/22/0040 - Discharge of conditions 10 (off site highway works), 19 (Electric vehicle charging point), 24 (boundary treatment) and 25 (public realm - benches) attached to planning permission referenced 125474/FO/2019

CDN/22/0200 - Discharge of condition 26 (street lighting) attached to planning permission referenced 125474/FO/2019

CDN/22/0540 - Discharge of condition 3 (SBD), 15c (ground condition verification), 21 (Environmental statement), 26 (street furniture), 27 (open space maintenance), 30 (acoustics) and 31 (Coal Mining legacy) attached to planning permission 129912/JO/2021 (considered alongside s73 application ref: 134296/JO/2022)

Consultations & Notification Responses

Local residents – Comments have been received regarding the implemented landscaping scheme. These comments do not relate to the detail of the s73 application and will be addressed separately.

GMP Design for Security - No comments received.

Issues

The development has been assessed against relevant policy and guidance in respect of planning permissions ref: 125474/FO/2019 and 129912/JO/2021. The following policy and guidance are relevant to the proposed amendment.

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a mechanism through 'which locally prepared plans for housing and other development can be produced.' It states that 'at the heart of the Framework is a presumption in favour of sustainable development.' However, the Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Furthermore, the statutory status of the development

plan remains as the starting point for decision making. In 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

As stated, the development has been previously assessed to determine its compliance with the NPPF and the following criteria have been previously considered as part of the consideration of planning permission ref: 125474/FO/2019 and 129912/JO/2021 would continue to be complied with following the implementation of the amended development. The attached conditions (including amendments to reflect discharged details) also accord with the following aspects of the NPPF:

- i. Chapter 5 Delivering a sufficient supply of homes;
- ii. Chapter 8: Promoting healthy and safe communities;
- iii. Chapter 9: Promoting sustainable transport;
- iv. Chapter 11: Making effective use of land;
- v. Chapter 12: Achieving well-designed places;
- vi. Chapter 14: Meeting the challenge of climate change, flooding and coastal change.

The proposed amendments would specifically accord with chapters 8 and 12, would be accorded with in respect of the provision of inclusive access.

Planning Practice Guidance (PPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. It is considered that the amended development appropriately relates to the following aspects of the specified PPG:

- i. Consultation and pre-decision matters;
- ii. Health and well-being.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; positively contributes to the health, safety and well-being of residents, considers the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and protects and enhances the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would secure appropriate inclusive access and accord with policy SP1.

Policy EN1 (Design Principles and Strategic Character Areas) - States that opportunities for good design to enhance the overall image of the City. In this case, it is that the proposed design would continue to achieve a high quality that would positively contribute to the character of the area and improve the standard of residential accommodation in the locality. The amendment would not affect the composition of the external areas of the site or the appearance of the houses policy EN1 would continue to be complied with.

Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policy is also considered to be relevant:

Policy DC7 (New Housing Development)

Policy DC7.1 states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. Policy DC7 also requires that a satisfactory quality of development is achieved. In this case the layout of the proposed houses and the quality of design would continue to accord with residential quality guidance. Satisfactory access would also be provided for people with disabilities. Policy DC7.1 would therefore be complied with.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. The application was submitted with sufficient detail to allow its assessment without a requirement for further negotiation.

Principle of the amendment – It was originally indicated that the development would provide inclusive access to all houses from the front and rear. Upon implementation of the development and in response to the constraints of the site, it was found that inclusive access could be achieved from the principal entrance. As stated, the majority of the houses would incorporate external access from the front to the rear garden. On balance, it is considered that the proposed access arrangements are acceptable. A condition has been included to ensure that the level access details are implemented to all houses within the development.

Conditions – Have been amended to reflect approved details as a result of s.73 application approvals and discharge of condition requests

Conclusion – The proposed access arrangements are considered to be acceptable.

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

In this case, 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. The application was submitted with sufficient detail to allow its assessment without a requirement for further negotiation.

Condition(s) to be attached to decision for approval

1) The development hereby approved shall be carried out in accordance with the following drawings and documents (references to be included) and stamped as received by the City Council on: 15 November 2019, 7 April 2021, 28 April 2021, 9 July 2021, 27 August 2021, 25 January 2022, 22 February 2022, 10 March 2022, 19 April 2022, 31 May 2022 and 7 July 2022:

Application forms for removal or variation of condition following a grant of planning permission
Site Location Plan - 1914-GWP-01-01-DR-A-(PA) 0001 Rev P03 Site Topographical Survey - 1914-GWP-01-01-DR-A-(PA) 0002 Rev P01
Proposed Site Plan - 1914-GWP-01-01-DR-A-(00)-0004 Rev C06 (showing affordable housing units)
Footpath Diversions & Closures & Adoptions - 1914-GWP-00-00-DR-A-(90)-0008 Rev C02
Site Landscaping - 1914-GWP-01-01-DR-A-(PA)-0006 Rev P03
Bike Storage - 1914-GWP-01-01-DR-A-(PA)-0008 Rev P01
External Space / Landscaping - 1914-GWP-01-01-DR-A-(PA)-0009 Rev P04
Proposed Landscape and Urban Realm - 1914-GWP-00-00-DR-A-(SK)-(SK)75 Rev WIP/S
Boundary Treatment - 1914-GWP-00-00-DR-A-(90)-0003 Rev C05
Fencing Details - 1914-GWP-00-00-DR-A-(90)-0004 Rev C03
Brick Walls & Bin Store - 1914-GWP-00-00-DR-A-(90)-0005 Rev C02
Waste Management Strategy - 1914-GWP-00-00-DR-A-(90)-0006 Rev C04
Plot Boundaries and Sectionals - 1914-GWP-00-00-DR-A-(90)-0007 Rev C02
Footpaths diversions & closures & adoptions - 1914-GWP-00-00-DR-A-(90)-0008
Metal Railings & Brick Piers - 1914-GWP-00-00-DR-A-(90)-0009 Rev C02
Proposed Landscape and Urban Realm Improvements - 1914-GWP-01-01-DR-A-(PA)-0013 Rev P04
Street Lighting - 1914-GWP-01-01-DR-A-(PA)-0014 Rev P04
Contextual Street Elevations - 1914-GWP-00-XX-DR-A-(00)-0005 Rev C05 (1 of 2)
Contextual Street Elevations - 1914-GWP-00-XX-DR-A-(00)-0006 Rev C05 (2 of 2)
3-D Site View (From BIM) - 1914-GWP-XX-XX-DR-A-(00)-0019 Rev C02
Renders (From BIM) - 1914-GWP-XX-XX-DR-A-(00)-0020 Rev C01.
Materials Study Housing - 1914-GWP-XX-XX-DR-A-(00)-0021 Rev C03

Site plan and car charging positions - P0168/CC Rev A

Architectural Drawings - Block A - 1914-GWP-01-ZZ-DR-A-(00)-0010 Rev C05
Architectural Drawings - Block B - 1914-GWP-02-ZZ-DR-A-(00)-0011 Rev C05
Architectural Drawings - Block C - 1914-GWP-04-ZZ-DR-A-(00)-0012 Rev C05
Architectural Drawings - Block D - 1914-GWP-05-ZZ-DR-A-(00)-0013 Rev C04
Architectural Drawings - Block E - 1914-GWP-06-ZZ-DR-A-(00)-0014 Rev C06
Architectural Drawings - Block F - 1914-GWP-07-ZZ-DR-A-(00)-0015 Rev C05
Architectural Drawings - Block G - 1914-GWP-08-ZZ-DR-A-(00)-0016 Rev C05
Architectural Drawings - Block H - 1914-GWP-09-ZZ-DR-A-(00)-0017 Rev C04
Architectural Drawings - Block I - 1914-GWP-10-ZZ-DR-A-(00)-0018 Rev C025

Typical 2B/3P House Layout - 1914-GWP-01-01-DR-A-(PA)-0071 Rev P02
Typical 3B/4P House Layout - 1914-GWP-01-01-DR-A-(PA)-0072 Rev P02
Window / Bay Study - 1914-GWP-01-01-DR-A-(PA)-0033 Rev P03

Door threshold detail Ref: 1914-GWP-00-zz-DR-A-(100)-0010 Rev C04.

Proposed Section 278 Works Layout Ref: 8755G-WML-00-XX-DR-C-0007 Rev P03 and
Proposed Adoptable Section 278 Construction Details Ref: 8755G-WML-00-XX-DR-C-0008 Rev P03

Response to Planning Comments - (ref 125474/FO/2020) for One Manchester by Eco Res/
GWPA Ref: (299)1914-GWP-01-XX-PP-A-1B-Response Rev P01

Tree Survey and Root Protection Area Ref: 6039a.01B

Mayton Street Tree Survey Report (Revision B) by TBA Landscape Architects dated August 2019 Ref: PD/6039b/TSR/Rev B/AUG19 (Revised November 2019)

Design and Access Statement for One Manchester - Mayton Street by Eco Res/ GWPA Ref: (299)1914-GWP-01-XX-PP-A-1B-D&A Rev P02 dated 27 November 2019

Energy Statement, Mayton, PA1422 Rev A dated November 2019 by TACE and stamped as received by the City Council, as Local Planning Authority, on 15 November 2019

Preliminary Ecological Appraisal at land off Thames Close

Manchester Greater Manchester M11 2FG Ref: UES02679/01 by United Environmental Services Ltd dated 4 September 2019

Air Quality Assessment - Mayton Street, Beswick for One Manchester Reference: 3049-2r1 by Redmore Environmental dated: 30th August 2019

Proposed residential development at Mayton Street in Openshaw, Manchester (23 affordable dwellings) Transport Statement by VTC (Highway & Transportation Consultancy) dated 29 November 2019

Crime Impact Statement: Mayton Street for: GWP Architecture Version A dated 7 November 2019 URN: 2019/0470/CIS/01

Affordable Housing Statement for Mayton Street by One Manchester dated October 2019

Proforma for Planning Applications Waste Management Strategy dated 8 October 2019

Email for GWP Architecture confirming that doors provide the main front and rear access to each of authorised houses will achieve accessible thresholds in accordance with Building Regulations Part M (2) 2.20 d-i

Letter to GWP Architecture from Druk Ltd relating to acoustic attenuation dated 9 January 2020

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 for the City of Manchester.

2) The development shall be implemented in accordance with the following materials and specifications, which shall be maintained in situ at all times thereafter.

Brickwork

Grey brick - Ibstock New Ivanhoe Cream

Red multi brick - Ibstock Ivanhoe Westminster

Feature glazed brick detail in light green- Ibstock Umbria

Roof

Red Weinberger TLE Rustic Roof tile

Grey Weinberger TLE Grey Roof tile

Frames

Windows - UPVC Anthracite Grey RAL 7016

Doors - UPVC Anthracite Grey RAL 7016

Doors - Light oak finish.

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, EN1 and DM1 of the Core Strategy for the City of Manchester.

3) The development shall be fully implemented and thereafter maintained at all times in accordance with the attained Secure by Design Gold Award Reference: 2019/0470/SBD/01 dated 3 August 2022 stamped as received by the City Council as local planning authority on 5 August 2022.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

4) The planning permission hereby granted relates to the formation of 13 x two bedroom, 3 person houses and 8 x three bedroom, 4 person houses (Class C3) as shown on the approved drawings.

Reason - For the avoidance of doubt and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) 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 part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6) 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 or outbuildings 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.

7) 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 referenced:

Site Location Plan - 1914-GWP-01-01-DR-A-(PA) 0001 Rev P03 Site Topographical Survey - 1914-GWP-01-01-DR-A-(PA) 0002 Rev P01
Proposed Site Plan - 1914-GWP-01-01-DR-A-(00)-0004 Rev C06 (showing affordable housing units)
Contextual Street Elevations - 1914-GWP-00-XX-DR-A-(00)-0005 Rev C05 (1 of 2)
Contextual Street Elevations - 1914-GWP-00-XX-DR-A-(00)-0006 Rev C05 (2 of 2)
3-D Site View (From BIM) - 1914-GWP-XX-XX-DR-A-(00)-0019 Rev C02
Renders (From BIM) - 1914-GWP-XX-XX-DR-A-(00)-0020 Rev C01.
Materials Study Housing - 1914-GWP-XX-XX-DR-A-(00)-0021 Rev C03
Architectural Drawings - Block A - 1914-GWP-01-ZZ-DR-A-(00)-0010 Rev C05
Architectural Drawings - Block B - 1914-GWP-02-ZZ-DR-A-(00)-0011 Rev C05
Architectural Drawings - Block C - 1914-GWP-04-ZZ-DR-A-(00)-0012 Rev C05
Architectural Drawings - Block D - 1914-GWP-05-ZZ-DR-A-(00)-0013 Rev C04
Architectural Drawings - Block E - 1914-GWP-06-ZZ-DR-A-(00)-0014 Rev C06
Architectural Drawings - Block F - 1914-GWP-07-ZZ-DR-A-(00)-0015 Rev C05
Architectural Drawings - Block G - 1914-GWP-08-ZZ-DR-A-(00)-0016 Rev C05
Architectural Drawings - Block H - 1914-GWP-09-ZZ-DR-A-(00)-0017 Rev C04
Architectural Drawings - Block I - 1914-GWP-10-ZZ-DR-A-(00)-0018 Rev C025
Typical 2B/3P House Layout - 1914-GWP-01-01-DR-A-(PA)-0071 Rev P02
Typical 3B/4P House Layout - 1914-GWP-01-01-DR-A-(PA)-0072 Rev P02
Window / Bay Study - 1914-GWP-01-01-DR-A-(PA)-0033 Rev P03

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

8) Before the occupation of the development windows to bathrooms / wet rooms as so indicated on the approved drawings ref:

Site Location Plan - 1914-GWP-01-01-DR-A-(PA) 0001 Rev P03 Site Topographical Survey - 1914-GWP-01-01-DR-A-(PA) 0002 Rev P01
Proposed Site Plan - 1914-GWP-01-01-DR-A-(00)-0004 Rev C06 (showing affordable housing units)
Contextual Street Elevations - 1914-GWP-00-XX-DR-A-(00)-0005 Rev C05 (1 of 2)
Contextual Street Elevations - 1914-GWP-00-XX-DR-A-(00)-0006 Rev C05 (2 of 2)
3-D Site View (From BIM) - 1914-GWP-XX-XX-DR-A-(00)-0019 Rev C02
Renders (From BIM) - 1914-GWP-XX-XX-DR-A-(00)-0020 Rev C01.
Materials Study Housing - 1914-GWP-XX-XX-DR-A-(00)-0021 Rev C03
Architectural Drawings - Block A - 1914-GWP-01-ZZ-DR-A-(00)-0010 Rev C05
Architectural Drawings - Block B - 1914-GWP-02-ZZ-DR-A-(00)-0011 Rev C05

Architectural Drawings - Block C - 1914-GWP-04-ZZ-DR-A-(00)-0012 Rev C05
 Architectural Drawings - Block D - 1914-GWP-05-ZZ-DR-A-(00)-0013 Rev C04
 Architectural Drawings - Block E - 1914-GWP-06-ZZ-DR-A-(00)-0014 Rev C06
 Architectural Drawings - Block F - 1914-GWP-07-ZZ-DR-A-(00)-0015 Rev C05
 Architectural Drawings - Block G - 1914-GWP-08-ZZ-DR-A-(00)-0016 Rev C05
 Architectural Drawings - Block H - 1914-GWP-09-ZZ-DR-A-(00)-0017 Rev C04
 Architectural Drawings - Block I - 1914-GWP-10-ZZ-DR-A-(00)-0018 Rev C025
 Typical 2B/3P House Layout - 1914-GWP-01-01-DR-A-(PA)-0071 Rev P02
 Typical 3B/4P House Layout - 1914-GWP-01-01-DR-A-(PA)-0072 Rev P02
 Window / Bay Study - 1914-GWP-01-01-DR-A-(PA)-0033 Rev P03

shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

9) Before the first occupation of the authorised development, the off-site highway works as shown on drawings referenced Proposed Section 278 Works Layout Ref: 8755G-WML-00-XX-DR-C-0007 Rev P03 and Proposed Adoptable Section 278 Construction Details Ref: 8755G-WML-00-XX-DR-C-0008 Rev P03 shall be fully implemented and maintained in situ at all times thereafter.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

10) Before the occupation of the authorised development, the alley positioned adjacent to the western and northern boundaries of 31 to 47 Herne Street shall be gated in accordance with the details of the drawings referenced: Boundary Treatment - 1914-GWP-00-00-DR-A-(90)-0003 Rev C05. The development shall be fully implemented prior to the first occupation of any part of the development and maintained in situ thereafter.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

11) The development is to be undertaken in accordance with the waste management strategy comprising documents referenced: Planning application - Waste Management Strategy Pro Forma dated 8 October 2019 and Design and Access Statement for One Manchester - Mayton Street by Eco Res/ GWPA Ref: (299)1914-GWP-01-XX-PP-A-1BD&A Rev P02: Section 5.3 Waste Strategy and drawing referenced: Waste Management Strategy - Ref: 1914-GWP-XX-ZZ-DR-A-(90)-0006 Rev.C04. The agreed arrangement including the associated bin storage structures shall be implemented in full prior to the first occupation of the authorised houses and maintained in situ thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

12) The development shall be implemented in accordance with the bin enclosure details as shown on drawing referenced: Brick Walls & Bins Store Details 1914-GWP-XX-ZZ-DR-A-(90)-

0005 Rev C02 and Waste Management Strategy drawing Ref: 1914-GWP-XX-ZZ-DR-A-(90)-0006 Rev.C04. The approved details shall be implemented before the first occupation of the related houses and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

13) Before the occupation of the authorised development, car parking areas shown on drawing Proposed Site Plan Proposed Site Plan - 1914-GWP-01-01-DR-A-(00)-0004 Rev C06 shall be surfaced and made available for use. The car parking spaces shall be maintained in situ prior to the occupation of the authorised houses and remain in situ thereafter.

Reason - In the interest of residential amenity and pedestrian and highways safety, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

14) Before the occupation of the authorised development, the cycle storage arrangements as shown on drawings referenced: Proposed Site Plan - 1914-GWP-01-01-DR-A-(00)-0004 Rev C06 and Bike Storage - 1914-GWP-01-01-DR-A-(PA)-0008 Rev P02 shall be fully implemented and retained in situ thereafter.

Reason - In the interests of residential amenity and to encourage the adoption of sustainable transportation options, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

15) The development shall be maintained in accordance with document referenced: Validation Completion Report for a site at Mayton Street, Openshaw Ref: 8755G-WML-XX-ZZ RP-G-0004B dated June 2022 Revision B (dated 30 October 2022) by WML Consulting verifying completion of the remediation scheme relating to historic land contamination in accordance with its approved details.

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 for the City of Manchester and the National Planning Policy Framework.

16) The development shall be fully implemented throughout the entire construction phase of the development is implemented in accordance with document ref: Construction Management Plan Project: Mayton Street, Manchester Client: One Manchester Principal Contractor: John Southworth Builders Ltd.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

17) No removal or other work to trees and or hedges shall be undertaken in the main bird breeding season (March to July inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local biodiversity and nature conservation pursuant to policy EN15 of the Core Strategy for the City of Manchester.

18) Upon occupation of the authorised dwelling houses, electric vehicle charging points shall be installed in accordance with the details specified in document referenced Rolec EVWP2020EV WallPod charging unit 32 A with a charging capacity of 7.2 KW/H and in the positions identified on drawing referenced: Site plan & car charger positions P0168/CC Rev A. Following installation, the electric vehicle charging points shall be maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and to contribute to the reduction of carbon emissions and improve air quality pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

19) The development shall be implemented in accordance with documents referenced: Mayton Street Site Plan Drainage Overlay drawing Ref: 1914-GWP- 01-01-DR-A-(SK)-(SK)74 and WML Consulting drawings:

Drainage Strategy Plan Ref: 8755G/WML/00/XX/DR/C/0002/Rev P09
Typical Drainage Sheet 1 of 2 Ref: 8755G/WML/00/XX/DR/C/1003/Rev P02
Typical Drainage Sheet 2 of 2 Ref: 8755G/WML/00/XX/DR/C/1004/Rev P07
Flood level and FFL plan Ref: 8755G/WML/00/XX/DR/C/1004/Rev P01
Drainage Utility Drawing Ref: 0221-GTC-001
Drainage calculation drawings:
8755 Mayton Network R1.MDX Storm Sewer Design by Modified Rational Method by Micro Drainage
8755 Mayton Network 1-23 Storm Sewer Design by Modified Rational Method by Micro Drainage
Hydro Brake Optimum calculation Ref: 8755 dated 3/8/21
Hydro Brake Optimum control panel drawing Ref: SHE-0103-5000-1200-5000
Land Drainage Consent MCC014/07/2021 issued by the Lead Local Flood Authority.
CCTV survey document by Lane Group plc Ref: Mayton Street - PJ00417102 dated 17/8/2021
United Utilities email 19 July 2021 confirming sewer ownership details.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

20) The development shall be fully implemented in accordance with the following document: Flood Risk Assessment for a site at Mayton Street, Openshaw undertaken on behalf of Eco-Res LLP Report No. 8755G/FRA/02 January 2020 by WML Consulting stamped as received by the City Council as local planning authority on 31 January 2020. All related measures shall be maintained in situ following their implementation.

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

21) The development hereby approved shall be carried out in accordance with document ref: Energy Statement, Mayton, PA1422 Rev A dated November 2019 by TACE and stamped as received by the City Council, as Local Planning Authority on 15 November 2019.

The implemented development shall be maintained in accordance with the post construction review documented detailing attained environmental performance by Anderson Goddard Ltd dated 7 May 2022 and email from GWP Architecture confirming the attainment of a 12.03% reduction in carbon emissions over Part L of the Building Regulations.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1, T2, EN4, EN8 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

22) Notwithstanding the details of the document ref: Energy Statement, Mayton, PA1422 Rev A dated November 2019 by TACE and Design and Access Statement for One Manchester - Mayton Street by Eco Res/ GWPA Ref: (299)1914-GWP-01-XX-PPA-1B-D&A Rev P02 dated 27 November 2019 (as amended by approved drawings) and prior to their installation details of any photovoltaic panels to be fitted to the exterior roof planes of the authorised houses, as part of the development, shall be submitted to and approved in writing by the City Council as local planning authority. The authorised photovoltaic panels shall be implemented in accordance with the approved details to a timescale agreed as part of the submitted scheme and maintained in situ thereafter.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1, T2, EN4, EN8 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

23) Before the first occupation of the development the details of drawings referenced: Boundary Treatment Ref: 1914-GWP-00-00-DR-A-(90)-0003 Rev C05, Fencing Details Ref: 1914-GWP-XX-ZZ-DR-A-(90)-0004 Rev C04 and Brick Walls & Bin Store - 1914-GWP-00-00-DR-A-(90)-0005 Rev C02 shall be fully implemented, including installation of the plinth feature to the base of metal railing Type 1. The implemented measures shall be maintained in situ at all times thereafter.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

24) Upon completion of the authorised landscaping scheme, public benches shall be installed in accordance with 'The Dale Recycled Plastic Outdoor Bench specification' with a brown colour treatment in the positions shown on drawings referenced Proposed Landscape / Urban realm - 1914-GWP-01-01-DR-A-(SK)-(SK)75 Rev WIP / S and maintained in situ at all times thereafter.

Reason - In the interest of residential amenity pursuant to SP1 and DM1 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

25) Before the first occupation of the development, the following detail relating to street lighting shall be implemented:

- i. Solar Illumination (manufacturers) specification sheet detailing a 6 metre high 20 watt lighting column with motion sensor referenced: SL33 20W 6M Column;
- ii. Document illustrating illumination spread for lighting column specification referenced: SL33 20W 6M Column.

Upon first occupation of the development, the lighting columns, including motion sensors, shall be installed in the positions shown on drawings referenced Street Lighting - 1914-GWP-01-01-DR-A-(PA)-0014 Rev P04 and maintained in operational condition at all times in thereafter.

Reason - In the interest of residential amenity pursuant to SP1 and DM1 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

26) The development shall be fully implemented in accordance with details of document referenced: Mayton Street Landscape / Street Furniture Maintenance Plan by One Manchester and stamped as received by the City Council as local planning authority on 5 August 2022 relating to street lighting and street furniture. The approved plan shall be implemented upon occupation of the development and retained in situ at all times thereafter. For the avoidance of doubt relates to the details specified on the following approved drawings: Site Landscaping - 1914-GWP-01-01-DR-A-(PA)-0006 Rev P03, Proposed Landscape and Urban Realm Improvements - 1914-GWP-01-01-DR-A-(PA)-0013 Rev P04, Street Lighting - 1914-GWP-01-01-DR-A-(PA)-0014 Rev P01 and Proposed Landscape / Urban Realm - 1914-GWP-01-01-DR-A-(SK)-(SK)75 Rev.WIP/S.

Reason - In the interest of residential amenity pursuant to SP1 and DM1 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

27) The development shall be implemented in accordance with the arrangements for the maintenance of open space, footpaths, tree planting and landscaping as detailed in document referenced: Mayton Street Landscape / Street Furniture Maintenance plan by One Manchester and stamped as received by the City Council as local planning authority on 5 August 2022. The approved plan shall be implemented upon occupation of the development and retained in situ at all times thereafter. For the avoidance of doubt, the authorised maintenance plan relates to the open space, footpaths, tree planting and landscaping as specified on drawing referenced: Site Landscaping - 1914-GWP-01-01-DR-A-(PA)-0006 Rev P03 External Space / Landscaping - 1914-GWP-01-01-DR-A-(PA)-0009 Rev P04.

The approved landscaping scheme shall be fully implemented during the first full planting scheme following the occupation of the development and maintained in situ thereafter in accordance with the approved landscape maintenance scheme. 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 for the City of Manchester.

28) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority as detailed on documents and drawings referenced:

Mayton Street Tree Survey Report (Revision B) by TBA Landscape Architects dated August 2019 Ref: PD/6039b/TSR/Rev B/AUG19 (Revised November 2019);
Tree Survey and Root Protection Area Ref: 6039a.01B;
Proposed Site Plan - 1914-GWP-01-01-DR-A-(PA) 0004 Rev C06;

Site Landscaping - 1914-GWP-01-01-DR-A-(PA)-0006 Rev P03;

Proposed Landscape and Urban Realm Improvements - 1914-GWP-01-01-DR-A-(PA)-0013 Rev P04.

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 to 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 for the City of Manchester.

29) The development shall be implemented in accordance with the following details upon commencement of the development and shall be retained in situ throughout the construction period:

- i. Drawings referenced: Site landscaping: 1914-GWP- 01-01-DR-A-(PA)-006 Rev P03, including the demarcation of the tree protection zone and erection of protective fencing to its perimeter. The protective fencing shall remain in place at all times during the construction phase apart from circumstance where hand digging and working is required within the protective zone;
- ii. Email dated 28 October 2021 from GWP confirming that metal protective fencing would installed with a minimum height of 2.1 metres around the perimeter of retained trees within the application site.

The implemented tree protection measures shall be maintained in situ throughout the construction period. The erected 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.

Reason - In order to avoid damage to trees/shrubs within and adjacent to 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 for the City of Manchester.

30) The development shall be implemented in accordance with the acoustic verification report referenced: Assessment of the Internal Noise Climate within the New Housing Development at Mayton Street, Openshaw, Manchester by Druk Limited Ref: DRUK/ACC/RS/JSBMSOM/3059 and dated 10 June 2022. The development shall be maintained at all times in accordance with the approved report.

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 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

31) The development shall be implemented in accordance with the with the following documents relating to the assessment and mitigation of coal mining legacy:

- i. Phase 2 Geo-Environmental Investigation & Assessment for Mayton Street, Openshaw undertaken on behalf of Eco-Res LLP by WML Consulting Ltd Report No. 8755G-WML-00-XX RP-G-0002 dated July 2020;
- ii. : Validation Completion Report for a site at Mayton Street, Openshaw Ref: 8755G-WML-XX-ZZ RP-G-0004B dated June 2022 Revision B (dated 30 October 2022) by WML Consulting.

Reason - To ensure the safety and stability of the proposed development as the site has been identified as being subject to past coal mining activity both recorded and likely historic unrecorded underground coal mining at shallow depth pursuant to policy EN18 of the Core Strategy for the City of Manchester.

32) Before the occupation of the development the details of drawings referenced: Door threshold detail Ref: 1914-GWP-00-zz-DR-A-(100)-0010 Rev C04 relating to the provision of level thresholds and related pathway gradients to the principal entrances shall be fully implemented in respect of all authorised houses and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and to secure inclusive access pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

33) Upon first the occupation of the authorised houses, the development shall be fully implemented in accordance with the following documents and drawings: One Manchester Affordable Housing Statement dated January 2022 identifying the provision of four houses as affordable units in perpetuity (Social Rent- Plots 11, 12 and 4 and Shared Ownership Plot 19) as shown on drawing refenced: Proposed Site Plan - 1914-GWP-01-01-DR-A-(00)-0004 Rev C06 (showing affordable housing units). The approved details shall be retained in accordance with the requirements of the statement at all times thereafter.

Reason - In order to provide affordable housing at the site in accordance with policy H8 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

Informatives

1) Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) It is recommended that consideration be given to ecological enhancements as part of the development, including the provision of bird or bat boxes.

3) Environment Agency - This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of Gore Brook, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted.

Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The Environment Agency has discretionary powers to carry out maintenance works on the channels of main river watercourses to remove blockages and ensure the free flow of water. Information on riparian landowner's rights and responsibilities can be found at:
<https://www.gov.uk/guidance/owning-a-watercourse>.

4) The applicant should comply with the conditions of the Land Drainage Consent MCC014/07/2021 issued by the City Council as Local Lead Flood Authority.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police

717 Ashton Old Road, Manchester, M11 2HD
707 Ashton Old Road, Manchester, M11 2HD
719 Ashton Old Road, Manchester, M11 2HD
727 Ashton Old Road, Manchester, M11 2HD
715 Ashton Old Road, Manchester, M11 2HD
2 Mill Street, Manchester, M11 2ED
4 Mill Street, Manchester, M11 2ED
Bt Exchange, Mill Street, Manchester, M11 2AB
90 Herne Street, Manchester, M11 2BG
1 St Barnabas Square, Manchester, M11 2FJ
Openshaw Delivery Office, 497 Mill Street, Manchester, M11 2AA
Flat 2, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 11, Mill Court, 436 Mill Street, Manchester, M11 2AL
2 Clayton Lane, Manchester, M11 2FG
7 Flavian Walk, Manchester, M11 2EG
31 Herne Street, Manchester, M11 2EF
5 Kerwin Walk, Manchester, M11 2BF
6 St Barnabas Square, Manchester, M11 2FJ
Flat 8, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 9, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 10, Mill Court, 436 Mill Street, Manchester, M11 2AL
9 Abbeyfield Square, Manchester, M11 2EQ
1 Abbeyfield Square, Manchester, M11 2EQ
49 Herne Street, Manchester, M11 2EL
3 Flavian Walk, Manchester, M11 2EG
45 Herne Street, Manchester, M11 2EF
40 Selby Street, Manchester, M11 2BY
5 Beede Street, Manchester, M11 2AT
735 Ashton Old Road, Manchester, M11 2HD
9 St Barnabas Square, Manchester, M11 2FJ
7 St Barnabas Square, Manchester, M11 2FJ
3 Mayton Street, Manchester, M11 2AN
25 Herne Street, Manchester, M11 2AJ
23 Herne Street, Manchester, M11 2AJ
Flat 3, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 5, Mill Court, 436 Mill Street, Manchester, M11 2AL
11 Reform Walk, Manchester, M11 2FF
9 Reform Walk, Manchester, M11 2FF

7 Abbeyfield Square, Manchester, M11 2EQ
11 Flavian Walk, Manchester, M11 2EG
39 Herne Street, Manchester, M11 2EF
46 Selby Street, Manchester, M11 2BY
8 Stopley Walk, Manchester, M11 2AQ
72 Herne Street, Manchester, M11 2BG
3 St Barnabas Square, Manchester, M11 2FJ
2 St Barnabas Square, Manchester, M11 2FJ
7 Mayton Street, Manchester, M11 2AN
15 Herne Street, Manchester, M11 2AJ
7 Sparta Walk, Manchester, M11 2BR
5 Abbeyfield Square, Manchester, M11 2EQ
1 Clayton Lane, Manchester, M11 2FG
3 Abbeyfield Square, Manchester, M11 2EQ
5 Flavian Walk, Manchester, M11 2EG
41 Herne Street, Manchester, M11 2EF
10 Dulgar Street, Manchester, M11 2BU
1 Kerwin Walk, Manchester, M11 2BF
2 Stopley Walk, Manchester, M11 2AQ
80 Herne Street, Manchester, M11 2BG
8 St Barnabas Square, Manchester, M11 2FJ
13 St Barnabas Square, Manchester, M11 2FJ
7A Colliery Street, Bradford, Manchester, M11 2AW
5A Colliery Street, Bradford, Manchester, M11 2AW
6 Colliery Street, Bradford, Manchester, M11 2AP
11 Mayton Street, Manchester, M11 2AN
3 Herne Street, Manchester, M11 2AJ
11 Herne Street, Manchester, M11 2AJ
5 Colliery Street, Bradford, Manchester, M11 2AW
9 Sparta Walk, Manchester, M11 2BR
5 Sparta Walk, Manchester, M11 2BR
3 Sparta Walk, Manchester, M11 2BR
St Barnabas Rectory, 1 South Street, Bradford, Manchester, M11 2EY
15 Colliery Street, Bradford, Manchester, M11 2AW
11 Colliery Street, Bradford, Manchester, M11 2AW
13 Colliery Street, Bradford, Manchester, M11 2AW
9 Colliery Street, Bradford, Manchester, M11 2AW
7 Colliery Street, Bradford, Manchester, M11 2AW
11 Neden Close, Manchester, M11 2EJ
13 Neden Close, Manchester, M11 2EJ
48 Herne Street, Manchester, M11 2FN
1A Colliery Street, Bradford, Manchester, M11 2AW
7 Beede Street, Manchester, M11 2AT
56 Selby Street, Manchester, M11 2BY
50 Selby Street, Manchester, M11 2BY
15 Beede Street, Manchester, M11 2AT
9 Beede Street, Manchester, M11 2AT
10 Winslow Street, Manchester, M11 2AY
7 Dulgar Street, Manchester, M11 2BU
54 Selby Street, Manchester, M11 2BY
14 Winslow Street, Manchester, M11 2AY
9 Dulgar Street, Manchester, M11 2BU
36 Herne Street, Manchester, M11 2FN

38 Herne Street, Manchester, M11 2FN
46 Herne Street, Manchester, M11 2FN
52 Selby Street, Manchester, M11 2BY
42 Selby Street, Manchester, M11 2BY
11 Beede Street, Manchester, M11 2AT
6 Stopley Walk, Manchester, M11 2AQ
13 Beede Street, Manchester, M11 2AT
9 Mayton Street, Manchester, M11 2AN
26 Herne Street, Manchester, M11 2BG
6 Herne Street, Manchester, M11 2AH
32 Herne Street, Manchester, M11 2FN
50 Herne Street, Manchester, M11 2FN
34 Herne Street, Manchester, M11 2FN
2 South Street, Bradford, Manchester, M11 2FR
40 Herne Street, Manchester, M11 2FN
76 Herne Street, Manchester, M11 2BG
74 Herne Street, Manchester, M11 2BG
84 Herne Street, Manchester, M11 2BG
88 Herne Street, Manchester, M11 2BG
17 Mayton Street, Manchester, M11 2AN
10 Colliery Street, Bradford, Manchester, M11 2AP
2 Colliery Street, Bradford, Manchester, M11 2AP
33 Herne Street, Manchester, M11 2EF
16 Colliery Street, Bradford, Manchester, M11 2AP
18 Colliery Street, Bradford, Manchester, M11 2AP
14 Colliery Street, Bradford, Manchester, M11 2AP
Flat 4, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 6, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 7, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 13, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 15, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 18, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 20, Mill Court, 436 Mill Street, Manchester, M11 2AL
725 Ashton Old Road, Manchester, M11 2HD
729 Ashton Old Road, Manchester, M11 2HD
705 Ashton Old Road, Manchester, M11 2HD
8 Winslow Street, Manchester, M11 2AY
5 Clayton Lane, Manchester, M11 2FG
1 Flavian Walk, Manchester, M11 2EG
47 Herne Street, Manchester, M11 2EF
48 Selby Street, Manchester, M11 2BY
3 Kerwin Walk, Manchester, M11 2BF
4 Stopley Walk, Manchester, M11 2AQ
5 St Barnabas Square, Manchester, M11 2FJ
3A Colliery Street, Bradford, Manchester, M11 2AW
28 Herne Street, Manchester, M11 2BG
7 Herne Street, Manchester, M11 2AJ
15 Mayton Street, Manchester, M11 2AN
Flat 19, Mill Court, 436 Mill Street, Manchester, M11 2AL
721 Ashton Old Road, Manchester, M11 2HD
709 Ashton Old Road, Manchester, M11 2HD
44 Herne Street, Manchester, M11 2FN
78 Herne Street, Manchester, M11 2BG

4 Clayton Lane, Manchester, M11 2FG
5 Reform Walk, Manchester, M11 2FF
59 Herne Street, Manchester, M11 2EL
8 Dulgar Street, Manchester, M11 2BU
4 St Barnabas Square, Manchester, M11 2FJ
15 St Barnabas Square, Manchester, M11 2FJ
4 Winslow Street, Manchester, M11 2AY
53 Herne Street, Manchester, M11 2EL
51 Herne Street, Manchester, M11 2EL
35 Herne Street, Manchester, M11 2EF
2 Kerwin Walk, Manchester, M11 2BF
1 Beede Street, Manchester, M11 2AT
3 Neden Close, Manchester, M11 2EJ
Venture Centre, 491 Mill Street, Manchester, M11 2AD
19 Herne Street, Manchester, M11 2AJ
3 Dulgar Street, Manchester, M11 2BU
Flat 14, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 17, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 23, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 30, Mill Court, 436 Mill Street, Manchester, M11 2AL
723 Ashton Old Road, Manchester, M11 2HD
711 Ashton Old Road, Manchester, M11 2HD
713 Ashton Old Road, Manchester, M11 2HD
8 Mill Street, Manchester, M11 2ED
42 Herne Street, Manchester, M11 2FN
7 Kerwin Walk, Manchester, M11 2BF
4 Kerwin Walk, Manchester, M11 2BF
37 Herne Street, Manchester, M11 2EF
1 Dulgar Street, Manchester, M11 2BU
1 Reform Walk, Manchester, M11 2FF
43 Herne Street, Manchester, M11 2EF
6 Kerwin Walk, Manchester, M11 2BF
9 Herne Street, Manchester, M11 2AJ
5 Dulgar Street, Manchester, M11 2BU
Flat 1, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 16, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 28, Mill Court, 436 Mill Street, Manchester, M11 2AL
11 Abbeyfield Square, Manchester, M11 2EQ
3 Beede Street, Manchester, M11 2AT
9 Flavian Walk, Manchester, M11 2EG
3 Clayton Lane, Manchester, M11 2FG
7 Reform Walk, Manchester, M11 2FF
3 Reform Walk, Manchester, M11 2FF
44 Selby Street, Manchester, M11 2BY
38 Selby Street, Manchester, M11 2BY
6 Dulgar Street, Manchester, M11 2BU
8 Kerwin Walk, Manchester, M11 2BF
86 Herne Street, Manchester, M11 2BG
82 Herne Street, Manchester, M11 2BG
11 St Barnabas Square, Manchester, M11 2FJ
5 Neden Close, Manchester, M11 2EJ
12 Colliery Street, Bradford, Manchester, M11 2AP
4 Colliery Street, Bradford, Manchester, M11 2AP

13 Mayton Street, Manchester, M11 2AN
21 Herne Street, Manchester, M11 2AJ
17 Herne Street, Manchester, M11 2AJ
13 Herne Street, Manchester, M11 2AJ
27 Herne Street, Manchester, M11 2AJ
5 Herne Street, Manchester, M11 2AJ
8 Colliery Street, Bradford, Manchester, M11 2AP
7 Neden Close, Manchester, M11 2EJ
3 Colliery Street, Bradford, Manchester, M11 2AW
6 Winslow Street, Manchester, M11 2AY
6 Mill Street, Manchester, M11 2ED
2 Winslow Street, Manchester, M11 2AY
12 Winslow Street, Manchester, M11 2AY
1 Sparta Walk, Manchester, M11 2BR
57 Herne Street, Manchester, M11 2EL
55 Herne Street, Manchester, M11 2EL
1 Neden Close, Manchester, M11 2EJ
30 Herne Street, Manchester, M11 2BG
9 Neden Close, Manchester, M11 2EJ
36 Selby Street, Manchester, M11 2BY
2 Dulgar Street, Manchester, M11 2BU
5 Mayton Street, Manchester, M11 2AN
4 Dulgar Street, Manchester, M11 2BU
1 Herne Street, Manchester, M11 2AJ
11 Dulgar Street, Manchester, M11 2BU
Flat 21, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 22, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 26, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 27, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 24, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 12, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 25, Mill Court, 436 Mill Street, Manchester, M11 2AL
Flat 29, Mill Court, 436 Mill Street, Manchester, M11 2AL

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 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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA