

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133518/JO/2022

Date registered valid: 13 April 2022

Proposal: Variation of condition 15 (opening hours) attached to planning permission 115211/FO/2017 to allow opening hours for A1, A2 and B1a Uses of 07:00 to 23:00 Monday to Sunday (including Bank Holidays)

Address: Site Fronting Bentinck Street And Chester Road, Manchester, M15 4LN

Ward(s): Hulme Ward

Applicant: Gary Jackson De Trafford Brooke Court, Lower Meadow Road, Wilmslow, SK9 3ND

Agent (if any): Lynsay Ewart Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 July 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Dwellings

Date of site visit: 19.05.2022

Standard consultations:

Printed: 6 May 2022 Expired: 27 May 2022

Neighbour notifications

Printed: 6 May 2022 Expired: 27 May 2022

Site notice

Posted: Expired:

Press advert

Published: 10 May 2022 Expired: 31 May 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site relates to a newly completed building, known as Sky Gardens, on the north-west side of Chester Road. The building comprises residential apartments with ground floor commercial units. It is within the St Georges area and is bounded to the north east by another residential building (City Gardens), to the south west by a vacant site that has planning permission for an apartment building and to the north by an access road beyond which is a low industrial unit (for which planning permission has been minded to be approved subject to a S106 agreement for residential development).

The area contains a large number of residential buildings, along with an auto-repair centre and commercial uses. On the opposite side of Chester Road are offices with the majority of the area occupied by low level housing and a couple of high-rise apartment blocks.

Description of development

The proposal is to vary condition 15 (opening hours) attached to planning permission 115211/FO/2017 to allow opening hours for A1, A2 and B1a Uses of 07:00 to 23:00 Monday to Sunday (including Bank Holidays). This condition relates to the ground floor units of the building. The existing hours permitted by the condition is as follows:

Condition 15 (Opening Hours)

The commercial uses shall not be open outside the following hours:

A1, A2 and B1a Uses - 07:00 to 19:00 Monday to Sunday (including Bank Holidays)

A3 Use - 07:00 to 23:00 Monday to Sunday (including Bank Holidays)

A4 Use - 12:00 to 23:00 Monday to Sunday (including Bank Holidays).

The application originally included the variation of condition 21 (servicing hours) to allow servicing to take place from 07:00 to 23:00 every day, including Sundays and Bank Holidays, as opposed to 07:30 to 20:00 Monday to Saturday with none on Sundays and Bank Holidays. However, this element of the application has now been removed.

Consultations & Notification Responses

Publicity – Occupiers of neighbouring properties were notified of the application. No representations have been received.

Highway Services - No objections.

Environmental Health - Recommends acceptance of the changes to the opening hours (condition 15) and refusal of the proposed changes to the servicing hours (condition 21) (before this element was removed from the application), due to the significant adverse impact on nearby residents due to noise levels during the extended hours.

Issues

The main issues to consider in assessing this proposal are the impact of the change in opening hours on residential amenity in terms of noise and disturbance and on highway safety. The proposal should be considered against the following policies:

Relevant National Policy

The National Planning Policy Framework sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role (paragraphs 7 & 8). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan (para 11). Paragraphs 11 and 12 state that:

“For decision-taking this means: approving proposals that accord with an up-to-date development plan without delay” and “where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed”.

Section 6 - Building a strong and competitive economy – The proposed change in opening hours would support the local economy and provide a service for residents to use.

Section 8 (Promoting healthy and safe communities) – The extended opening hours would facilitate social interaction, help to create a healthy, inclusive community and increase levels of natural surveillance.

Core Strategy

The Core Strategy was adopted in 2012 and is the key document in Manchester's LDF. It sets out the long term strategic planning policies for Manchester. 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 adopted Core Strategy contains Strategic Spatial Objectives that form the basis of its policies, as follows:

Policy SP 1 Spatial Principles – The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. The proposal would support the retail uses within this building and provide facilities for residents.

Policy DM 1 Development Management – This policy sets out the requirements for developments and outlines a range of general issues that all development should have regard to. Of these the following issue is of relevance to this proposal:

- effects on amenity, including noise, road safety and traffic generation;

The proposal is considered to be in accordance with this policy.

Saved Unitary Development Plan Policies

DC26.1 Development and Noise – The council will use the development control process to reduce the impact of noise on people living and working in, or visiting the City. It will consider the effect of new development proposals which are likely to be generators of noise. It is considered that the proposed extended opening hours for the A1, A2 and B1a uses would not lead to an unacceptable increase in the noise levels experienced by surrounding occupiers.

Noise and Disturbance

The uses to which the extended hours are requested are not generally uses that generate unacceptable noise conditions and Environmental Health have recommended that the change to the opening hours be approved. Condition 15 allows any A3 Uses to open from 07:00 to 23:00 Monday to Sunday (including Bank Holidays) and any A4 uses to open from 12:00 to 23:00 Monday to Sunday (including Bank Holidays). These uses are likely to generate more noise and disturbance to local residents than any A1, A2 or B1a uses that have been approved for the ground floor units and the proposal to extend the hours would bring the A1, A2 and B1a uses in line with other the uses. It is considered therefore that the proposal would not result in a detrimental impact on the residential amenity of adjacent and nearby occupiers.

Highways

The proposed opening hours would not have a detrimental impact on highways safety or the operation of the highway and Highways Services have no objections.

Conclusion

The extension of the opening hours for the A1, A2 and B1a uses would not have a detrimental impact on residential amenity through noise and disturbance, or on highway safety. The proposal is therefore in accordance with national and local planning policy as set out above and should be approved.

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:

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

A212_P_1 B	- Location Plan
A212_P_2 C	- Block Plan
A212_P_15 A	- Proposed Waste Strategy
A212_P_16 F	- Block C1 Proposed Basement
A212_P_17 H	- Block C1 Proposed Lower Ground
A212_P_18 E	- Block C1 Proposed Upper Ground
A212_P_19 E	- Block C1 Proposed First
A212_P_20 E	- Block C1 Proposed Second
A212_P_21 D	- Block C1 Proposed Third
A212_P_22 D	- Block C1 Proposed Fourth
A212_P_23 D	- Block C1 Proposed Fifth
A212_P_24 D	- Block C1 Proposed Sixth
A212_P_25 D	- Block C1 Proposed Seventh
A212_P_26 D	- Block C1 Proposed Eighth
A212_P_27 C	- Block C1 Proposed Ninth
A212_P_28 D	- Block C1 Proposed Tenth
A212_P_29 C	- Block C1 Proposed Eleventh
A212_P_30 D	- Block C1 Proposed Roof
A212_P_031 B	- Block C2 Proposed Plans
A212_P_40 B	- Block C1 Proposed South Elevation
A212_P_41 E	- Block C1 Proposed North Elevation
A212_P_42 C	- Block C1 Proposed East and West Elevations

A212_P_43 A	- Block C2 Proposed Elevations
A212_P_44 A	- Proposed Sections
A212_P_60 B	- Block C1 Proposed 1 Bed Apartments
A212_P_61 A	- Block C1 Proposed 2 Bed Apartments
A212_P_66 A	- Block C1 Proposed 2 Bed Apartments
A212_P_70 A	- Proposed Chester Road Elevation (North)
A212_P_71	- Proposed Church St Elevation
A212_P_72 A	- Proposed Cawdor St Elevation (South)
A212_P_73 A	- Proposed East _ West Context Elevations
A212_P_100 A	- Block C1 South Ele Apartment Entrance
A212_P_101 A	- Block C1 North Ele Apartment Entrance
A212_P_102 A	- Block C1 South Ele Typ. Comm/Retail Entrance
A212_P_103	- Block C1 South Ele Recessed Window Detail
A212_P_104	- Block C1 North Ele Typical Balcony Detail
A212_P_105	- Block C1 North Ele Typical Roof Terrace Detail
A212_P_106	- Block C1 South Ele Typical Window Detail
A212_P_107	- Block C1 North Ele Typical Window Detail
A212_P_108 B	- Block C1 North Ele Cladding Detail (car park)
A212_P_109	- Block C2 South Ele details
427.001 Rev B	- Landscape and Public Realm Plan

Drawing number ENE/ACE/111/E/28 T2 and Holophane drawing entitled 'Churchgate Site C' showing the building lighting scheme.

Drawings and documents submitted with CDN/17/0642:

A212_C_400
 A212_C_401
 A212_C_402
 A212_C_403
 A212_C_1001
 A212_C_1002
 A212_C_1003
 A212_C_1004
 A212_C_1005
 A212_C_1006
 A212_C_1007
 A212_C_1008
 A212_C_1009
 A212_C_1010
 A212_C_1011
 A212_C_1012
 A212_C_1013
 A212_C_1014
 2203 D11 Rev E
 2203 F2
 2203 GA03 Rev B

Ollier Smurthwaite Letter dated 11 April 2016;
 Tom Flanagan's email to Lucy Harrison dated 12 July 2018;
 Geoenvironmental Investigation Report (combined phase 1 and 2) prepared by CC Geotechnical, dated March 2016 and revised in August 2016;
 Covering Letter prepared by CC Geotechnical, dated October 2016;
 Phase III Remediation Strategy Report prepared by CC Geotechnical, dated December 2016

A212_C_17BB Block C1 Lower Ground Floor Plan;
 A212_C_16X Block C1 Proposed Basement Floorplan;

BSS-P-08051-90-001 rev C;

3596 03 revision R General Arrangements prepared by DEP;

Public Realm Maintenance Schedule dated June 2021 (submitted with CDN/21/0526);

Design and Access Statement by Ollier Smurthwaite Architects Rev C dated 13 July 2016;
Planning and Heritage Statement by Paul Butler Associates dated 3 February 2017;
Email from Lee Faulkner of REC Ltd to Lisa Jones of Manchester City Council dated 26 April 2017;

Wind Engineering Desktop Study 034441 Revision 01 by Buro Happold Engineering dated 1 September 2015;

Daylight, Sunlight and Overshadowing Assessment by REC Ltd Ref 33826R2, dated 23 July 2014;

Pre Construction Signal Reception Survey by Astbury, 17 March 2014;

Post-Construction Signal Reception Impact Survey dated 22 May 2019 by Astbury (submitted under CDN/21/0526);

Archaeological Desk Based Assessment by Paul Butler Associates, 21/03/2014

Air Quality Assessment by Redmore Environmental reference 1323r1 dated 3 February 2017;

BREEAM 2014 New Construction Pre-Assessment Analysis by Watt Energy & Consulting Engineers dated 3 February 2017;

Crime Impact Statement Version D, 21.07.2016;

Secured by Design 'Gold Award' provided by Official Police Security Initiatives (Reference 2014/0152/CIS/01 dated 16 February 2022)

Energy Assessment and Sustainability Statement by Watt Energy & Consulting Engineers dated 2 February 2017;

Flood Risk Assessment and Drainage Strategy by Topping Engineers Project No: 14034 dated July 2016;

Phase 1 Geo-Environmental Site Assessment by REC Ltd Ref 45459p1r1, dated July 2014;

Transport Assessment by SCP Ref LK/14066/TA/2, July 2014;

Transport Assessment Addendum by SCP Ref LK/14066/TAA/0, Feb 2015;

Appendix 4 by SCP;

Appendix 11 by SCP;

Technical Note by SCP reference JI/14066/TN01 dated 1 February 2017;

Technical Note 01 Ref: 65844/TN01 Revision: V02 Issued 05 November 2018 (submitted under CDN/18/0065);

Appendix D - Ramp Gradient Plan (submitted under CDN/18/0065);

Appendix E - Traffic Signal Equipment Location Plan (submitted under CDN/18/0065);

Framework Travel Plan by SCP Ref LK/14066/FTP/2, dated July 2014;

Travel Plan Ref: 65844/TP Issued 26 January 2018; Technical Note 01 Ref: 65844/TN01 Revision: V02 Issued 05 November 2018; and the email from Tom Flanagan dated 05 November 2018 (all submitted under CDN/18/0065);

Pochin's letter regarding the cleaning of wheels of contractors vehicles and sweeping of access roads, submitted to the City Council as local planning authority on 23 November 2016.

DeTrafford Sky Gardens Management Strategy (submitted under CDN/21/0526);

Noise Impact Assessment by REC Ltd Ref AC103122-1R2 dated 5th July 2017 as recieved by the local planning authority 7th September 2017;

Verification Report prepared by Ensafe Consultants (Titled Verification Report - Churchgate - Sky Gardens dated 24 January 2021);

Drawing C-50 Rev T 'Drainage Strategy' (submitted under CDN/18/0065);

Summary of results for 100 year return period (+30%) (submitted under CDN/18/0065);

Hydraulic Characteristics provided by Hydro International (submitted under CDN/18/0065);
Technical Specification drawing provided by Hydro International (submitted under CDN/18/0065).

Appendix B and C of Technical Note 01 prepared by Curtins received by the City Council as Local Planning Authority on 01 February 2018 (submitted under CDN/18/0065);
Email from Lee Kendall dated 16 May 2018 (submitted under CDN/18/0065);

Local Labour Agreement by Pochin Construction (under CDN/17/0642);
Local Labour Initiative by Pochin Construction (under CDN/17/0642);
Jonathan Woodcock's email correspondence with Westley Robinson (under CDN/17/0642).

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.

2) The hard and soft landscape treatment scheme shown in drawing number 3596 03 rev R shall be implemented not later than 12 months from the date the buildings are first occupied, with the exception of works to the public square and Spinners Way which shall be implemented not later than 24 months from the date the buildings are first occupied. 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.

3) 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 as required under Condition 2; 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.

4) No part of the development shall be occupied until the measures/features that are beneficial to wildlife set out in drawing number 3596 03 revision R General Arrangements prepared by DEP shall be incorporated into the development and retained thereafter.

Reason - To enhance, restore or create new biodiversity either on-site or adjacent to the site in order to contribute to linkages between valuable or potentially valuable habitat areas, pursuant to Policy EN15 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

5) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with the following details:

A212_C_17BB Block C1 Lower Ground Floor Plan;
A212_C_16X Block C1 Proposed Basement Floorplan;
BSS-P-08051-90-001 rev C.

The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

6) Before any A3 or A4 use hereby approved commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with Policy DM1 of the Core Strategy for the City of Manchester.

7) The commercial uses shall not be open outside the following hours:

A1, A2 and B1a Uses - 07:00 to 23:00 Monday to Sunday (including Bank Holidays)

A3 Use - 07:00 to 23:00 Monday to Sunday (including Bank Holidays)

A4 Use - 12:00 to 23:00 Monday to Sunday (including Bank Holidays).

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policies SP1 and DM1 of the Core Strategy and saved Policy DC26 of the City of Manchester Unitary Development Plan.

8) Before any of the commercial uses hereby approved commence, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

9) The residential accommodation shall be acoustically insulated against noise from Chester Road, and any other actual or potential sources of noise on or near the site including any local commercial or industrial premises, in accordance with the Noise Impact Assessment by REC Ltd Ref AC103122-1R2 dated 5th July 2017 and the email from Lee Faulkner of REC Ltd to Lisa Jones of Manchester City Council dated 17 August 2017, before any of the dwelling units are occupied.

Reason - To secure a reduction in noise from nearby noise sources in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

10) Storage and disposal of refuse shall be carried out in accordance with the following information:

A212_C_17BB Block C1 Lower Ground Floor Plan;
A212_C_16X Block C1 Proposed Basement Floor Plan; and
The Detailed Services section of the DeTrafford Sky Gardens Management Strategy.

The above waste management strategy shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to Policy DM1 of the Core Strategy for the City of Manchester.

11) No part of the site outside the buildings shall be used other than in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority. No amplified sound or any music shall be produced or played in any part of the site outside of the building.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

12) No externally mounted plant or equipment shall be mounted on any part of the development including the roofs.

Reason - In the interest of visual amenity and to protect residents from noise nuisance, pursuant to policy DM1 of the Core Strategy.

13) No loading or unloading shall be carried out on the site outside the hours of

07:30 to 20:00, Monday to Saturday.

There shall be no loading or unloading on Sundays or Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

14) The development hereby approved shall undergo an Uncertified Sustainability Review to demonstrate the achievement of a BREEAM rating of at least 'very good'. A post construction Sustainability Review document demonstrating achievement of a BREEAM rating of at least 'very good' shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the building hereby approved being first occupied. The Sustainability Review document will provide evidence once the building has been erected that it has been built in accordance with the relevant BREEAM criteria based on the current appropriate BRE manual and has incorporated feasibility measures to minimise the environmental impact and energy use.

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, policies ER13 and DP3 of Regional Spatial Strategy for the North West (RSS13) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) The pavements and areas between the pavements and the line of the proposed building shall be reinstated in accordance with drawing number 3596 03 revision R General Arrangements by DEP by 16 August 2022.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with Core Strategy policies SP1 and DM1.

16) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels 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 pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

17) The areas of public realm within and adjacent to the site shall be maintained in perpetuity in accordance with the Public Realm Maintenance Schedule dated June 2021 (submitted with CDN/21/0526).

Reason - In the interests of amenity, pursuant to Core Strategy Policy DM1.

18) Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to: Travel Plan Ref: 65844/TP Issued 26 January 2018; Technical Note 01 Ref: 65844/TN01 Revision: V02 Issued 05 November 2018; and the email from Tom Flanagan dated 05 November 2018 (all submitted under CDN/18/0065) shall be submitted to and approved 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 to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

19) The car parking spaces hereby approved shall be used only by residents occupying Building 1 or Building 2 of the development hereby approved and by no other persons.

Reason: To ensure that adequate parking is provided for occupiers of the development in the interests of highway safety and amenity, pursuant to Core Strategy policies SP1 and DM1.

20) Any privately rented residential accommodation shall be let in accordance with the DeTrafford Sky Gardens Management Strategy (submitted under CDN/21/0526).

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.

21) The development shall be maintained and managed in accordance with the following information:

- Surface Water Drainage Maintenance and Management Schedule received by the City Council as Local Planning Authority on 13 July 2021.
- As Built Drainage Report ref. 14034-ABD-001 Revision A received by the City Council as Local Planning Authority on 16 March 2022.
- Photograph of the hydrobrake installation received by the City Council as Local Planning Authority on 16 March 2022.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policies EN14 and EN17 of the Core Strategy.

22) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

23) EVC infrastructure shall be put in place before the car park use commences and shall be retained thereafter in accordance with the following information:

Appendix B and C of Technical Note 01 prepared by Curtins received by the City Council as Local Planning Authority on 01 February 2018 (submitted under CDN/18/0065);
Email from Lee Kendall dated 16 May 2018 (submitted under CDN/18/0065).

Reason - In the interests of improving local air quality and providing sustainable development, pursuant to the NPPF and policy DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Britannia Basin Community Forum

29 Bentinck Street, Manchester, M15 4RS
33 Bentinck Street, Manchester, M15 4RS
Flat 1, 37 Bentinck Street, Manchester, M15 4RS
204 Chester Road, Manchester, M15 4JE
Flat 812, 3B Spinners Way, Manchester, M15 4SR
Flat 811, 3B Spinners Way, Manchester, M15 4SR
Flat 611, 3B Spinners Way, Manchester, M15 4SR
Flat 511, 3B Spinners Way, Manchester, M15 4SR
Flat 506, 3B Spinners Way, Manchester, M15 4SR
Flat 409, 3B Spinners Way, Manchester, M15 4SP
Flat 303, 3B Spinners Way, Manchester, M15 4SP
Flat 302, 3B Spinners Way, Manchester, M15 4SP
Flat 202, 3B Spinners Way, Manchester, M15 4SP
Flat 111, 3B Spinners Way, Manchester, M15 4SP
Flat 107, 3B Spinners Way, Manchester, M15 4SP
3A Spinners Way, Manchester, M15 4SP
Flat 916, 7 Spinners Way, Manchester, M15 4UX
Flat 729, 7 Spinners Way, Manchester, M15 4UX
Flat 1005, 1F Spinners Way, Manchester, M15 4UZ
Flat 903, 1F Spinners Way, Manchester, M15 4UZ
Flat 807, 1F Spinners Way, Manchester, M15 4UZ
Flat 605, 1F Spinners Way, Manchester, M15 4UZ
Flat 504, 1F Spinners Way, Manchester, M15 4UZ
Flat 404, 1F Spinners Way, Manchester, M15 4UZ
Flat 206, 1F Spinners Way, Manchester, M15 4UZ
Flat 202, 1F Spinners Way, Manchester, M15 4UZ
1E Spinners Way, Manchester, M15 4TZ
Flat 1005, 1A Spinners Way, Manchester, M15 4UY
Flat 701, 1A Spinners Way, Manchester, M15 4UY
Flat 605, 1A Spinners Way, Manchester, M15 4UY
Flat 505, 1A Spinners Way, Manchester, M15 4UY
Flat 206, 1A Spinners Way, Manchester, M15 4UY
Flat 1, 3 Arundel Street, Manchester, M15 4JZ
13A Ellesmere Street, Manchester, M15 4LZ
1 Bentinck Street, Manchester, M15 4RS
Flat 1, 5 Bentinck Street, Manchester, M15 4RS
Flat 721, 7 Spinners Way, Manchester, M15 4UX
Flat 712, 7 Spinners Way, Manchester, M15 4UX
Flat 706, 7 Spinners Way, Manchester, M15 4UX
Flat 532, 7 Spinners Way, Manchester, M15 4UX
Flat 529, 7 Spinners Way, Manchester, M15 4UX
Flat 525, 7 Spinners Way, Manchester, M15 4UX
Flat 518, 7 Spinners Way, Manchester, M15 4UX
Flat 516, 7 Spinners Way, Manchester, M15 4UX
Flat 513, 7 Spinners Way, Manchester, M15 4UX
Flat 511, 7 Spinners Way, Manchester, M15 4UX
Flat 507, 7 Spinners Way, Manchester, M15 4UX
Flat 327, 7 Spinners Way, Manchester, M15 4UU

Flat 317, 7 Spinners Way, Manchester, M15 4UU
Flat 308, 7 Spinners Way, Manchester, M15 4UU
Flat 302, 7 Spinners Way, Manchester, M15 4UU
Flat 132, 7 Spinners Way, Manchester, M15 4UU
Flat 108, 7 Spinners Way, Manchester, M15 4UU
Flat 104, 7 Spinners Way, Manchester, M15 4UU
Flat 103, 7 Spinners Way, Manchester, M15 4UU
Flat 9, 7 Spinners Way, Manchester, M15 4UU
Flat 8, 7 Spinners Way, Manchester, M15 4UU
Flat 5, 7 Spinners Way, Manchester, M15 4UU
Second Floor Unit 10, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Flat 1, 41 Bentinck Street, Manchester, M15 4RS
Second Floor Unit 8, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
14A Barrack Street, Manchester, M15 4ER
8 Barrack Street, Manchester, M15 4ER
10 Catfield Walk, Manchester, M15 4HH
4 Barrack Street, Manchester, M15 4ER
27 Bentinck Street, Manchester, M15 4RS
11 Arundel Street, Manchester, M15 4JZ
19 Arundel Street, Manchester, M15 4JZ
Flat 2, 7 Arundel Street, Manchester, M15 4JZ
Flat 807, 3B Spinners Way, Manchester, M15 4SR
Flat 604, 3B Spinners Way, Manchester, M15 4SR
Flat 603, 3B Spinners Way, Manchester, M15 4SR
Flat 405, 3B Spinners Way, Manchester, M15 4SP
Flat 309, 3B Spinners Way, Manchester, M15 4SP
Flat 212, 3B Spinners Way, Manchester, M15 4SP
Flat 209, 3B Spinners Way, Manchester, M15 4SP
Flat 203, 3B Spinners Way, Manchester, M15 4SP
Flat 201, 3B Spinners Way, Manchester, M15 4SP
Flat 109, 3B Spinners Way, Manchester, M15 4SP
Flat 102, 3B Spinners Way, Manchester, M15 4SP
Flat 909, 7 Spinners Way, Manchester, M15 4UX
Flat 905, 7 Spinners Way, Manchester, M15 4UX
Flat 901, 7 Spinners Way, Manchester, M15 4UX
Flat 733, 7 Spinners Way, Manchester, M15 4UX
Flat 722, 7 Spinners Way, Manchester, M15 4UX
1G Spinners Way, Manchester, M15 4TZ
Flat 1003, 1F Spinners Way, Manchester, M15 4UZ
Flat 1002, 1F Spinners Way, Manchester, M15 4UZ
Flat 805, 1F Spinners Way, Manchester, M15 4UZ
Flat 803, 1F Spinners Way, Manchester, M15 4UZ
Flat 802, 1F Spinners Way, Manchester, M15 4UZ
Flat 601, 1F Spinners Way, Manchester, M15 4UZ
Flat 503, 1F Spinners Way, Manchester, M15 4UZ
Flat 502, 1F Spinners Way, Manchester, M15 4UZ
Flat 402, 1F Spinners Way, Manchester, M15 4UZ
1B Spinners Way, Manchester, M15 4TZ
Flat 207, 1F Spinners Way, Manchester, M15 4UZ
Flat 106, 1F Spinners Way, Manchester, M15 4UZ
Flat 2, 1F Spinners Way, Manchester, M15 4UZ
Flat 1003, 1A Spinners Way, Manchester, M15 4UY
Flat 1002, 1A Spinners Way, Manchester, M15 4UY
Flat 805, 1A Spinners Way, Manchester, M15 4UY

Flat 602, 1A Spinners Way, Manchester, M15 4UY
Flat 302, 1A Spinners Way, Manchester, M15 4UY
Flat 203, 1A Spinners Way, Manchester, M15 4UY
Flat 105, 1A Spinners Way, Manchester, M15 4UY
Flat 102, 1A Spinners Way, Manchester, M15 4UY
41 Arundel Street, Manchester, M15 4JZ
15A Ellesmere Street, Manchester, M15 4LZ
11A Ellesmere Street, Manchester, M15 4LZ
11 Bentinck Street, Manchester, M15 4RS
Flat 718, 7 Spinners Way, Manchester, M15 4UX
Flat 716, 7 Spinners Way, Manchester, M15 4UX
Flat 713, 7 Spinners Way, Manchester, M15 4UX
Flat 709, 7 Spinners Way, Manchester, M15 4UX
Flat 707, 7 Spinners Way, Manchester, M15 4UX
Flat 705, 7 Spinners Way, Manchester, M15 4UX
Flat 702, 7 Spinners Way, Manchester, M15 4UX
Flat 521, 7 Spinners Way, Manchester, M15 4UX
Flat 514, 7 Spinners Way, Manchester, M15 4UX
Flat 508, 7 Spinners Way, Manchester, M15 4UX
Flat 314, 7 Spinners Way, Manchester, M15 4UU
Flat 313, 7 Spinners Way, Manchester, M15 4UU
Flat 311, 7 Spinners Way, Manchester, M15 4UU
Flat 304, 7 Spinners Way, Manchester, M15 4UU
Flat 301, 7 Spinners Way, Manchester, M15 4UU
Flat 130, 7 Spinners Way, Manchester, M15 4UU
Flat 129, 7 Spinners Way, Manchester, M15 4UU
Flat 118, 7 Spinners Way, Manchester, M15 4UU
Flat 115, 7 Spinners Way, Manchester, M15 4UU
Flat 109, 7 Spinners Way, Manchester, M15 4UU
Flat 7, 7 Spinners Way, Manchester, M15 4UU
Flat 2, 39 Bentinck Street, Manchester, M15 4RS
21 Arundel Street, Manchester, M15 4JZ
Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
6 Catfield Walk, Manchester, M15 4HH
13 Arundel Street, Manchester, M15 4JZ
23 Bentinck Street, Manchester, M15 4RS
7 Bentinck Street, Manchester, M15 4RS
33 Arundel Street, Manchester, M15 4JZ
31 Arundel Street, Manchester, M15 4JZ
200 Chester Road, Manchester, M15 4JE
202 Chester Road, Manchester, M15 4JE
Flat 707, 3B Spinners Way, Manchester, M15 4SR
3C Spinners Way, Manchester, M15 4SR
Flat 814, 3B Spinners Way, Manchester, M15 4SR
Flat 813, 3B Spinners Way, Manchester, M15 4SR
Flat 702, 3B Spinners Way, Manchester, M15 4SR
Flat 612, 3B Spinners Way, Manchester, M15 4SR
Flat 608, 3B Spinners Way, Manchester, M15 4SR
Flat 607, 3B Spinners Way, Manchester, M15 4SR
Flat 605, 3B Spinners Way, Manchester, M15 4SR
Flat 601, 3B Spinners Way, Manchester, M15 4SR
Flat 502, 3B Spinners Way, Manchester, M15 4SR
Flat 501, 3B Spinners Way, Manchester, M15 4SR
Flat 401, 3B Spinners Way, Manchester, M15 4SP

Flat 204, 3B Spinners Way, Manchester, M15 4SP
Flat 110, 3B Spinners Way, Manchester, M15 4SP
3 Spinners Way, Manchester, M15 4SP
Flat 920, 7 Spinners Way, Manchester, M15 4UX
Flat 914, 7 Spinners Way, Manchester, M15 4UX
Flat 908, 7 Spinners Way, Manchester, M15 4UX
Flat 904, 7 Spinners Way, Manchester, M15 4UX
Flat 727, 7 Spinners Way, Manchester, M15 4UX
Flat 724, 7 Spinners Way, Manchester, M15 4UX
1H Spinners Way, Manchester, M15 4TZ
Flat 904, 1F Spinners Way, Manchester, M15 4UZ
Flat 801, 1F Spinners Way, Manchester, M15 4UZ
Flat 701, 1F Spinners Way, Manchester, M15 4UZ
Flat 604, 1F Spinners Way, Manchester, M15 4UZ
Flat 401, 1F Spinners Way, Manchester, M15 4UZ
Flat 307, 1F Spinners Way, Manchester, M15 4UZ
Flat 306, 1F Spinners Way, Manchester, M15 4UZ
Flat 104, 1F Spinners Way, Manchester, M15 4UZ
Flat 904, 1A Spinners Way, Manchester, M15 4UY
Flat 902, 1A Spinners Way, Manchester, M15 4UY
Flat 506, 1A Spinners Way, Manchester, M15 4UY
Flat 406, 1A Spinners Way, Manchester, M15 4UY
Flat 403, 1A Spinners Way, Manchester, M15 4UY
Flat 303, 1A Spinners Way, Manchester, M15 4UY
Flat 204, 1A Spinners Way, Manchester, M15 4UY
25 Arundel Street, Manchester, M15 4JZ
5 Ellesmere Street, Manchester, M15 4LZ
5A Ellesmere Street, Manchester, M15 4LZ
Flat 717, 7 Spinners Way, Manchester, M15 4UX
Flat 704, 7 Spinners Way, Manchester, M15 4UX
Flat 515, 7 Spinners Way, Manchester, M15 4UX
Flat 510, 7 Spinners Way, Manchester, M15 4UX
Flat 328, 7 Spinners Way, Manchester, M15 4UU
Flat 323, 7 Spinners Way, Manchester, M15 4UU
Flat 316, 7 Spinners Way, Manchester, M15 4UU
Flat 312, 7 Spinners Way, Manchester, M15 4UU
Flat 125, 7 Spinners Way, Manchester, M15 4UU
Flat 124, 7 Spinners Way, Manchester, M15 4UU
Flat 123, 7 Spinners Way, Manchester, M15 4UU
Flat 10, 7 Spinners Way, Manchester, M15 4UU
Flat 3, 39 Bentinck Street, Manchester, M15 4RS
8 Catfield Walk, Manchester, M15 4HH
25 Bentinck Street, Manchester, M15 4RS
3E Spinners Way, Manchester, M15 4SR
Flat 2, 39 Arundel Street, Manchester, M15 4JZ
Flat 806, 3B Spinners Way, Manchester, M15 4SR
Flat 805, 3B Spinners Way, Manchester, M15 4SR
Flat 709, 3B Spinners Way, Manchester, M15 4SR
Flat 708, 3B Spinners Way, Manchester, M15 4SR
Flat 609, 3B Spinners Way, Manchester, M15 4SR
Flat 512, 3B Spinners Way, Manchester, M15 4SR
Flat 510, 3B Spinners Way, Manchester, M15 4SR
Flat 504, 3B Spinners Way, Manchester, M15 4SR
Flat 311, 3B Spinners Way, Manchester, M15 4SP

Flat 308, 3B Spinners Way, Manchester, M15 4SP
Flat 208, 3B Spinners Way, Manchester, M15 4SP
Flat 101, 3B Spinners Way, Manchester, M15 4SP
Flat 922, 7 Spinners Way, Manchester, M15 4UX
Flat 919, 7 Spinners Way, Manchester, M15 4UX
Flat 912, 7 Spinners Way, Manchester, M15 4UX
Flat 911, 7 Spinners Way, Manchester, M15 4UX
Flat 910, 7 Spinners Way, Manchester, M15 4UX
Flat 725, 7 Spinners Way, Manchester, M15 4UX
Flat 723, 7 Spinners Way, Manchester, M15 4UX
Flat 907, 1F Spinners Way, Manchester, M15 4UZ
Flat 501, 1F Spinners Way, Manchester, M15 4UZ
Flat 403, 1F Spinners Way, Manchester, M15 4UZ
Flat 301, 1F Spinners Way, Manchester, M15 4UZ
Flat 201, 1F Spinners Way, Manchester, M15 4UZ
Flat 103, 1F Spinners Way, Manchester, M15 4UZ
Flat 1, 1F Spinners Way, Manchester, M15 4UZ
Flat 1004, 1A Spinners Way, Manchester, M15 4UY
Flat 903, 1A Spinners Way, Manchester, M15 4UY
Flat 901, 1A Spinners Way, Manchester, M15 4UY
Flat 804, 1A Spinners Way, Manchester, M15 4UY
Flat 802, 1A Spinners Way, Manchester, M15 4UY
Flat 706, 1A Spinners Way, Manchester, M15 4UY
Flat 503, 1A Spinners Way, Manchester, M15 4UY
Flat 405, 1A Spinners Way, Manchester, M15 4UY
Flat 106, 1A Spinners Way, Manchester, M15 4UY
3 Ellesmere Street, Manchester, M15 4LZ
9A Ellesmere Street, Manchester, M15 4LZ
11 Ellesmere Street, Manchester, M15 4LZ
15 Bentinck Street, Manchester, M15 4RS
Flat 701, 7 Spinners Way, Manchester, M15 4UX
Flat 526, 7 Spinners Way, Manchester, M15 4UX
Flat 524, 7 Spinners Way, Manchester, M15 4UX
Flat 506, 7 Spinners Way, Manchester, M15 4UX
Flat 325, 7 Spinners Way, Manchester, M15 4UU
Flat 321, 7 Spinners Way, Manchester, M15 4UU
Flat 310, 7 Spinners Way, Manchester, M15 4UU
Flat 121, 7 Spinners Way, Manchester, M15 4UU
Flat 117, 7 Spinners Way, Manchester, M15 4UU
Flat 114, 7 Spinners Way, Manchester, M15 4UU
Flat 112, 7 Spinners Way, Manchester, M15 4UU
43 Bentinck Street, Manchester, M15 4RS
35 Bentinck Street, Manchester, M15 4RS
First Floor, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Excelsior Properties Ltd, Ellesmere Street, Manchester, M15 4JY
31 Bentinck Street, Manchester, M15 4RS
3 Catfield Walk, Manchester, M15 4HH
St Georges House, 215 - 219 Chester Road, Manchester, M15 4JE
12 Barrack Street, Manchester, M15 4ER
9 Arundel Street, Manchester, M15 4JZ
Flat 1, 7 Arundel Street, Manchester, M15 4JZ
Flat 2, 5 Arundel Street, Manchester, M15 4JZ
37 Arundel Street, Manchester, M15 4JZ
206 Chester Road, Manchester, M15 4JE

Flat 809, 3B Spinners Way, Manchester, M15 4SR
Flat 803, 3B Spinners Way, Manchester, M15 4SR
Flat 801, 3B Spinners Way, Manchester, M15 4SR
Flat 710, 3B Spinners Way, Manchester, M15 4SR
Flat 606, 3B Spinners Way, Manchester, M15 4SR
Flat 507, 3B Spinners Way, Manchester, M15 4SR
Flat 411, 3B Spinners Way, Manchester, M15 4SP
Flat 307, 3B Spinners Way, Manchester, M15 4SP
Flat 306, 3B Spinners Way, Manchester, M15 4SP
Flat 305, 3B Spinners Way, Manchester, M15 4SP
Flat 207, 3B Spinners Way, Manchester, M15 4SP
Flat 903, 7 Spinners Way, Manchester, M15 4UX
Flat 732, 7 Spinners Way, Manchester, M15 4UX
Flat 731, 7 Spinners Way, Manchester, M15 4UX
Flat 728, 7 Spinners Way, Manchester, M15 4UX
Flat 905, 1F Spinners Way, Manchester, M15 4UZ
Flat 901, 1F Spinners Way, Manchester, M15 4UZ
Flat 806, 1F Spinners Way, Manchester, M15 4UZ
Flat 705, 1F Spinners Way, Manchester, M15 4UZ
Flat 704, 1F Spinners Way, Manchester, M15 4UZ
Flat 603, 1F Spinners Way, Manchester, M15 4UZ
Flat 304, 1F Spinners Way, Manchester, M15 4UZ
Flat 203, 1F Spinners Way, Manchester, M15 4UZ
Flat 1001, 1A Spinners Way, Manchester, M15 4UY
Flat 705, 1A Spinners Way, Manchester, M15 4UY
Flat 502, 1A Spinners Way, Manchester, M15 4UY
Flat 402, 1A Spinners Way, Manchester, M15 4UY
Flat 401, 1A Spinners Way, Manchester, M15 4UY
Flat 306, 1A Spinners Way, Manchester, M15 4UY
27 Arundel Street, Manchester, M15 4JZ
7A Ellesmere Street, Manchester, M15 4LZ
17 Bentinck Street, Manchester, M15 4RS
21 Bentinck Street, Manchester, M15 4RS
Flat 527, 7 Spinners Way, Manchester, M15 4UX
Flat 523, 7 Spinners Way, Manchester, M15 4UX
Flat 522, 7 Spinners Way, Manchester, M15 4UX
Flat 519, 7 Spinners Way, Manchester, M15 4UX
Flat 517, 7 Spinners Way, Manchester, M15 4UX
Flat 509, 7 Spinners Way, Manchester, M15 4UX
Flat 332, 7 Spinners Way, Manchester, M15 4UU
Flat 326, 7 Spinners Way, Manchester, M15 4UU
Flat 324, 7 Spinners Way, Manchester, M15 4UU
Flat 318, 7 Spinners Way, Manchester, M15 4UU
Flat 122, 7 Spinners Way, Manchester, M15 4UU
Flat 119, 7 Spinners Way, Manchester, M15 4UU
Flat 116, 7 Spinners Way, Manchester, M15 4UU
Flat 113, 7 Spinners Way, Manchester, M15 4UU
Flat 101, 7 Spinners Way, Manchester, M15 4UU
Flat 111, 7 Spinners Way, Manchester, M15 4UU
Flat 110, 7 Spinners Way, Manchester, M15 4UU
Flat 107, 7 Spinners Way, Manchester, M15 4UU
Flat 4, 7 Spinners Way, Manchester, M15 4UU
Flat 3, 7 Spinners Way, Manchester, M15 4UU
Flat 1, 7 Spinners Way, Manchester, M15 4UU

2 Barrack Street, Manchester, M15 4ER
15 Arundel Street, Manchester, M15 4JZ
Flat 3, 5 Arundel Street, Manchester, M15 4JZ
35 Arundel Street, Manchester, M15 4JZ
Flat 2, 37 Bentinck Street, Manchester, M15 4RS
208 Chester Road, Manchester, M15 4JE
Flat 808, 3B Spinners Way, Manchester, M15 4SR
Flat 701, 3B Spinners Way, Manchester, M15 4SR
Flat 508, 3B Spinners Way, Manchester, M15 4SR
Flat 408, 3B Spinners Way, Manchester, M15 4SP
Flat 407, 3B Spinners Way, Manchester, M15 4SP
Flat 403, 3B Spinners Way, Manchester, M15 4SP
Flat 301, 3B Spinners Way, Manchester, M15 4SP
Flat 112, 3B Spinners Way, Manchester, M15 4SP
Flat 108, 3B Spinners Way, Manchester, M15 4SP
Flat 103, 3B Spinners Way, Manchester, M15 4SP
Flat 918, 7 Spinners Way, Manchester, M15 4UX
Flat 907, 7 Spinners Way, Manchester, M15 4UX
Flat 1004, 1F Spinners Way, Manchester, M15 4UZ
Flat 707, 1F Spinners Way, Manchester, M15 4UZ
Flat 606, 1F Spinners Way, Manchester, M15 4UZ
Flat 507, 1F Spinners Way, Manchester, M15 4UZ
Flat 506, 1F Spinners Way, Manchester, M15 4UZ
Flat 407, 1F Spinners Way, Manchester, M15 4UZ
Flat 305, 1F Spinners Way, Manchester, M15 4UZ
Flat 205, 1F Spinners Way, Manchester, M15 4UZ
Flat 107, 1F Spinners Way, Manchester, M15 4UZ
Flat 102, 1F Spinners Way, Manchester, M15 4UZ
Flat 101, 1F Spinners Way, Manchester, M15 4UZ
Flat 806, 1A Spinners Way, Manchester, M15 4UY
Flat 703, 1A Spinners Way, Manchester, M15 4UY
Flat 702, 1A Spinners Way, Manchester, M15 4UY
Flat 604, 1A Spinners Way, Manchester, M15 4UY
Flat 601, 1A Spinners Way, Manchester, M15 4UY
Flat 504, 1A Spinners Way, Manchester, M15 4UY
Flat 501, 1A Spinners Way, Manchester, M15 4UY
Flat 404, 1A Spinners Way, Manchester, M15 4UY
Flat 301, 1A Spinners Way, Manchester, M15 4UY
Flat 104, 1A Spinners Way, Manchester, M15 4UY
7 Ellesmere Street, Manchester, M15 4LZ
15 Ellesmere Street, Manchester, M15 4LZ
13 Bentinck Street, Manchester, M15 4RS
19 Bentinck Street, Manchester, M15 4RS
Flat 719, 7 Spinners Way, Manchester, M15 4UX
Flat 714, 7 Spinners Way, Manchester, M15 4UX
Flat 530, 7 Spinners Way, Manchester, M15 4UX
Flat 512, 7 Spinners Way, Manchester, M15 4UX
Flat 505, 7 Spinners Way, Manchester, M15 4UX
Flat 333, 7 Spinners Way, Manchester, M15 4UU
Flat 120, 7 Spinners Way, Manchester, M15 4UU
Flat 330, 7 Spinners Way, Manchester, M15 4UU
Flat 133, 7 Spinners Way, Manchester, M15 4UU
Flat 126, 7 Spinners Way, Manchester, M15 4UU
Flat 106, 7 Spinners Way, Manchester, M15 4UU

Flat 102, 7 Spinners Way, Manchester, M15 4UU
Flat 1, 39 Bentinck Street, Manchester, M15 4RS
Ground Floor, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Ground Floor, Excelsior Properties Ltd, Ellesmere Street, Manchester, M15 4JY
14 Barrack Street, Manchester, M15 4ER
17 Arundel Street, Manchester, M15 4JZ
29 Arundel Street, Manchester, M15 4JZ
1 Arundel Street, Manchester, M15 4JZ
198 Chester Road, Manchester, M15 4JE
Flat 804, 3B Spinners Way, Manchester, M15 4SR
Flat 712, 3B Spinners Way, Manchester, M15 4SR
Flat 711, 3B Spinners Way, Manchester, M15 4SR
Flat 705, 3B Spinners Way, Manchester, M15 4SR
Flat 703, 3B Spinners Way, Manchester, M15 4SR
Flat 610, 3B Spinners Way, Manchester, M15 4SR
Flat 602, 3B Spinners Way, Manchester, M15 4SR
Flat 503, 3B Spinners Way, Manchester, M15 4SR
Flat 410, 3B Spinners Way, Manchester, M15 4SP
Flat 404, 3B Spinners Way, Manchester, M15 4SP
Flat 304, 3B Spinners Way, Manchester, M15 4SP
Flat 211, 3B Spinners Way, Manchester, M15 4SP
Flat 105, 3B Spinners Way, Manchester, M15 4SP
Flat 104, 3B Spinners Way, Manchester, M15 4SP
Flat 906, 7 Spinners Way, Manchester, M15 4UX
Flat 726, 7 Spinners Way, Manchester, M15 4UX
Flat 902, 1F Spinners Way, Manchester, M15 4UZ
Flat 804, 1F Spinners Way, Manchester, M15 4UZ
Flat 703, 1F Spinners Way, Manchester, M15 4UZ
Flat 702, 1F Spinners Way, Manchester, M15 4UZ
Flat 602, 1F Spinners Way, Manchester, M15 4UZ
Flat 406, 1F Spinners Way, Manchester, M15 4UZ
Flat 303, 1F Spinners Way, Manchester, M15 4UZ
Flat 302, 1F Spinners Way, Manchester, M15 4UZ
Flat 204, 1F Spinners Way, Manchester, M15 4UZ
Flat 105, 1F Spinners Way, Manchester, M15 4UZ
Flat 3, 1F Spinners Way, Manchester, M15 4UZ
1D Spinners Way, Manchester, M15 4TZ
Flat 905, 1A Spinners Way, Manchester, M15 4UY
Flat 304, 1A Spinners Way, Manchester, M15 4UY
Flat 205, 1A Spinners Way, Manchester, M15 4UY
Flat 202, 1A Spinners Way, Manchester, M15 4UY
Flat 103, 1A Spinners Way, Manchester, M15 4UY
Flat 101, 1A Spinners Way, Manchester, M15 4UY
Flat 2, 3 Arundel Street, Manchester, M15 4JZ
Flat 3, 3 Arundel Street, Manchester, M15 4JZ
43 Arundel Street, Manchester, M15 4JZ
9 Ellesmere Street, Manchester, M15 4LZ
3 Bentinck Street, Manchester, M15 4RS
Flat 2, 5 Bentinck Street, Manchester, M15 4RS
Flat 3, 5 Bentinck Street, Manchester, M15 4RS
Flat 720, 7 Spinners Way, Manchester, M15 4UX
Flat 533, 7 Spinners Way, Manchester, M15 4UX
Flat 711, 7 Spinners Way, Manchester, M15 4UX
Flat 708, 7 Spinners Way, Manchester, M15 4UX

Flat 703, 7 Spinners Way, Manchester, M15 4UX
Flat 531, 7 Spinners Way, Manchester, M15 4UX
Flat 528, 7 Spinners Way, Manchester, M15 4UX
Flat 520, 7 Spinners Way, Manchester, M15 4UX
Flat 504, 7 Spinners Way, Manchester, M15 4UX
Flat 503, 7 Spinners Way, Manchester, M15 4UX
Flat 502, 7 Spinners Way, Manchester, M15 4UX
Flat 501, 7 Spinners Way, Manchester, M15 4UX
Flat 320, 7 Spinners Way, Manchester, M15 4UU
Flat 319, 7 Spinners Way, Manchester, M15 4UU
Flat 315, 7 Spinners Way, Manchester, M15 4UU
Flat 309, 7 Spinners Way, Manchester, M15 4UU
Flat 307, 7 Spinners Way, Manchester, M15 4UU
Flat 306, 7 Spinners Way, Manchester, M15 4UU
Flat 303, 7 Spinners Way, Manchester, M15 4UU
Flat 128, 7 Spinners Way, Manchester, M15 4UU
Flat 105, 7 Spinners Way, Manchester, M15 4UU
Flat 12, 7 Spinners Way, Manchester, M15 4UU
Flat 11, 7 Spinners Way, Manchester, M15 4UU
7 Catfield Walk, Manchester, M15 4HH
Second Floor Unit 9, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Flat 3, 41 Bentinck Street, Manchester, M15 4RS
23 Arundel Street, Manchester, M15 4JZ
Second Floor, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
1 Catfield Walk, Manchester, M15 4HH
12 Catfield Walk, Manchester, M15 4HH
6 Barrack Street, Manchester, M15 4ER
10 Barrack Street, Manchester, M15 4ER
Flat 1, 5 Arundel Street, Manchester, M15 4JZ
Flat 1, 39 Arundel Street, Manchester, M15 4JZ
3D Spinners Way, Manchester, M15 4SR
Flat 810, 3B Spinners Way, Manchester, M15 4SR
Flat 802, 3B Spinners Way, Manchester, M15 4SR
Flat 706, 3B Spinners Way, Manchester, M15 4SR
Flat 704, 3B Spinners Way, Manchester, M15 4SR
Flat 509, 3B Spinners Way, Manchester, M15 4SR
Flat 505, 3B Spinners Way, Manchester, M15 4SR
Flat 412, 3B Spinners Way, Manchester, M15 4SP
Flat 406, 3B Spinners Way, Manchester, M15 4SP
Flat 402, 3B Spinners Way, Manchester, M15 4SP
Flat 312, 3B Spinners Way, Manchester, M15 4SP
Flat 310, 3B Spinners Way, Manchester, M15 4SP
Flat 210, 3B Spinners Way, Manchester, M15 4SP
Flat 206, 3B Spinners Way, Manchester, M15 4SP
Flat 205, 3B Spinners Way, Manchester, M15 4SP
Flat 106, 3B Spinners Way, Manchester, M15 4SP
Flat 921, 7 Spinners Way, Manchester, M15 4UX
Flat 917, 7 Spinners Way, Manchester, M15 4UX
Flat 915, 7 Spinners Way, Manchester, M15 4UX
Flat 913, 7 Spinners Way, Manchester, M15 4UX
Flat 730, 7 Spinners Way, Manchester, M15 4UX
Flat 1007, 1F Spinners Way, Manchester, M15 4UZ
Flat 1006, 1F Spinners Way, Manchester, M15 4UZ
Flat 906, 1F Spinners Way, Manchester, M15 4UZ

Flat 1001, 1F Spinners Way, Manchester, M15 4UZ
Flat 706, 1F Spinners Way, Manchester, M15 4UZ
Flat 607, 1F Spinners Way, Manchester, M15 4UZ
Flat 505, 1F Spinners Way, Manchester, M15 4UZ
Flat 405, 1F Spinners Way, Manchester, M15 4UZ
1C Spinners Way, Manchester, M15 4TZ
Flat 906, 1A Spinners Way, Manchester, M15 4UY
Flat 803, 1A Spinners Way, Manchester, M15 4UY
Flat 801, 1A Spinners Way, Manchester, M15 4UY
Flat 704, 1A Spinners Way, Manchester, M15 4UY
Flat 606, 1A Spinners Way, Manchester, M15 4UY
Flat 603, 1A Spinners Way, Manchester, M15 4UY
Flat 305, 1A Spinners Way, Manchester, M15 4UY
Flat 201, 1A Spinners Way, Manchester, M15 4UY
Flat 3, 39 Arundel Street, Manchester, M15 4JZ
13 Ellesmere Street, Manchester, M15 4LZ
9 Bentinck Street, Manchester, M15 4RS
Flat 715, 7 Spinners Way, Manchester, M15 4UX
Flat 710, 7 Spinners Way, Manchester, M15 4UX
Flat 331, 7 Spinners Way, Manchester, M15 4UU
Flat 329, 7 Spinners Way, Manchester, M15 4UU
Flat 322, 7 Spinners Way, Manchester, M15 4UU
Flat 305, 7 Spinners Way, Manchester, M15 4UU
Flat 131, 7 Spinners Way, Manchester, M15 4UU
Flat 127, 7 Spinners Way, Manchester, M15 4UU
Flat 6, 7 Spinners Way, Manchester, M15 4UU
Flat 2, 7 Spinners Way, Manchester, M15 4UU
4 Catfield Walk, Manchester, M15 4HH
Flat 2, 41 Bentinck Street, Manchester, M15 4RS
Second Floor Unit 7, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
5 Catfield Walk, Manchester, M15 4HH
2 Catfield Walk, Manchester, M15 4HH
14 Catfield Walk, Manchester, M15 4HH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRL