

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143898/JO/2025

Date registered valid: 1 October 2025

Proposal: Variation of Conditions 2 (Specified Plans) and 3 (Materials) attached to 138916/FO/2023 to allow alterations to design changes to materials, fenestration (including fans), louvres, balcony detailing and rooftop plant

Address: Lancaster, Dobson, Lincoln And Shackleton Courts , Audax And Underhill Walks , Avro Hollows , Croydon Drive , Manchester

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Elliot Simm, Manchester City Council

Agent (if any): AEW Architects

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **19 December 2025**

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 22 October 2025

Standard consultations:

Printed: 20 October 2025 Expired: 10 November 2025

Neighbour notifications

Printed: 20 October 2025 Expired: 10 November 2025

Site notice

Posted: 22 October 2025 Expired: 12 November 2025

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to Lancaster, Dobson, Lincoln And Shackleton Courts, Audax And Underhill Walks, Avro Hollows within the north Manchester ward of Miles Platting & Newton Heath. The application site relates to 4no. 1960s high rise blocks and 2no. low rise terraced blocks (1,2 and 3 bedroom flats) along Croydon Drive. The high rise flats are 15 storeys in height and are sited at the centre, north east, south east and south west of the site. The towers are constructed of reinforced concrete with concrete infill panels and have previously received an external wall insulation. The low rise blocks relate to Audax Walk (16 no. units) and Underhill Walk (8no. units) which are sited to the north west of the site. The low rise blocks are constructed with brick and pitched tiled roofs.

At the time of the site visit (22 October 2025) works had started on site. The application form confirmed works started on site on 14 July 2025 but had not yet been completed.

Description of area

The immediate context is residential in nature, except for the south of the site which faces onto the railway line in connection with Clayton Vale.

Description of development

The current application seeks Variation of Conditions 2 (Specified Plans) and 3 (Materials) attached to 138916/FO/2023 to allow alterations to design changes to materials, fenestration (including fans), louvres, balcony detailing and rooftop plant

The scheme of 138916/FO/2023 sought consent for recladding of existing tower blocks and low rise flats, together with associated elevational alterations. Such application was approved on 5 April 2024.

The application approved consent for the following pieces of development:

The recladding of the existing tower blocks would involve the main body of render as off white with the main façade broken up into 2 bookends and a central element above the darkened toned plinth with orange wing feature strips direct to the entrance and lift the main body of the building off the plinth. The plinth is around 2 storeys in height. The name of each of the high rise blocks will be stencilled with the name of the building on the side of each of the blocks.



The recladding of the existing low rise blocks would complement the colour scheme and materials within the high rise and would incorporate a brick slip plinth up to ground floor cills. The main body of render is off white with orange feature panels to the outrigger to highlight the flat entrance. Grey spandrel panels introduced in either render or non- combustible boards and a new tiled roof colour would complement the brick plinths.



Associated elevational alterations would involve:

To the high rise blocks:

1.New windows – Epwin Elite 70 - Fully reversible uPVC framed double glazed units. uPVC

framed double glazed units, Spandrel panels where required to be glazed in Metalline Ultima ULT2 panels.

2. Roof Insulation – Existing roof system and insulation to be stripped and roof deck prepared for new system. New Bauder Total roof system (BTRS) with Bauder PIR insulation to be installed including parapet upstand and kerbs

3. The balconies are to be enclosed by Sunparadise system WD100 (spec. to be confirmed) to provide more shelter and consequently usability to the balconies and limit opportunities for vermin. The enclosed balconies are uninsulated and single glazed.

To the low rise blocks:

1. Cavity fill (spec tbc upon cavity thickness clarification) and EWI “Wetherby Stone Wool Silicone External Wall Insulation System - WBS HECK Silicone ‘K’ 1.5mm Textured Finish” and Wetherby stone brick slip system up to ground floor window cill level.

2. New windows – Epwin Elite 70 - Fully reversible uPVC framed double glazed units. uPVC framed double glazed units, Spandrel panels where required to be glazed in Metalline Ultima ULT2 panels.

3. Ensure loft insulation sufficient and continuous with cavity wall fill. Include for 400mm thick Rockwool Roll to roof voids and extending the eaves and verge overhang to extend 200mm beyond render line to incorporate new EWI details.

Proposed Amendments

The current variation contains a multitude of amendments to the scheme. It is understood such amendments are due to efficiencies and requirements of the PAS2035 retrofit and Gateway 2.

The amendments to the high-rise elevations involve:

1. The brick slip finished walls, originally cladding the ground and first floor storeys are to be reduced to just clad the ground floor storey.
2. The first-floor storey will now be finished in render. The horizontal orange feature band will move down to the new head-line of the brick slip finish.
3. Mid transom to windows height increased to 1100mm high.
4. Sun Paradise enclosed balcony system changed to Balco enclosed balcony system including a fully glazed version to the ground floor balconies.
5. Plant rooms on roof to be redecorated with masonry paint rather than clad with EWI with a render finish.
6. A new PPC aluminium capping would be added to the parapet of the roof (colour RAL 7016- ‘Anthracite Grey’).
7. The metal louvres to the stair lobby on all floors to be changed to a glazed louvred AOV.
8. Changes to the colours of the spandrel panels throughout the storeys.
9. Some changes to the doors at ground floor level.

The amendments to the high-rise elevations involve:

1. Brick slip clad plinth changed to grey render finish.
2. To the elevations incorporating the outriggers, the wall in recess will incorporate an aluminium cover panel and enclosure to the gas supply pipe.
3. To the elevations incorporating the outriggers, the wall in recess colour configurations of the render finish adjusted to suit unaligned ground and first floor windows.
4. Windows to the ground floor to incorporate solid panels with fans to regularise across the blocks.

Negotiations during the Course of the Application

Cross sections drawings and section drawings were requested and subsequently provided for the aluminium cover panel and enclosure to the gas supply pipe for the low rise blocks.

The agent was advised that the LPA required further information in respect of the proposed fans to be inserted within the windows on the low rise blocks. Such information can be dealt via with further conditions.

The agent indicated they wished to make further amendments to the scheme close to the determination date. No further direction was received from the agent, and no drawings have been supplied for further amendments so are not included within this application.

Further Planning History

CDN/25/0907- Discharge of Conditions 4 (Construction Management Plan) and 5(a) (Acoustic Insulation) attached to planning permission 138916/FO/2023.
Approved 5 December 2025.

097779/FO/2011/N1- Lancaster Court, Dobson Court, Shackleton Court And Lincoln Court- Elevational alterations including wall insulation, window replacement and installation of PV panels to southern elevations of existing multi storey flats.
Approved 2 February 2012.

Further planning history can be found prior to the current plan policy of 2012.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Highway Services

The following comments were received by colleagues in Highway Services:
In principle, Highways have no objection to the variation of the above mentioned conditions.

All previous comments in relation to the original application (reference number 138916/FO/2023) remain relevant for the development in terms of structures and construction management.

Environmental Health

Environmental Health reviewed the variation application and had no objection to make. All previous comments regarding this application stand (including NSE4b and NSE6). No further information has been submitted that Environmental Health can comment on.

GM Fire Rescue Service

The following response was received from GM Fire Rescue Service. It is to be noted the Service did not provide any comments during the application of 138916/FO/2023.

This planning application, for the variation of conditions 2 and 3 of a previous planning application (138916/FO/2023), does not appear to affect the access and facilities for the fire service, which we assume have been considered and agreed upon within the original planning application for this proposal (138916/FO/2023).

Greater Manchester Fire & Rescue Service recommend that access and facilities for the fire service are compliant with Approved Document B, Volume 1, B5, access and facilities for the fire service.

As this application involves a decision regarding the external materials used, consideration should be given towards compliance with The Building Regulations 2010 and any other relevant legislation.

The access requirements for a dwelling fitted with an approved sprinkler protection system can deviate from the required standard, further consultation will be required.

Health & Safety Executive (Fire Safety)

Health & Safety Executive (Fire Safety) were consulted on the application and the headline response from the HSE was 'content'.

Proposed works

1.11 It is understood that, as per the GA floor plan drawings available on the planning register, this planning application relates to the following proposed works for all four relevant buildings, including:

- Replacement aluminium framed double glazed entrance door, side frame and escape door.
- Installation of single glazed fully openable panels to enclose residential balconies.
- Replacement bin chute (ppc) louvred screens.
- Replacement metal framed double glazed louvred AOVs.
- Installation of a 'Bauder Total roof system (BTRS) with Bauder PIR insulation, with parapet upstand and kerbs.
- Painting of roof-top plant room walls.
- Replacement (ppc) aluminium capping to parapet.

1.12 Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations. However, HSE has identified matters that the applicant should try to address in advance of later regulatory stages.

Advisory notes were provided for the applicant's review.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective
- c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8. Promoting healthy and safe communities

Chapter 12. Achieving well-designed places

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following the adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management);

Policy SP1 (Spatial Principles);

Policy EN1 (Design Principles and Strategic Character Areas);

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC26.1 states the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 states new noise sensitive developments (including large scale changes of use of existing land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.4 states where the council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following

- a) engineering solutions, including reduction of noise at source, improving sound insulation of

sensitive buildings or screening by purpose-built barriers

b) layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it and screening by natural barriers or other buildings or noncritical rooms within a building; and

c) administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit.

Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission

DC26.5 states the council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraphs 2.3, 2.7, 2.14 and 2.16.

Places for Everyone

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024. The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The policy is of relevance:

JP- S1- Sustainable development.

ISSUES

The current application seeks consent for variation of Conditions 2 (Specified Plans) and 3 (Materials) attached to 138916/FO/2023 to allow alterations to design changes to materials, fenestration (including fans), louvres, balcony detailing and rooftop plant.

The current variation contains a multitude of amendments to the scheme. It is understood such amendments are due to cost saving implications and requirements of the PAS2035 retrofit and Gateway 2. The principle of development has already been approved under 138916/FO/2023 and so this assessment considers the proposed amendments to the scheme. Each amendment will be discussed in turn.

Amendments to high-rise elevations

1. The brick slip finished walls, originally cladding the ground and first floor storeys are to be reduced to just clad the ground floor storey.

2. The first-floor storey will now be finished in render. The horizontal orange feature band will move down to the new head-line of the brick slip finish.

>This amendment will result in 1no. storey as opposed to 2no. storeys being covered in a brick slip system. Whilst this would result in the loss of architectural interest to the elevations, the orange band would still be retained to add interest to the entrance of the blocks. The change would not be so harmful to give rise to an incongruous feature.

3. Mid transom to windows height increased to 1100mm high.

>Whilst this results in the spandrel panel increasing in height and a reduction in the length of the windows, such alteration is considered minimal and is not considered to give rise to adverse loss of light implications to the residents within the high rise flats.

4. Sun Paradise enclosed balcony system changed to Balco enclosed balcony system including a fully glazed version to the ground floor balconies.

>The proposed balcony product has been amended and would amend condition 3 (materials). The balconies would still retain the same proportions as previously approved and so this amendment does not give rise to any concern.

5. Plant rooms on roof to be redecorated with masonry paint rather than clad with EWI with a render finish.

>This amendment would contribute to cost saving. Given the plant room is to be painted in colour RAL 9003 signal white, this is the same colour previously proposed for the render finish for the EWI. As such, the colour would still remain the same as previously approved and so the difference in material is not considered to be noticeable from afar. This amendment is therefore considered acceptable.

6. A new PPC aluminum capping would be added to the parapet of the roof (colour RAL 7016- 'Anthracite Grey').

>As previously approved a thinner orange cap was proposed for the parapet of the roof and drew reference to the orange band on the second floor. This amendment would see a new PPC aluminum capping added to the parapet of the roof (colour RAL 7016- 'Anthracite Grey'). Whilst this would add additional dark EWI at the highest parts of the blocks, given colour would still be introduced through the storeys, the building is still considered to add visual interest and not be so harmful in respect of visual amenity.

7. The metal louvres to the stair lobby on all floors to be changed to a glazed louvred AOV.

>Such amendment is not considered to give rise to visual harm. In respect of fire spread within the stair lobby, it is considered such amendment would be considered as part of a Building Regulations application.

8. Changes to the colours of the spandrel panels throughout the storeys

>The balance of the coloured spandrel panels throughout the high rise blocks would be amended. However, this is considered acceptable given there would still be a variation of colours, with darker colours at the bottom to lighter coloured spandrel panels at the top. This would not detrimentally impact the resultant appearance of the proposal.

9. Some changes to the doors at ground floor level

>Such changes are minimal and are not considered to give rise to significant harm. Any harm would be limited to the immediate surrounding area given the change would be at ground floor level.

Amendments to low rise elevations

1. Brick slip clad plinth changed to grey render finish

>The current amendment involves the application of additional grey render than previously approved and sections of the orange EWI are replaced with a grey colouration. Such change is not considered to give rise to significant visual harm given there will still be elements of orange throughout the scheme.

2. To the elevations incorporating the outriggers, the wall in recess will incorporate an aluminium cover panel and enclosure to the gas supply pipe.

>To fully understand the resultant impact of the gas supply pipe, section plans and detail plans were provided by the agent on 19 November for review. The supplied documents show such aluminium cover panel will not project excessively beyond the EWI and the cover panel would be covered in EWI to match the corresponding colour. Whilst it is noted that some elements of the cover including two ventilation panels and the Tenmat CFB 60/60 elements will be visible, given this is necessary for the equipment to operate, it would not be so harmful to warrant a refusal on the scheme in respect of visual amenity.

Further, such element of works for the Audax Walk properties would not be easily visible since the equipment would face away from the communal car park and open public areas to the south. Whilst it is acknowledged such equipment will be visible on the properties on Underhill Walk, given the small number of flats that would be impacted, such works can be considered acceptable in this instance.

3. To the elevations incorporating the outriggers, the wall in recess colour configurations of the render finish adjusted to suit unaligned ground and first floor windows.

>This element does not give rise to concern in respect of amenity or design.

4. Windows to the ground floor to incorporate solid panels with fans to regularise across the blocks.

>The applicant proposes to insert fans into the windows of bathroom and kitchen windows, and the form of the windows would be amended. The agent explains this is due to issues with the installation of fans and conflict with the proposed EWI.

The works aim to improve the living facilities of the residents. The amendment to fans within windows would largely remain screened for the properties on Audax Walk. However, it is noted the fans to be inserted within the windows of properties on Underhill Walk would face onto the communal car park and so the proposed fans would be more visible. However, given the small features to be inserted and the limited views afforded to such equipment, the amendment is not considered to be so harmful to warrant a refusal on the application.

A condition would be attached to any approval granted for samples to be provided for the fans within a 3 month period. An external plant condition would also be attached to any approval granted to understand the noise outputs associated with the proposed fans. With the inclusion of such conditions attached to the decision notice of any approval granted, on balance the LPA can support such amendment.

In short, the proposed amendments can be supported and are considered to be in accordance with Core Strategy Policies DM,1 SP1, EN1, EN4, Policy DC26 of the UDP, and provisions within the NPPF.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and appropriate conditions have been attached to the approval granted.

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

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

- Drawing- Proposed- Lancaster Court- East and West Elevations, numbered 12732 -AEW -B1 -XX -DR - A -0546 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
- Drawing- Proposed- Lancaster Court- North and South Elevations, numbered 12732 -AEW -B1 -XX -DR - A -0547 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
- Drawing- Proposed- Lancaster Court- GA Plans, numbered 12732 -AEW -B1 -ZZ -DR -A -0548 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
- Drawing- Proposed- Dobson Court- East and West Elevations, numbered 12732 -AEW-B2 -XX -DR - A -0586 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Dobson Court- North and South Elevations, numbered 12732 -AEW -B2 -XX -DR - A -0587 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Dobson Court- GA Plan, numbered 12732 -AEW -B2 -ZZ -DR - A -0588 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Shackleton Court- East and West Elevations, numbered 12732 -AEW -B3 -XX -DR - A -0606 P03, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Shackleton Court- North and South Elevations, numbered 12732 -AEW -B3 -XX -DR - A -0607 P03, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Shackleton Court- GA Plans, numbered 12732 -AEW -B3 -ZZ -DR- A -0608 P03, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Lincoln Court- East and West Elevations, numbered 12732 -AEW-B4 -XX -DR - A -0646 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Lincoln Court- North and South Elevations, numbered 12732 -AEW -B4 -XX -DR - A -0647 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Audax Walk- Elevations, numbered 12732 -AEW -B5 -XX -DR - A-0683 P03, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Audax Walk- GF, 1F and Roof Plan, numbered 12732 -AEW -B5 -ZZ -DR - A -0682 P03, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Underhill Walk Elevations, numbered 12732 -AEW -B6 -XX -DR -A -0703 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Underhill Walk- GF, 1F and Roof Plan, numbered 12732 -AEW -B6 -ZZ -DR - A -0702 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Typical Window Concept Details, numbered 12732-AEW-XX-XXDR-A6000 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Design & Access Statement- Design Statement, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Supporting Information- Fire Statement Form- Dobson Court, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Supporting Information- Fire Statement Form- Lancaster Court, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Supporting Information- Fire Statement Form- Lincoln Court, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Supporting Information- Fire Statement Form- Shackleton Court, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Supporting Information- Brochure- Marley Edgemere Interlocking Slates, stamped as received by the City Council as Local Planning Authority on 11 January 2024.

-Supporting Information- Fully Reversible Window Trade Brochure, stamped as received by the City Council as Local Planning Authority on 11 January 2024.

-Supporting Information- Warm Roof Bitumen, stamped as received by the City Council as Local Planning Authority on 11 January 2024.

-Supporting Information- Wetherby Specification, numbered PS_21-01817HR, stamped as received by the City Council as Local Planning Authority on 11 January 2024.

-Supporting Information- Product Specification- Sunparadise Balconies, numbered S1590-01, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
-Application Form, stamped as received by the City Council as Local Planning Authority on 18 January 2024.

Amended with:

-Drawing- Proposed- Lancaster Court GA Plans, numbered 12732 -AEW -B1 -ZZ -DR - A -0548, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- Dobson Court- GA Plans, numbered 12732 -AEW -B2 -ZZ -DR - A -0588, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- Lincoln Court- GA Plans, numbered 12732 -AEW -B4 -ZZ -DR - A -0648, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- North & East Elevations Lancaster Court, numbered 12732-AEW-B1-XX-DR-A-3150, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- South & West Elevations Lancaster Court, numbered 12732-AEW-B1-XX-DR-A-3151, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- North & East Elevations Dobson Court, numbered 12732-AEW-B2-XX-DR-A-3250, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- South & West Elevations Dobson Court, numbered 12732-AEW-B2-XX-DR-A-3251, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- North & East Elevations Shackleton Court, numbered 12732-AEW-B3-XX-DR-A-3350, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- South & West Elevations Shackleton Court, numbered 12732-AEW-B3-XX-DR-A-3351, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- North & East Elevations Lincoln Court, numbered 12732-AEW-B4-XX-DR-A-3450, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- South & West Elevations Lincoln Court, numbered 12732-AEW-B4-XX-DR-A-3451, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- Audax Walk Elevations, numbered 12732-AEW-B5-XX-DR-A-0683, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- Audax Walk- GA Plans, numbered 12732-AEW-B5-XX-DR-A-2550, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- Underhill Walk- GA Plans, numbered 12732-AEW-B6-XX-DR-A-2653, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- Underhill Walk Elevations, numbered 12732-AEW-B6-XX-DR-A-3652, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- Glazing Front and Section View, numbered 450369, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed- Shackleton Court GA Plans, numbered 12731-AEW-B3-ZZ-DR-A-0608 P04, received by the City Council as Local Planning Authority on 4 September 2025.
-Supporting Information- Twin Sight Glazing Product Specification, received by the City Council as Local Planning Authority on 4 September 2025.
-Drawing- Proposed Spandrel Section Details, numbered 12732-AEW-B6-XX-DR-A-6651-S02-P02, received by the City Council as Local Planning Authority on 19 November 2025.
-Drawing- Proposed- Window Plan Details, numbered 12732-AEW-B6-XX-DR-A-6650-S2-P06, received by the City Council as Local Planning Authority on 19 November 2025.
-Drawing- Proposed- Window Section Details, numbered 12732-AEW-B6-XX-DR-A-6601S2-P03, received by the City Council as Local Planning Authority on 19 November 2025.
-Drawing- Proposed- Base Section Details, numbered 12732-AEW-B6-XX-DR-A-6600-S2-P03, received by the City Council as Local Planning Authority on 19 November 2025.
-Drawing- Proposed- Section C-C, numbered 12732-AEW-B6-XX-DR-A-4652-S2-P02, received by the City Council as Local Planning Authority on 19 November 2025.
-Drawing- Proposed- Section B-B, numbered 12732-AEW-B6-XX-DR-A-4651-S2-P02, received by the City Council as Local Planning Authority on 19 November 2025.

-Drawing- Proposed- Section A-A, numbered 12732-AEW-B6-XX-DR-A-4650-S2-P02, received by the City Council as Local Planning Authority on 19 November 2025.

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

3) The materials to be used throughout the development shall be carried out in accordance with the materials approved by the City Council as the local planning authority;

-Drawing- Proposed- Typical Window Concept Details, numbered 12732-AEW-XX-XXDR-A-6000 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Design & Access Statement- Design Statement, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Supporting Information- Brochure- Marley Edgemere Interlocking Slates, stamped as received by the City Council as Local Planning Authority on 11 January 2024.

-Supporting Information- Fully Reversible Window Trade Brochure, stamped as received by the City Council as Local Planning Authority on 11 January 2024.

-Supporting Information- Warm Roof Bitumen, stamped as received by the City Council as Local Planning Authority on 11 January 2024.

-Supporting Information- Wetherby Specification, numbered PS_21-01817HR, stamped as received by the City Council as Local Planning Authority on 11 January 2024.

-Supporting Information- Product Specification- Sunparadise Balconies, numbered S1590-01, stamped as received by the City Council as Local Planning Authority on 11 January 2024.

Amended with:

-Supporting Information- Twin Sight Glazing Product Specification, received by the City Council as Local Planning Authority on 4 September 2025.

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

4) The development hereby approved shall only be done in accordance with the following construction management details, agreed as part of condition discharge application referenced CDN/25/0907:

-Traffic Management Plan, received by the City Council as Local Planning Authority on 18 November 2025.

-Construction Phase Plan- Casey, version 4.0, received by the City Council as Local Planning Authority on 27 November 2025.

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.

5a) The development hereby approved shall only be done in accordance with the following acoustic insulation details, agreed as part of condition discharge application referenced CDN/25/0907:

-Facade Sound Insulation Assessment, PPA Acoustic Consultants report ref: J005156- 8151-MDS01- dated November 2024, received by the City Council as Local Planning Authority on 23 September 2025.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason- To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6a) Within 3 months of the permission hereby granted, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the low rise window fans, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

7) Within 3 months of the permission hereby granted, details/samples of the materials to be used for the window fans for low rise properties shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Informatives

- 1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

- 2) If basement/Structure excavations/works are proposed adjacent to the highway, structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section via Email highways.structures@manchester.gov.uk.
- 3) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
 - Monday - Friday: 7.30am - 6pm
 - Saturday: 8.30am - 2pm
 - Sunday / Bank holidays: No work
- 4) You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.
- 5) Sprinkler provision- Section 6 of the fire statements state that no automatic fire suppression system is installed in the relevant building and a 'stay put' evacuation policy is in place. HSE advises that a review of the fire risk assessment be carried out. This issue may also be subject to consideration at later regulatory stages. It should be considered that, if necessary, space will need to be made available to house suitable water tanks for the sprinkler system supply which would affect land use planning considerations in relation to the layout of the building and subsequently further HSE consultation may be required.
- 6) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
GM Fire Rescue Service
Health & Safety Executive (Fire Safety)
Environmental Health
Highway Services
GM Fire Rescue Service
Health & Safety Executive (Fire Safety)

47 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
72 Scotland Hall Road, Manchester, M40 2RF
52 Scotland Hall Road, Manchester, M40 2RF
11 Hackney Avenue, Manchester, M40 2WE
39 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
70 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
84 Scotland Hall Road, Manchester, M40 2RF
27 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
68 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
20 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
37 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
31 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
66 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
15 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
11 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
67 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
The Stirling Centre, 86 Scotland Hall Road, Manchester, M40 2AZ
49 Ascot Road, Manchester, M40 2TY
63 Ascot Road, Manchester, M40 2TY
73 Ascot Road, Manchester, M40 2TY
77 Ascot Road, Manchester, M40 2TY
33 Ascot Road, Manchester, M40 2TY
37 Ascot Road, Manchester, M40 2TY
19 Audax Walk, Manchester, M40 2QU
31 Audax Walk, Manchester, M40 2QU
9 Underhill Walk, Manchester, M40 2QW
Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
24 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
49 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
42 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
40 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
44 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
47 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
72 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
43 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
15 Ascot Road, Manchester, M40 2UD
22 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
71 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
54 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
33 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
54 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
11 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
25 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR

70 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
55 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
40 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
51 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
9 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
12 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
18 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
41 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
67 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
21 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
27 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
41 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
70 Scotland Hall Road, Manchester, M40 2RF
56 Scotland Hall Road, Manchester, M40 2RF
54 Scotland Hall Road, Manchester, M40 2RF
50 Scotland Hall Road, Manchester, M40 2RF
9 Hackney Avenue, Manchester, M40 2WE
7 Hackney Avenue, Manchester, M40 2WE
18 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
32 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
67 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
9 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
37 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
76 Scotland Hall Road, Manchester, M40 2RF
57 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
62 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
55 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
16 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
59 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
10 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
63 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
56 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
14 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
67 Ascot Road, Manchester, M40 2TY
69 Ascot Road, Manchester, M40 2TY
29 Ascot Road, Manchester, M40 2UD
39 Ascot Road, Manchester, M40 2TY
13 Underhill Walk, Manchester, M40 2QW
26 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
12 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
31 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
17 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
53 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
47 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
56 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
70 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
17 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
6 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
52 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
42 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
5 Audax Walk, Manchester, M40 2QU
1 Hackney Avenue, Manchester, M40 2WE
12 Hackney Avenue, Manchester, M40 2WE
25 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG

9 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
37 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
64 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
71 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
68 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
26 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
37 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
2 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
65 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
59 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
38 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
46 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
72 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
59 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
66 Scotland Hall Road, Manchester, M40 2RF
63 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
10 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
6 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
53 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
40 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
13 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
46 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
23 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
21 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
50 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
42 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
7 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
70 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
12 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
3 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
65 Ascot Road, Manchester, M40 2TY
75 Ascot Road, Manchester, M40 2TY
21 Audax Walk, Manchester, M40 2QU
23 Audax Walk, Manchester, M40 2QU
1 Underhill Walk, Manchester, M40 2QW
14 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
32 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
3 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
10 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
62 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
36 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
19 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
29 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
5 Ascot Road, Manchester, M40 2UD
2 Hackney Avenue, Manchester, M40 2WE
8 Hackney Avenue, Manchester, M40 2WE
10 Hackney Avenue, Manchester, M40 2WE
21 Ascot Road, Manchester, M40 2UD
65 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
60 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
63 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
50 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
39 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
4 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR

14 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
29 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
44 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
49 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
28 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
61 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
54 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
28 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
57 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
14 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
69 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
82 Scotland Hall Road, Manchester, M40 2RF
8 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
44 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
58 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
33 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
28 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
45 Ascot Road, Manchester, M40 2TY
55 Ascot Road, Manchester, M40 2TY
61 Ascot Road, Manchester, M40 2TY
25 Ascot Road, Manchester, M40 2UD
43 Ascot Road, Manchester, M40 2TY
6 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
1 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
71 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
13 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
7 Audax Walk, Manchester, M40 2QU
13 Audax Walk, Manchester, M40 2QU
1 Ascot Road, Manchester, M40 2UD
48 Scotland Hall Road, Manchester, M40 2RF
7 Ascot Road, Manchester, M40 2UD
17 Ascot Road, Manchester, M40 2UD
66 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
30 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
45 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
52 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
67 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
46 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
50 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
3 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
58 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
66 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
29 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
64 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
44 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
16 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
4 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
50 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
20 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
5 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
40 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
5 Hackney Avenue, Manchester, M40 2WE
19 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG

71 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
64 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
34 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
25 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
35 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
48 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
54 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
53 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
39 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
59 Ascot Road, Manchester, M40 2TY
71 Ascot Road, Manchester, M40 2TY
31 Ascot Road, Manchester, M40 2UD
29 Audax Walk, Manchester, M40 2QU
11 Underhill Walk, Manchester, M40 2QW
5 Underhill Walk, Manchester, M40 2QW
25 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
59 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
66 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
35 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
21 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
8 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
20 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
13 Ascot Road, Manchester, M40 2UD
51 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
43 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
10 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
24 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
60 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
53 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
16 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
34 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
19 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
35 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
36 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
17 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
68 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
12 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
24 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
1 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
52 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
68 Scotland Hall Road, Manchester, M40 2RF
62 Scotland Hall Road, Manchester, M40 2RF
58 Scotland Hall Road, Manchester, M40 2RF
13 Hackney Avenue, Manchester, M40 2WE
56 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
34 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
38 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
74 Scotland Hall Road, Manchester, M40 2RF
13 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
69 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
36 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
19 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
4 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
15 Underhill Walk, Manchester, M40 2QW

7 Underhill Walk, Manchester, M40 2QW
9 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
13 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
18 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
34 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
69 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
41 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
2 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
27 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
4 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
1 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
28 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
22 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
5 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
48 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
23 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
7 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
69 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
1 Audax Walk, Manchester, M40 2QU
9 Audax Walk, Manchester, M40 2QU
15 Audax Walk, Manchester, M40 2QU
3 Hackney Avenue, Manchester, M40 2WE
4 Hackney Avenue, Manchester, M40 2WE
48 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
1 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
6 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
District Heating Installation, Croydon Drive, Manchester, M40 2NQ
55 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
72 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
36 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
27 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
22 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
30 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
61 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
55 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
64 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
26 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
11 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
60 Scotland Hall Road, Manchester, M40 2RF
23 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
49 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
32 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
5 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
65 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
18 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
41 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
26 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
45 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
22 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
2 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
51 Ascot Road, Manchester, M40 2TY
53 Ascot Road, Manchester, M40 2TY
27 Ascot Road, Manchester, M40 2UD
35 Ascot Road, Manchester, M40 2TY

27 Audax Walk, Manchester, M40 2QU
17 Audax Walk, Manchester, M40 2QU
3 Underhill Walk, Manchester, M40 2QW
15 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
11 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
30 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
5 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
38 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
60 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
31 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
56 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
2 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
46 Scotland Hall Road, Manchester, M40 2RF
9 Ascot Road, Manchester, M40 2UD
11 Ascot Road, Manchester, M40 2UD
6 Hackney Avenue, Manchester, M40 2WE
14 Hackney Avenue, Manchester, M40 2WE
24 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
49 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
61 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
15 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
33 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
35 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
8 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
39 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
21 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
45 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
58 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
42 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
3 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
62 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
64 Scotland Hall Road, Manchester, M40 2RF
8 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
45 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
31 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
78 Scotland Hall Road, Manchester, M40 2RF
80 Scotland Hall Road, Manchester, M40 2RF
47 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
17 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
72 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
29 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
43 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
61 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
47 Ascot Road, Manchester, M40 2TY
57 Ascot Road, Manchester, M40 2TY
41 Ascot Road, Manchester, M40 2TY
25 Audax Walk, Manchester, M40 2QU
33 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
16 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
7 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
58 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
68 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
23 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ

46 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
20 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
62 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
3 Audax Walk, Manchester, M40 2QU
11 Audax Walk, Manchester, M40 2QU
3 Ascot Road, Manchester, M40 2UD
19 Ascot Road, Manchester, M40 2UD
23 Ascot Road, Manchester, M40 2UD
38 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
52 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
51 Shackleton Court, 1 Croydon Drive, Manchester, M40 2NP
57 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
48 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
43 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
51 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
65 Lincoln Court, 3 Croydon Drive, Manchester, M40 2NQ
63 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
30 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
15 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
57 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
32 Dobson Court, 8 Croydon Drive, Manchester, M40 2NR
60 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG
7 Lancaster Court, 6 Croydon Drive, Manchester, M40 2NG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 50m Buffer -
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA