

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143675/JO/2025

Date registered valid: 27 August 2025

Proposal: Variation of condition 3 (specified plans) and condition no.15 (acoustic insulation) attached to planning permission referenced to 139659/JO/2024 to allow reduction of sedum roof, revisions to landscaping and replacement tree planting, updates to energy and ventilation strategies and removal of boundary wall on Parkfield Street

Address: 466-472 Moss Lane East, Manchester, M14 4PJ

Ward(s): Moss Side Ward

Applicant: Alumno Group

Agent (if any): Steven Healey, Turley

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18.05.2026

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit: 23 September 2025

Standard consultations:

Printed: 3 September 2025 Expired: 24 September 2025

Neighbour notifications

Printed: 3 September 2025 Expired: 24 September 2025

Site notice

Posted: 23 September 2025 Expired: 14 October 2025

Press advert

Published: 9 September 2025 Expired: 30 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application site is situated to the southern side of Moss Lane East opposite Whitworth Park and measures approximately 0.19 hectares in area. The site can be accessed via Heald Place off Moss Lane East. The site, which is not allocated for any specific use in the core strategy, comprises a pair of semi-detached villas at 470-472 Moss Lane East (defined as a non designated heritage asset in the heritage statement associated with the parent consent) that most recently had consent for conversion into 12 flats in 2012 and the adjacent Grade II listed pair of semi-detached villas at 466 – 468 Moss Lane East that most recently had consent for conversion into 16 flats in 2014. 28 units in total. Both properties have been occupied as Houses in Multiple Occupation. Land to the rear of both pairs of dwellings is a combination of lawn and hardstanding used for car parking (24 spaces). Planning permission (135544) and Listed Building Consent (135545) were granted in November 2023 for the erection of part nine, part eight, part seven storeys building for use as purpose-built student accommodation and conversion of 466-468 to purpose-built student accommodation use with link, associated landscaping, access and cycle parking following demolition of 470 – 472 Moss Lane East.

Subsequently planning permission (ref: 139659/JO/2024) and Listed Building Consent (139660/JO/2024) were granted in July 2025 for the variation of condition number 3 (specified plans) from planning approval reference 135544/FO/2022 in order to facilitate internal and external design changes including to rooftop plant and machinery.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of previously approved variation

Consent was sought to vary condition number 3 (specified plans) attached to planning approval reference 135544/FO/2022 in order to facilitate internal and external design changes including to rooftop plant and machinery (ref: 139659). The variation application sought the following changes to the approved scheme:

- Reconfiguration of the basement and ground floor levels including removing waste and cycle storage from the basement and introducing to ground level. The level of cycle parking and waste storage would remain as approved as would the access and servicing arrangements on to Heald Place.
- In order not to prejudice the quantum of communal amenity space a mezzanine level is proposed meaning that the level of shared space within the PBSA scheme remains as consented.
- At ground floor level it is also proposed to align the exterior wall to communal workspace with floors above, increasing the area of external amenity available, and chamfering the exterior wall to a living cluster in order to provide sufficient circulation and an escape route through the internal courtyard.

Description of development

Consent is being sought to further vary condition nos. 3 (specified plans) and 15 (acoustic insulation attached to planning permission referenced to 139659/JO/2024 to allow:

- updating energy and ventilation strategies to reflect amendments made to the building envelope through the previous Section 73 application;
- reduction in the extent of sedum roof as indicated on approved plans in preference of solar photovoltaic panel installation;
- the removal of 3 no. retained trees to site boundary due to poor and diminishing condition, and also to provide a viable route for construction vehicles and site deliveries;
- the temporary removal of a portion of front boundary wall to facilitate said construction vehicles and reconstruction thereafter;
- the omission of existing boundary wall onto Parkfield Street as erroneously shown on approved elevations.

Consultations & Notification Responses

The proposed development was advertised in the press on 9th September 2026 and a site notice was posted on 23rd September 2025 due to the scheme affecting a listed building.

Local residents and local businesses – 2 emails have been received objecting to the proposed revisions on the following grounds:

The original planning consent drawing of the West elevation included a wall on Parkfield Street which provided some privacy to the students who will be on the ground floor of the new development. Parkfield Street is popular with people parking in the evening to enjoy the local amenities. The wall will help to prevent disturbance to these residents, in the same way that there is a low barrier outside the flats in Atlas Court in Great Western Street. The problem, however, is that the developer has already removed the wall and seeking to alter the planning consent after the fact. The original planning drawing, 135544_FO_2022-WEST_ELEVATION-2124817 clearly shows a complete wall where the new proposal (drawing 2027-SBA-02-EL-D-A-02301) shows immediate access to the windows of the development and what appears to be two gates which will allow access directly onto Parkfield Street. None of this was part of the original application. They do not agree with these changes and believe that they contravene the original planning consent.

Another resident feels it is pointless objecting to removal of the boundary wall around the site when all 3 sides of it have already been removed.

Highway Services –

- o Proposed landscaping works appears to be contained within the site red-line boundary.
 - o Existing trees (3) are to be removed to provide vehicular access to the site from Heald Place and onto Parkfield Street during the construction phase. This route is contained within the previous CMP (application ref no. CDN/24/0831).
 - o The existing boundary wall at the either end off Heald Place and Parkfield Street is to be removed temporarily to accommodate the access route. This is to be restored following completion of the development.
 - o Proposed hoardings will be subject to licensing and full traffic management details will need to be agreed with Highways Network Management prior to commencement of the works.
 - o It is recommended that further discussions/agreement are held with Highways Licensing (highwaylicences@manchester.gov.uk) and Highways Network Management (highwaynetworkmanagement@manchester.gov.uk) on traffic management, hoarding, impact on Resident Permit parking bays, additional utility connections and Section 50 temporary access works.
 - o The Demolition & Restoration of Stone Wall Method Statement states that the existing lampposts to the frontage of the building will be removed carefully.
- A design assessment would need to be undertaken to determine the impact on lighting of temporarily removing (and later reinstating) the column or permanently repositioning it, the cost of such works would need to be borne by the Developer.
- o Noted that 22.0m of the existing boundary wall onto Parkfield Street is to be removed permanently given conflicts with external wall of the new-build - Acceptable in principle from a Highways perspective.
 - o Number of studio units within the site will increase from 36no. to 51no. The total number of units will remain unchanged (261no. units) - Acceptable in principle from a Highways perspective.

Environmental Health – 09.10.2025

Advise that there is a section in the submission regarding MEV ventilation, but a TM59, AVO report has not been submitted. Justification regarding the MEV being used as opposed to MVHR is also needed.

Furthermore, all windows should be subject to a verification condition in relation to acoustic insulation properties, and in regard to the changes to the roof structure they advise that the external plan requirements would apply, and any changes to the original plan may result in any previous acoustic reports no longer being valid.

Further comments 03.02.2026

The Hans Tucker acoustic report, which has been referred to, states that window opening gives a 15dB reduction, and this should be 13dB. They also query what the internal noise levels would be with MEV on with boost.

Further comments 17.02.2026

With the additional information, they have concerns regarding the sound levels the MEV with boost will be within the rooms. This should be calculated to ensure this is an acceptable method.

Further comments 21.04.2026

Having reviewed the submitted data, it does not appear to answer their earlier query. They need to know the predicted dB levels inside the bedrooms and living rooms with the boost function on. A couple of apartments representing the worst case scenario can be modelled

More information is also required regarding attenuation and which apartment/ rooms require this, and the resulting dB levels.

Further comments 18.05.2026

Environmental Health are happy with the ventilation subject the specified room-side, atmospheric and cross-talk attenuators being installed.

Arboricultural officer – As per their previous comments in 2022 and 2024, they have no objection to the alterations, subject to the screen fronting the road being retained or replaced.

Parks and Events - No comments received.

National Amenity Societies – No comments received

Greater Manchester Archaeological Advisory Service – GMAAS is satisfied that the proposed condition variation does not have any significant archaeological implications.

Greater Manchester Police – No comments received.

Policy Context

Places for Everyone Greater Manchester Joint Development Plan

This plan was adopted on 21 March 2024, as such 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 significant weight in the planning balance. The relevant policy is set out below:

Policy JP-S1 (Sustainable Development) – This policy states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

Policy JP-P1 (Sustainable Places) - seeks to raise the quality of all places in a way that is sustainable in the long-term, to enhance the wellbeing for residents, as well as making Greater Manchester more attractive to potential visitors and investors.

The following key attributes that all development, wherever appropriate apply:

1. Distinctive, with a clear identity that:
 - A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;
 - B. Enables a clear understanding of how the place has developed;
 - and C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.

Policy JP-J1 (Supporting Long-Term Economic Growth) - states a thriving, inclusive and productive economy will be sought in all boroughs.

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy H1 (Overall Housing Provision) - New housing will be predominantly in the North, East, City Centre and Central Manchester, these areas falling within the Regional Centre and Inner Areas of Manchester. High density developments (over 75 units per hectare) are appropriate in both the City Centre and parts of the Regional Centre given the accessible location.

Policy H5 (Central Manchester) - over the lifetime of the Core Strategy, will accommodate around 14% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to the Regional Centre (Hulme and the Higher Education Precinct) as well as within Hulme, Longsight and Rusholme district centres as part of mixed-use schemes.

Policy H12 (Purpose Built Student Accommodation) states that the provision of new purpose built student accommodation will be supported where the development satisfied the criteria below:

1. Sites should be in close proximity to the University campuses or to a high frequency public transport route;
2. High density developments should be sited in locations where this is compatible with existing developments and initiatives, and where retail facilities are within walking distance. Proposals should not lead to an increase in on-street parking in the surrounding area;
3. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes;
4. Proposals should be designed to be safe and secure for their users, and avoid causing an increase in crime in the surrounding area;
5. Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring

uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area;

6. Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value;

7. Consideration should be given to provision and management of waste disposal facilities;

8. Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces; and,

9. Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable. Policy EC1 (Employment and Economic Growth in Manchester) looks to ensure priorities for economic growth, the Council will support significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities, and other employment generating uses.

Policy EC8 (Central Manchester) seeks to create a positive sense of place at the interface of the health and education institutions along Oxford Road and the residential areas, using design and public realm.

Policy T1 (Sustainable Transport) - The Council will support proposals that: - Improve choice by developing alternatives to the car. Promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car. Improve access to transport services and facilities in order to enable disabled people and people with mobility impairments to participate fully in public life. Improve pedestrian routes and the pedestrian environment. Policy T2 (Accessible Areas of Opportunity and Need) states that the Council will actively manage the pattern of development to ensure that new development: is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections. Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites.

Policy EN1 (Design principles and strategic character areas) The proposal is considered to be a high quality scheme in terms of its design and appearance that would enhance the regeneration of the area. Policy EN3 (Heritage) The impact on the historic environment would be acceptable and has not altered significantly from the parent consent.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) concerns reducing CO2 emissions and states that where possible, new development and retrofit projects must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies. The use of building materials with low embodied carbon in new development and refurbishment schemes is also sought.

Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies) - Applications for residential development of 10 or more units and all other development over 1,000 sq m will be expected as a minimum to meet prescribed targets, unless this can be shown not to be viable. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development.

Policy EN8 (Adaptation to Climate Change) - All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list:

Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways. The need to control overheating of buildings through passive design. The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation. Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.

Policy EN9 (Green Infrastructure) - New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Policy EN14 (Flood Risk) – refers to flood risk and amongst other issues states that all new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of green infrastructure.

Policy EN16 (Air Quality) – states that the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself.

Policy EN17 (Water Quality) states that developments should minimise surface water run-off and minimise ground contamination into the watercourse construction.

Policy EN18 (Contaminated Land and Ground Stability) - The Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

Policy EN19 (Waste) states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal). Developers will be required to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled. In addition to the above, a number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policies of the Unitary Development Plan are also considered relevant: Policy DC19 (Listed Buildings) – The impact on the listed building has not altered significantly from the parent consent. Policy DC26 (Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Draft National Planning Policy Framework - 16th December 2025

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy

basis for decision and plan making. Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Decisions on development proposals should apply a presumption in favour of sustainable development.
- Development proposals should take into account the current and potential impacts of climate change over the lifetime of the scheme.
- Substantial weight should be given to the benefits where a development proposal would achieve one or more of the following:
 - a. Remediating despoiled, degraded, derelict, contaminated or unstable land;
 - b. Making better use of vacant and under-utilised land and buildings (such as by bringing back into residential use empty homes and other suitable buildings; converting space above shops; redeveloping under-utilised retail sites; and building on or above service yards, lock-ups, car parks and other transport infrastructure);
- To respond to their context and create well-designed places development proposals should take account of context; liveability; climate; nature; movement; built form; public space; and identity.

Whilst this is a draft NPPF for consultation, it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

National Planning Policy Framework (December 2024)

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role. The Framework underlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out of date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

National Planning Policy Guidance

The Government produced a suite of documents to act as a live resource which sets out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy. The relevant sections/extracts of the NPPG are set out below:

Housing Needs of Different Groups

Strategic policy-making authorities need to plan for sufficient student accommodation whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus. Encouraging more dedicated student accommodation may provide low-cost housing that takes pressure off the private rented sector and increases the overall housing stock. Strategic policy-making authorities are encouraged to consider options which would support both the needs of the student population as well as local residents before imposing caps or restrictions on students living outside university-provided accommodation. Local Planning Authorities will also need to engage with universities and other higher educational establishments to ensure they understand their student accommodation requirements in their area.

Noise - Local planning authorities' should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved. Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the

proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

Design states that where appropriate the following should be considered:

- layout – the way in which buildings and spaces relate to each other;
- form – the shape of buildings;
- scale – the size of buildings;
- detailing – the important smaller elements of building and spaces;
- materials – what a building is made from.

Air Quality – Guidance states that when air quality is considered relevant to a planning application, which includes when proposals:

- Give rise to potentially significant impact (such as dust) during construction for nearby sensitive locations;
- Significantly affect traffic in the immediate vicinity of the proposed development site or further afield; or
- Expose people to existing sources of air pollutants. This could be by building new homes, workplaces or other development in places with poor quality.

The Guide to Development in Manchester (SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

The Manchester Green and Blue Infrastructure Strategy (G&BIS)

The G&BIS sets out objectives for environmental improvements within the City in relation to key objectives for growth and development. Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is: By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow. Four objectives have been established to enable the vision to be achieved: 1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers 2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth 3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond 4. Improve and promote a wider

understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

Manchester City Council Report for Resolution - Executive: Purpose Built Student Accommodation Manchester (May 2023)

This report acknowledges the significant economic contribution students make to Manchester whilst they live and study in the city and that providing a residential offer for students to address the needs has been a long held Council objective as part of the housing strategy and planning policy framework (policy H12). It also recognises the development of assets within the Oxford Road Corridor area is vital to capture the commercial potential of research and innovation and help to realise the economic potential of the Corridor. The report also acknowledges that there is an unmet demand in the city and a high-quality residential offer for students in appropriate locations, is critical for Manchester's Universities ability to attract and retain students in a global market and confirms that accommodation should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area. The approach to the provision of PBSA was endorsed to help guide decision making and the committee are requested to take this into account as a material consideration.

Legislative Requirements

Section 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act state that decision makers must have "special regard to the desirability of preserving the building or setting or any features of special architectural or historic interest which it possesses."

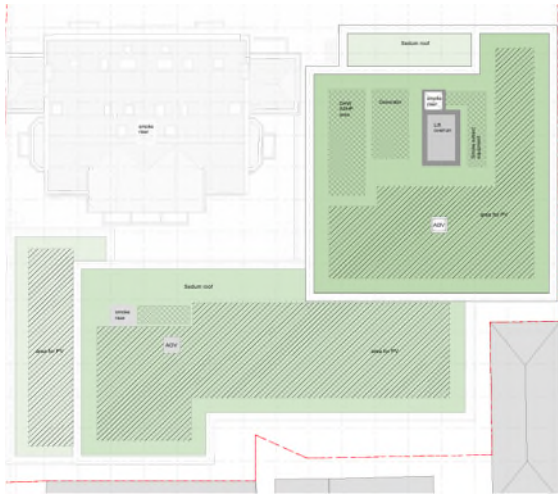
Issues

The original scheme that is being varied went to planning and highways committee in July 2023. Consent was sought to vary condition number 3 (specified plans) attached to planning approval reference 135544/FO/2022 in order to facilitate internal and external design changes including to rooftop plant and machinery (ref: 139659). The changes currently being sought as part of this application are:

- updating energy and ventilation strategies to reflect amendments made to the building envelope through the previous Section 73 application;
- reduction in the extent of sedum roof as indicated on approved plans in preference of solar photovoltaic panel installation;
- the removal of 3 no. retained trees to site boundary due to poor and diminishing condition, and also to provide a viable route for construction vehicles and site deliveries;
- the temporary removal of a portion of front boundary wall to facilitate said construction vehicles and reconstruction thereafter;
- the omission of existing boundary wall onto Parkfield Street as erroneously shown on approved elevations.

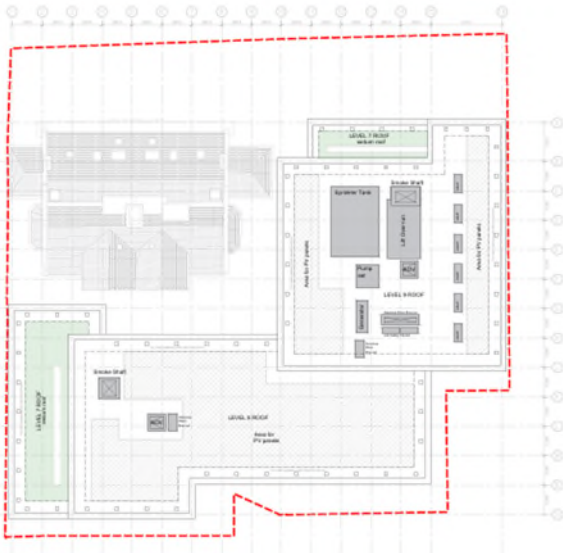
Sedum Roof Reduction

The previously approved scheme for the roof plan relating to the new-build element of the development indicated the presence of sedum/ green roofs across the entire surface area of each roof. Following a design review of the practicalities of such an installation, the planning agent has advised that it has become apparent that the approved arrangements would have implications for the installation solar photovoltaic panels to the roof (in connection with achieving a high-level of sustainability) and also impede on access, escape and maintenance routes. Consent is sought to reduce the area of sedum roof to allow for the installation of solar PVs and suitable access corridors



Previously consent scheme

The reduction of the proposed green roof areas is shown below



The sedum roofs have been omitted from the level 8 and 9 roofs, but would be maintained at level 7 roofs where there would be no M&E plant.

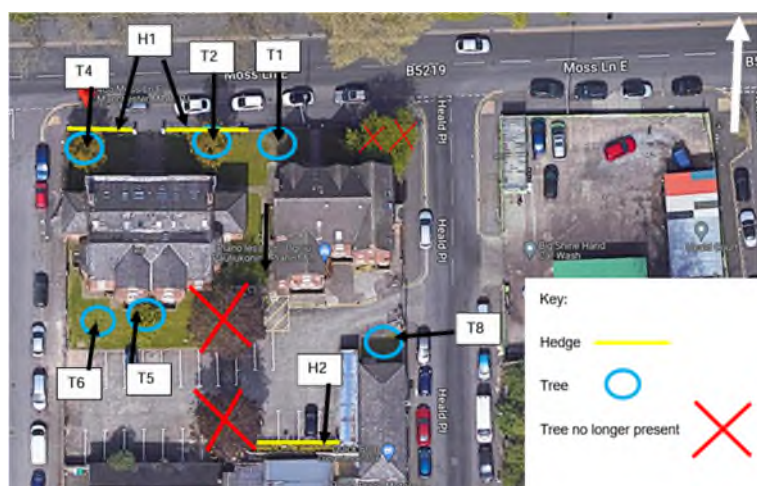
In order to ensure the development still delivers in terms of biodiversity net gain, the planting at ground level is proposed to be enhanced. Furthermore, the application is accompanied by an updated biodiversity net gain assessment metric which confirms that the development would deliver 22.7% net gain on the site's existing biodiversity value

Trees

In connection with the original planning application submission, two trees were categorised as Category C (low quality) with one being classed as Category B (moderate value) at the front of the site, and the supporting tree survey highlighted signs that their condition was deteriorating.

A further arboricultural assessment of the existing trees on site accompanies this application which states that in respect of Tree refs:1 and T2 have declined since 2022 and are now categorised as C1 trees (one of which is in a poor condition). Tree ref: T3 is identified as suffering from die back and with suspected mechanical damage to the roots (categorised as C1 tree); tree ref: T4 has signs of Phytophthora (categorised as U tree) and is recommended to be removed. Tree ref:T5 is identified as being very juvenile, and has many defects for such a young tree (categorised as U tree) and is recommended to be removed, and in respect of tree

ref:T6 it is recommended to remove and replace with a more suitable specimen in another location (categorised as C1 tree).



Given the relatively poor state of the trees and their limited value and contribution, it is now proposed to fell the three trees to the Moss Lane East frontage and replace with 6 no. semi mature native species trees in the locations shown on the supporting landscaping drawing.



In view of the condition of the trees, the observations of the Arboriculturist, and the proposed tree planting, it is not considered that the removal of the identified trees would not have a significant adverse impact. Furthermore, these trees are not subject to a Tree Preservation order, nor is the site in a Conservation Area. The proposed tree replacement would also contribute to the enhancement of the site in the street scene, in addition to contributing to and improving on-site biodiversity net gain.

It is also proposed to temporarily remove portion of the existing boundary wall and fence at the north of the site (Moss Lane East) to facilitate primary access during construction works. This temporary measure is driven by the constrained nature of the site in a sensitive residential area. Subject to the reinstatement of this section of wall on a like for like basis prior to the occupation of the development this is not considered to give rise to adverse impact to the setting of the listed building, nor visual disamenity in the street scene.

Construction

The removal of the trees which are referenced in this report would also enable access to the site during the construction phase, which would assist (in view that it is understood that a temporary closure of part of Parkfield Street and Heald Place would not be supported), in order facilitate deliveries.

The route of construction vehicles is shown below and is contained within the Construction Management Plan, which as noted will require the temporary removal of boundary wall at either end of the Site. Following completion of the development these segments of wall would be carefully reconstructed in accordance with the submitted methodology statement.

Proposed construction traffic route through site

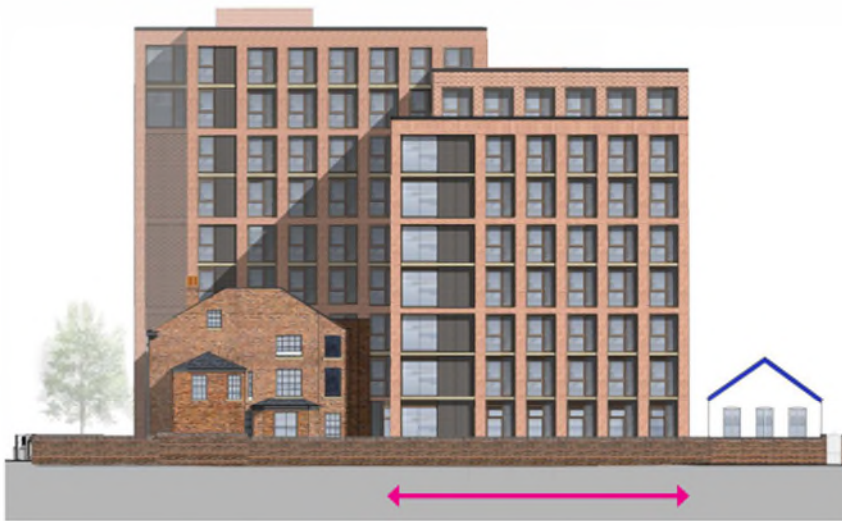


Western Boundary wall

The application also seeks to clarify that consent is sought as part of this application to permanently remove 22m of existing boundary wall onto Parkfield Street due its conflict with the external wall of the new-build element of the consented scheme.

The consented proposals appear to show a discrepancy in architectural drawings - the West Elevation drawing shows the existing brick boundary wall intact along its length, whereas the Ground Floor Plan shows the west facade sitting online of the boundary wall with gates either side. However, Section 7 Landscaping of the DAS document makes reference to approx. half of this brick wall to be removed.

The current submission indicates the intention of the applicant and was reflected on the approved general arrangements and site layout, but that the wall is erroneously shown as being retained on the western street scene elevation.

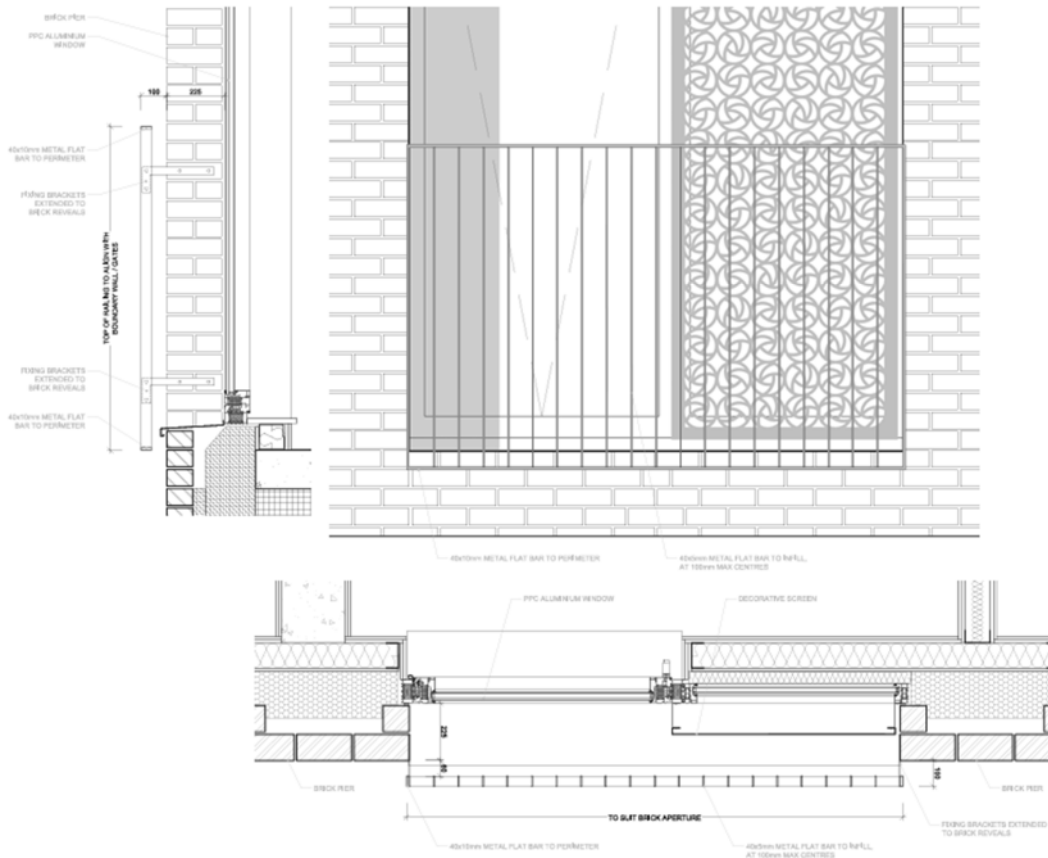


The visual image and layout show the previous anomaly.

The image below shows the proposed balustrade infill (juliette balcony). The balustrading is to be aligned with the wall below with the top of the balustrading to be 2m above the adjacent footpath.



The proposed balustrading would be comprised of slim profile vertical bars within a flat bar frame and be finished in RAL1035 to match the new windows and decorative screens.



Furthermore, the windows at ground floor level serving the new build accommodation at ground floor level on this façade facing Parkfield Street would be obscurely glazed to 1.1 m above internal floors level to safeguard the privacy of future occupiers.

The wall to be removed is not original to the listed building and confirming its removal is not considered to have any materially greater or lesser impact on the setting of the listed building.

The changes proposed are not considered to move away from the principle of the original consent. The proposed development would make effective use of a brownfield site and represents an appropriate and satisfactory form of development that would make a meaningful contribution to the supply of student accommodation. The site is situated within a highly sustainable location close to the main Manchester University campuses and would deliver regenerative benefits involving economic, social and environmental improvements including job creation and spending in the local economy and would provide a catalyst for further regeneration in the area, whilst providing needed purpose-built student accommodation. It is felt that given the surrounding environmental context, coupled with the design, scale and appearance of the building, the proposed development will enable the development to make the most efficient use of land and will assimilate effectively into its surroundings. The proposal would ensure the retention of the listed building on site and has been designed to have regard to the character and designation of the building. There would be no significant harmful impact upon either residential amenity, the function of the neighbouring community centre or the operation of the highway and it is considered that the proposal would integrate effectively into the host streetscape. As such, the proposed development accords with all relevant local policy and guidance.

Lighting Columns

Clarification has been received from the planning agent that the reference in the Demolition & Restoration of Stone Wall Method Statement that the existing lampposts to the frontage of the building will be removed carefully, is related to the ornate lanterns within the curtilage of the development site.

In addition, if the street lighting column needed to be removed, confirmation from the planning agent has been given that it would be reinstalled in the same location. It is recommended that this aspect of the scheme is conditioned

Window Replacement

Matters relating to the replacement of windows in the retained Grade II listed building are fully explored and considered as part of application ref: 143607/JO/2025 for the variation of condition 2 (specified plans) attached to planning permission referenced 139660/JO/2024 to allow replacement windows, ventilation upgrades, lightning protection installation and modification of roof structure.

Sustainability

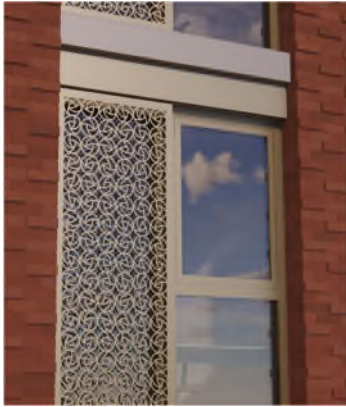
This application is supported by an updated Energy Statement (ref. L047-FUT-50-XX.XX-T-M-000005) and Ventilation Statement (ref. L047-FUT-50-XX.XX-T-M-000006)

The Energy Statement references a "fabric first" approach, focusing on passive energy-saving techniques, such as efficient building design and insulation, to reduce energy demand for heating, lighting, and ventilation. Energy efficiency is proposed to be further enhanced with renewable and low carbon technologies, specifically air source heat pumps for domestic hot water and 53.5Kwp of roof-mounted photovoltaic (PV) solar panels. These technologies have been factored into the energy model, showing a 2.27% improvement over the 2021 Part L2 baseline and a 25-50% improvement over the 2013 standards, thereby exceeding levels set out in the Manchester Core Strategy. The original consent included a condition related to externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. It is recommended that this be attached to any approval.

The Ventilation Statement confirms that the strategy for ventilation improves on the fundamental principles of the Building Regulations and will contribute to reducing the annual CO₂ emissions of the proposed development. The proposed development will incorporate energy reduction measures in the ventilation systems to reduce the carbon footprint of the site using heat recovery devices and energy efficient MEV fan selections.

Ventilation/Noise matters

It is noted that in regard to the narrow aluminium cladding panel above the window openings (colour RAL 1035) shown on the submitted facade materials – summary dated 17.02.2026 rev. the underside of cladding panel would be perforated to provide required opening area for MEV extract terminal.



As advised above it is proposed to incorporate ventilation systems which use heat recovery devices and energy efficient MEV fans. This scheme would not involve any elevational alterations to the previously approved scheme.

Whilst the principle of this arrangement is accepted concerns were originally raised by Environmental Health officers regarding what the sound levels resulting from the MEV with boost would be within the rooms. Following the submission of further data and confirmation that 16 MEV units would be fitted with room side attenuators, these concerns have been overcome. It is recommended that this aspect of the scheme is subject to a condition to require that the development is implemented in accordance with the approved scheme and that prior to the proposed MEV scheme becoming operational, an approved verification report is submitted and approved to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved measures (including the undertaking of post completion testing to confirm that the noise criteria have been met). Furthermore, that any instances of non - conformity with the recommendations in the report be detailed along with any measures required to ensure compliance with the agreed noise criteria.

The proposed ventilation strategy for the listed building follows the same principles as for the new building, where bedrooms are ventilated via natural means (i.e. opening window), and air extract is provided to bathrooms and kitchens. Air extract from bathrooms and kitchens to the outside is required in order to meet functional requirements of the Building Regulations for purge ventilation in buildings. Due to the internal location of the bathrooms (i.e. away from external walls), the extract would need to be provided via mechanical means. A number of design options have been reviewed and assessed with the for their suitability and efficiency, specifically in relation to routing of the extract ductwork and details of the extract terminals. The existing property (Listed Building) has a number of installed metal and clay brick vents in the existing elevations.

Consideration has been had to reuse these where possible, however, the positions of most of the existing vents would require to be adjusted slightly to suit the new internal layout of the converted building. Additionally, the existing clay brick vents cannot provide adequate air flow required for the new mechanical extract system to work. Attempting to adopt these would in effect require much larger units which could be fairly disruptive to the existing building fabric. In light of all of the above considerations, the strategy of ductwork terminal at external wall is being proposed as the more suitable option, with new terminals formed where required and being single brick in size.

It is proposed that the new ventilation terminals are to be in cast iron - a traditional and sympathetic option for the existing variegated red brick elevations.

In regard to the ventilation strategy for the Listed Building element of the development , the re-use and insertion of vents as proposed is considered to be an acceptable approach. These arrangements have been fully considered and approved as part of the variation of condition application (ref: 143607) which is related to the Listed Building Consent with a condition

attached to that approval to require that prior to the commencement of works associated with the incorporation of the cast iron brick vents, a sample and specification of the cast iron brick vent be submitted to and approved ; and that the development be carried out in accordance with the approved details.

Legal Agreement

The original planning approval was subject to a section 106 agreement. There is a clause within the section 106 agreement which applies it to subsequent variations of planning permission, unless the Council in determining any application under section 73 of the 1990 Act requires the completion of a new deed or supplemental deed pursuant to Section 106 of the 1990 Act. In this instance due to the nature of the changes sought, it is not considered that a Deed of Variation to the section 106 is required.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application and listed building application, in particular the implications arising from the loss of the boundary wall to Parkfield Street, and removal of trees from the Moss Lane East frontage.

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

1) The development must be begun not later than the 24 November 2026.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) a) The development shall be implemented in accordance with the details on the on Façade Materials Diagram ref: 2027-SBA-XX-XX-SK-A-0100 and Façade Materials Sample Panel L047-SBA-21-02.XX-D-A-210100 rev.P05 (notwithstanding the decorative metal screen design) (ref: CDN/25/1073); and the circular rose design decorative panel (no.4) in the Decorative Window screen proposal document dated 22.10.2024 shown on the Façade Materials Sample Panel L047-SBA-21-02.XX-D-A-210100 rev.P06 received 19th March 2026.

b) Details of the materials above the glazing to the ground floor windows and on the southern eastern above doorways at ground floor level shall be submitted to and approved in writing by the City Council as local planning authority.

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 Manchester Core Strategy (2012).

3) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority:

2027-SBA-01-00-D-A-01100 Ground Floor Plan - Proposed P03
2027-SBA-01-M-D-A-01100M Mezzanine - Proposed P02
2027-SBA-01-01-D-A-01101 Level 01 Plan - Proposed P02
2027-SBA-01-02-D-A-01102 Level 02 Plan - Proposed P02
2027-SBA-01-03-D-A-01103 Level 03 Plan - Proposed P02
2027-SBA-01-03-D-A-01104 Level 04 Plan - Proposed P02
2027-SBA-01-03-D-A-01105 Level 05 Plan - Proposed P02
2027-SBA-01-03-D-A-01106 Level 06 Plan - Proposed P02
2027-SBA-01-03-D-A-01107 Level 07 Plan - Proposed P02
2027-SBA-01-03-D-A-01108 Level 08 Plan - Proposed P02
2027-SBA-02-EL-D-A-02300 Elevation North - Proposed P02
2027-SBA-02-EL-D-A-02301 Elevation West - Proposed P02
2027-SBA-02-EL-D-A-02302 Elevation South - Proposed P02
2027-SBA-02-EL-D-A-02303 Elevation East - Proposed P02
2027-SBA-02-EL-D-A-02304 North Courtyard Elevation - Prop. P02
2027-SBA-02-EL-D-A-02305 West Courtyard Elevation - Prop. P02
2027-SBA-02-EL-D-A-02400 Contextual Elevations North & South P02
2027-SBA-02-EL-D-A-02401 Contextual Elevations East & West P02
2027-SBA-03-SE-D-A-03300 Section A-A - Proposed P02
2027-SBA-03-SE-D-A-03301 Section B-B - Proposed P02
2027-SBA-03-SE-D-A-03302 Section C-C - Proposed P02

Dated 08 August 2024

Covering letter Turley

Received 04 April 2024

Application Form Turley

Design and Access Statement Stallan Brand

2027-SBA-00-00-D-A-00120 P01 DEMOLITION PLAN

2027-SBA-01-01B-D-A-00109 P01	BASEMENT PLAN
2027-SBA-01-RF-D-A-01109 P01	LEVEL 09 (ROOF) PLAN
2027-SBA-02-EL-D-A-02000 P01	CONTEXTUAL ELEVATIONS
2027-SBA-00-00-D-A-00001 P01	LOCATION PLAN Public
2027-SBA-00-00-D-A-00100 P01	EXISTING SITE PLAN
2027-SBA-00-00-D-A-00110 P01	PROPOSED SITE PLAN

Received 28 March 2024

Air Quality Assessment Hydrock
Archaeological Desk-Based Study Nexus
BREEAM Pre-Assessment Report Ridge
Broadband Connectivity Assessment GTech Surveys Limited
Contaminated Land Report ROC Consulting
Crime Impact Statement Greater Manchester Police
Daylight & Sunlight Impact on Neighbouring Properties GIA
Ecology Report Middlemarch
Energy/ Ventilation Strategy Futureserv
Environmental Standards Statement Ridge
Flood Risk Assessment and Drainage Strategy ROC Consulting
Fire Statement OFR Consultants
Noise Impact Assessment Report Hann Tucker Associates
Television and Radio Reception Impact Assessment GTech Surveys Limited
Transport Statement RSK
Travel Plan RSK
Biodiversity Metric Calculator

Received as associated with the parent consent reference 135544/FO/2022 dated 23 November 2023

Planning Statement Turley

Received as association with the parent consent reference 135544/FO/2022 dated 24 November 2023

Heritage Statement Turley

Received as association with the parent consent reference 135544/FO/2022 dated 27 March 2023

Daylight and Sunlight Addendum GIA
Redacted Tenancy Schedule

Received as association with the parent consent reference 135544/FO/2022 dated 02 May 2023

Technical Note SCP

Received as association with the parent consent reference 135544/FO/2022 dated 04 May 2023

AS AMENDED BY :

Demolition & Restoration of Stone Wall – Moss Lane East Date: 30.08.2024

Design Co-ordination Amendments New Building dated 11.07.2025 (notwithstanding west elevation as proposed on page 6 or accommodation mix information on pages 11 and 12, and as revised by Revised West Elevation Railings detail received 15th April 2026).

Energy Statement (ref. L047-FUT-50-XX.XX-T-M-000005 rev.P1)(notwithstanding the typical floor plan on page 5)

Ventilation Statement (ref. L047-FUT-50-XX.XX-T-M-000006 rev.P1)

Arboricultural Impact Assessment and Tree Survey

Landscaping Plan ref: 5938-OOB-ZZ-00-D-L-001 P04

Biodiversity Metric Assessment (RT-MME-162772-01 Rev B)

Biodiversity Metric 3.1 rev.B

Received 8th August 2025

Proposed Site Plan ref: 2027-SBA-00-00-D-A-00110 rev. P02

Ground Floor Plan - Proposed ref: 2027-SBA-01-00-D-A-01100 rev.P05

Level 1 Floor Plan - Proposed ref: 2027-SBA-01-00-D-A-01101 rev.P04

Level 2 Floor Plan - Proposed ref: 2027-SBA-01-00-D-A-01102 rev.P04

Level 3 Floor Plan - Proposed ref: 2027-SBA-01-00-D-A-01103 rev.P04

Level 4 Floor Plan - Proposed ref: 2027-SBA-01-00-D-A-01104 rev.P04

Level 5 Floor Plan - Proposed ref: 2027-SBA-01-00-D-A-01105 rev.P04

Level 6 Floor Plan - Proposed ref: 2027-SBA-01-00-D-A-01106 rev.P04

Level 7 Floor Plan - Proposed ref: 2027-SBA-01-00-D-A-01107 rev.P04

Level 8 Floor Plan - Proposed ref: 2027-SBA-01-00-D-A-01108 rev.P03

Level 9 Floor Plan - Proposed ref: 2027-SBA-01-00-D-A-01109 rev.P02

Elevation South - Proposed plan ref: 2027-SBA-02-EL-D-A-02302 rev. P04

Contextual Elevations North & South – Proposed plan ref:2027-SBA-02-EL-D-A-02400 rev. P04

Received 16th December 2026

Moston Lane East CIBSE TM59 Overheating Analysis rev.P01 (ref. L047-FUT-50-XX.XX-T-M-000002) received 06.01.2026

Façade Materials Summary dated 17.02.2026 rev. A

Façade Materials Sample Panel L047-SBA-21-02.XX-D-A-210100 rev.P06 received 19th February 2026

West Elevation Railings detail ref: 2027-SBA-XX-XX-PP-A-032-West elevation received 4th March 2026

Internal RIBA Stage 4 Assessment report ref: SA-7710 M&E -01 dated March 2026

Elevation West - Proposed plan ref: 2027-SBA-02-EL-D-A-02301 rev. P04

Contextual Elevations East & West plan ref: 2027-SBA-02-EL-D-A-02401 rev. P04

Received 18th March 2026

West Elevation Railings and Window detail plan received 15th April 2026

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.

4) The following information was submitted in respect of planning condition 4a of the parent consent reference 135544/FO/2022 (Demolition Management Plan) under the cover of CDN/25/0017:

'Application for Approval of Details Reserved by Condition', numbered 'PP-13668424', stamped as received by the City Council as Local Planning Authority on the 10th January 2025.

Revised covering letter titled 'APPROVAL OF DETAILS RESERVED BY CONDITION NUMBERS 4 AND 34 ATTACHED TO PLANNING PERMISSION REF. 135544/FO/2022 - 466-472 MOSS LANE EAST', stamped as received by the City Council as Local Planning Authority on the 29th January 2025.

Revised 'GMI Construction Ltd. Dilapidation Survey', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

'Site Plan - Existing', numbered 'LOXX-SBA-ZZ-ZZ.00-D-A-000010 REV P01', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

Photo pack labelled '10a to 10b Moss Lane East', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

Photo pack labelled '4a to 4b Heald Place', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

Photo pack labelled '5a to 5b Heald Place', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

Photo pack labelled '6a to 6b Heald Place', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

Photo pack labelled '7a to 7b Moss Lane East', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

Photo pack labelled '8a to 8b Moss Lane East', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

Photo pack labelled '9a to 9b Moss Lane East', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

The demolition works shall be carried out in accordance with the approved details.

Reason- In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

5) The following information was submitted in respect of planning condition 4b (Construction Management Plan) of the parent consent reference 135544/FO/2022 under the cover of CDN/24/0831:

'Application for Approval of Details Reserved by Condition', numbered 'PP-13372466', stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

Covering letter, stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

'Moss Lane East - Alumno: Construction Management Plan REV 4', stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

'Demolition & Restoration of Stone Wall - Moss Lane East', stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

This information was considered to be acceptable for construction works to commence.

The construction works shall be carried out in accordance with the approved details.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

6) a) The development hereby approved shall be carried out in accordance with details contained within the Environmental Standards Statement produced by Ridge received by the City Council as Local Planning Authority on 17 November 2022 as approved under the parent consent reference 135544/FO/2022, as revised by the contents of the Energy Statement ref: L047-FUT-50-XX.XX-T-M-000005 rev.P1.

b) A post construction review certificate/statement shall be submitted for approval within 3 months post final construction of the development hereby approved.

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

7) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least an 'Excellent' rating. Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as Local Planning Authority within 12 months of occupation of the development.

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

8) The following information was submitted in respect of planning condition 7 (Refuse) of the parent consent reference 135544/FO/2022 (Demolition Management Plan) under the cover of CDN/24/0671:

- 'Application for Approval of Details Reserved by Condition', numbered 'PP-13257096', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

- Covering Letter, stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

- 'Moss Lane - Manchester, Waste Management Strategy', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

The above details were considered to be acceptable and condition 7 attached to planning permission referenced (135544/FO/2022) was formally discharged on the proviso that a copy of the waste collection servicing contract is submitted for approval in writing to the City Council as Local Planning Authority prior to first occupation of the development.

The development shall be carried out in accordance with the approved details.

Reason - In the interests of residential amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

9) The following information has been submitted in respect of planning condition 8 (Contaminated Land) of the parent consent reference 135544/FO/2022 (Demolition Management Plan) under the cover of CDN/24/0671:

-'Application for Approval of Details Reserved by Condition', numbered 'PP-13257096', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

-Covering Letter, stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

-'Moss Lane East, Manchester. Report on Site Investigations', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

-21 Page Document labelled 'Groundsure Insights: 470, MOSS LANE EAST, MANCHESTER, M14 4PJ', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

-69 Page Document labelled 'Groundsure Insights: 470, MOSS LANE EAST, MANCHESTER, M14 4P', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

-'Water Mains Records', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

The above details were considered to be acceptable and condition 8 attached to planning permission referenced (135544/FO/2022) was formally discharged on the basis that the development is fully implemented in accordance with the approved details.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

10) When the development commences (excluding demolition), the development shall be carried out in accordance with a previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. No occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as local planning authority.

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

11) The development hereby approved shall be implemented in general accordance with the physical security specifications outlined within the submitted Crime Impact Statement (Ref:2012/0607/CIS/01) dated 13 August 2022, received by the City Council as Local Planning Authority on 17 November 2022 as approved under the parent consent reference 135544/FO/2022.

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

12) The following information has been submitted in respect of planning condition 11 (drainage) of the parent consent reference 135544/FO/2022 (Demolition Management Plan) under the cover of CDN/24/0831:

'Application for Approval of Details Reserved by Condition', numbered 'PP-13372466', stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

Covering letter, stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

'Moss Lane East, Manchester: Drainage Strategy 10/10/2024', stamped as received by the City Council as Local Planning Authority on 11th October 2024.

'Existing Drainage Layout', numbered 'L047-WRD-52-EX.ZZ-D-C-500001 REV P02', stamped as received by the City Council as Local Planning Authority on 11th October 2024.

'Proposed Drainage Layout', numbered 'L047-WRD-52-EX.ZZ-D-C-500003 REV P02', stamped as received by the City Council as Local Planning Authority on 11th October 2024.

'Drainage Details Sheet 3', numbered 'L047-WRD-52-EX.ZZ-D-C-500013 REV P01', stamped as received by the City Council as Local Planning Authority on 11th October 2024.

'Type: Junctions Summary. Storm Phase: SURFACE WATER NETWORK REV C', stamped as received by the City Council as Local Planning Authority on 15th November 2024.

'Drainage Details Sheet 2', numbered 'L047-WRD-52-EX.ZZ-D-C-500012 REV C03', stamped as received by the City Council as Local Planning Authority on 15th November 2024.

The above details were considered to be acceptable and condition 11 attached to planning permission referenced (135544/FO/2022) was formally discharged on the basis that the development is fully implemented in accordance with the approved details.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

13) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

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

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

14) Notwithstanding details submitted, the development hereby approved shall not be occupied until there has been submitted to and approved in writing by the City

Council as Local Planning authority a plan indicating the positions, design, materials and type of any new boundary treatment to be erected. The boundary treatment shall be completed before the development hereby approved is occupied and shall thereafter be retained.

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 in order to comply with policies SP1, EN3 and DM1 of the Manchester Core Strategy.

15) a) The following information was submitted in respect of planning condition 14 (Acoustic Insulation) of the parent consent reference 135544/FO/2022 (Demolition Management Plan) under the cover of CDN/24/0671:

-'Application for Approval of Details Reserved by Condition', numbered 'PP-13257096', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

-Covering Letter, stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

-'Environmental Noise Impact Assessment: Upgraded Glazing & Acoustic Trickle Vents', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

The above details were considered to be acceptable and condition 14 attached to the parent consent (135544/FO/2022) was formally discharged on the basis the development is fully implemented in accordance with the approved details.

The documentation referenced above is amended by the content of Ventilation Statement (ref. L047-FUT-50-XX.XX-T-M-000006 rev.P1), and content of email dated 7th May 2026 from Sound Advice Acoustics in relation to the installation of room side attenuators. The development shall be implemented in accordance with the specified room-side, atmospheric and cross-talk attenuators, and measures in the ventilation report

b) Prior to the proposed MEV scheme becoming operational, an approved verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved measures. The report shall also undertake post completion testing to confirm that the 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 agreed 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 saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy (2012).

16) a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme, including any necessary mitigation, shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to any externally mounted ancillary plant, equipment and servicing to be

installed becoming operational, an approved verification report shall be submitted to and approved in writing by the City Council as Local Planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the 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 agreed noise criteria.

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 saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

17) a) The premises shall be acoustically insulated and treated to limit the break in/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. The scheme shall be implemented in full before the use commences.

b) Prior to occupation of the building hereby approved a verification report will 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 acceptable 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 agreed noise criteria.

Reason - To safeguard the amenity of nearby residential properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and Policies DM1 and SP1 of the Manchester Core Strategy.

18) The development hereby approved shall only be implemented in accordance with the methodology and mitigation measures detailed within the submitted Arboricultural Impact Assessment and Arboricultural Method Statement produced by LAC, received by the City Council as Local Planning Authority on 17 November 2022 as approved under the parent consent reference 135544/FO/2022, as revised by the contents of the Arboricultural Impact Assessment and Tree Survey received 8th August 2025.

Reason - In order avoid damage to trees adjacent to the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy.

19) The following information was submitted in respect of planning condition 18 (Local Benefit) of the parent consent reference 135544/FO/2022 under the cover of CDN/24/0671:

- 'Application for Approval of Details Reserved by Condition', numbered 'PP-13257096', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

- Covering Letter, stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

- 'GMI Construction Group Social Value', stamped as received by the City Council as Local Planning Authority on 23rd July 2024.

-'Local Labour Construction - Proposal and Reporting Template', stamped as received by the City Council as Local Planning Authority on 3rd September 2024.

The above details were considered to be acceptable and condition 18 attached to the parent application (135544/FO/2022) was formally discharged on the basis the development is fully implemented in accordance with the approved details.

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

20) Prior to the first occupation of the development hereby approved, a 'moving in and out' management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and thereafter retained and maintained.

Reason - In the interest of managing the impact of the development on the car parking area and local highway network during moving in and out periods of activity pursuant to policies T2 and DM1 of the Manchester Core Strategy.

21) 21

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

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy.

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

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

24) No part of the development hereby approved shall be occupied until the space and facilities for bicycle parking have been provided in accordance with the details shown on submitted drawings. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

In the event that Travel Plan monitoring identifies the need for increased cycle storage provision, the area identified on the approved drawing for a future expansion zone shall be implemented.

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 Manchester Core Strategy.

25) Notwithstanding the details contained within the Framework Travel Plan submitted, a detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the units hereby approved. In this condition a Travel Plan means a document which includes:

- (1) The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development;
- (2) A commitment to surveying the travel patterns of staff and customers during the first three months of the development and thereafter from time to time;
- (3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
- (4) Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. 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 reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

26) Within one month of the practical completion of the development hereby approved and at any other time during the construction of the development, if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area, a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out within one month of the study being approved in writing to the City Council as Local Planning Authority.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, pursuant to policy DM1 of Manchester Core Strategy.

27) The development hereby approved shall be used as purpose-built student accommodation only (sui generis) and for no other purpose (including 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)

Reason - To ensure that the accommodation is used solely for the intended purpose - student accommodation and to safeguard the amenities of the neighbourhood by

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

28) Prior to occupation of the development hereby approved, full details of all necessary off-site highway works to be implemented, shall be submitted to and approved in writing by the City Council as Local Planning Authority and be implemented in accordance with a timescale to be agreed by the City Council as Local Planning Authority. Such works should include:

Footway reinstatement;

Extension of double yellow line restrictions.

Reason - In the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

29) Condition 28 (Biodiversity Enhancement) of the parent consent reference 135544/FO/2022 was discharged under the cover of CDN/24/0955, and is amended by the Landscaping Plan ref: 5938-OOB-ZZ-00-D-L-001 P04; Biodiversity Metric Assessment (RT-MME-162772-01 Rev B); and Biodiversity Metric 3.1 rev.B received 8th August 2025

Reason - Pursuant to biodiversity enhancement of the site, in accordance with policy EN15 of the Core Strategy and the National Planning Policy Framework.

30) Condition 29 (Bats) of the parent consent reference 135544/FO/2022 was discharged under the cover of CDN/24/0955.

Reason: In order to prevent any habitat disturbance to bats in accordance with policy EN15 of the Core Strategy and the National Planning Policy Framework.

31) No removal of or works to any hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation and structures for active birds' nests immediately before the vegetation is cleared or works commenced and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy.

32) The flat roofs of the development hereby approved shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

33) The following information was submitted in respect of planning condition 32 (Parking Bays) of the parent consent reference 135544/FO/2022 under the cover of CDN/24/0831:

'Application for Approval of Details Reserved by Condition', numbered 'PP-13372466', stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

Covering letter, stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

'Discharge of condition 32 "Disabled Bays"' letter prepared by Will Rudd, stamped as received by the City Council as Local Planning Authority on 2nd September 2024.

The above details were considered to be acceptable and condition 32 attached to the parent application (135544/FO/2022) was formally discharged on the basis the development is fully implemented in accordance with the approved details.

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

34) Prior to first occupation, a management, community benefit and engagement plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include, but not be limited, the following:

- o The appointment of a designated person to manage communications and engagement with the local community.
- o Details for on-site management to allow 24/7 contact between the local community should issues arise.
- o Details of the formal complaints procedure and how issues will be managed.
- o Details of operational security measures
- o A strategy for proactive engagement with the local community including dedicated drop-in sessions to discuss local issues.
- o A strategy for contributing to local environmental improvements and initiatives.
- o A litter picking strategy covering the vicinity of the site.

Reason - In the interest of managing the impact of the development pursuant to policy DM1 of the Manchester Core Strategy.

35) The following information was submitted in respect of planning condition 34 (Relocation) of the parent consent reference 135544/FO/2022 under the cover of CDN/25/0017:

'Application for Approval of Details Reserved by Condition', numbered 'PP-13668424', stamped as received by the City Council as Local Planning Authority on the 10th January 2025.

Revised covering letter titled 'APPROVAL OF DETAILS RESERVED BY CONDITION NUMBERS 4 AND 34 ATTACHED TO PLANNING PERMISSION REF. 135544/FO/2022 - 466-472 MOSS LANE EAST', stamped as received by the City Council on the 29th January 2025.

'Planning Condition No.34 Response', stamped as received by the City Council as Local Planning Authority on the 10th January 2025.

'Site Plan - Existing', numbered 'L0XX-SBA-ZZ-ZZ.00-D-A-000010 REV P01', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

The above details were considered to be acceptable and condition 34 attached to the parent application (135544/FO/2022) was formally discharged on the basis the development is fully implemented in accordance with the approved details.

Reason - In the interest of managing the impact of the development pursuant to policy DM1 of the Manchester Core Strategy.

36) The proposed balustrading to the ground floor window openings shall be implemented in accordance with the details on the West Elevation Railings and Window detail plan received 15th April 2026

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 (2012).

37) The ground floor windows serving the living accommodation in the new build element of the development hereby approved fronting onto Parkfield Street shall be obscurely glazed to 1.1 m above internal floors level to safeguard the privacy of future occupiers.

Reason - In the interest of privacy and to protect the amenity and living conditions of adjacent properties and in accordance with policies EN1, SP1 and DM1 of the Manchester Core Strategy (2012).

38) The development shall be implemented in accordance with the Demolition & Restoration of Stone Wall – Moss Lane East dated: 30.08.2024.

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

39) Any works associated with any removal (and associated reinstatement) of any street lighting columns on Moss Lane East shall be submitted to and approved in writing prior to any works to street lighting columns being undertaken. Any lighting columns to be reinstated shall be implemented prior to the occupation of the development hereby approved.

Reason - In the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Parks & Events
National Amenity Societies
Greater Manchester Archaeological Advisory Service
Greater Manchester Police
Heritage & Urban Design

59 Heald Place, Manchester, M14 4PF
57 Hayden Avenue, Manchester, M14 4DE
44 Roberts Avenue, Manchester, M14 4DA
171 Acomb Street, Hulme, Manchester, M14 4DY
Flat 7, 470 Moss Lane East, Manchester, M14 4PJ
2 Parkfield Street, Moss Side, Manchester, M14 4PN
2 Heald Place, Manchester, M14 4EA
144 Acomb Street, Hulme, Manchester, M14 4DH
53 Haydn Avenue, Manchester, M14 4DE
Ground Floor, 2 Wilmslow Road, Manchester, M14 5TP
36 Flamborough Walk, Manchester, M14 4HP
247 Heald Place, Manchester, M14 5NJ
85 St Ives Road, Manchester, M14 5NH
452 Moss Lane East, Manchester, M14 4PW
26 Heald Place, Manchester, M14 4EA
480 Moss Lane East, Manchester, M14 4PA
10 Gateshead Close, Manchester, M14 4EB
446 Moss Lane East, Manchester, M14 4PW
68 Heald Grove, Manchester, M14 4PE
62 Heald Grove, Manchester, M14 4PE
40 Roberts Avenue, Manchester, M14 4DA
1 Roberts Avenue, Manchester, M14 4DB
30 Roberts Avenue, Manchester, M14 4DA
14 Gateshead Close, Manchester, M14 4EB
Evangelist Celestial Church Of Christ, 1 Parkfield Street, Rusholme, Manchester, M14 4PN
2A Heald Place, Manchester, M14 4EA
30 Flamborough Walk, Manchester, M14 4HP
24 Flamborough Walk, Manchester, M14 4HP
20 Gateshead Close, Manchester, M14 4EB
18 Flamborough Walk, Manchester, M14 4HP
20 Heald Place, Manchester, M14 4EA
29 Roberts Avenue, Manchester, M14 4DB
458 Moss Lane East, Manchester, M14 4PW
460 Moss Lane East, Manchester, M14 4PW
Flat 5, 464 Moss Lane East, Manchester, M14 4PW
Flat 6, 470 Moss Lane East, Manchester, M14 4PJ
17 Roberts Avenue, Manchester, M14 4DB
Flat 9, Heald Court, 6 Heald Grove, Manchester, M14 4PE
Flat 2, Heald Court, 6 Heald Grove, Manchester, M14 4PE
21 Roberts Avenue, Manchester, M14 4DB
26 Roberts Avenue, Manchester, M14 4DA
10 Roberts Avenue, Manchester, M14 4DA
49 Heald Place, Manchester, M14 4PF

64 Heald Grove, Manchester, M14 4PE
60 Heald Grove, Manchester, M14 4PE
34 Flamborough Walk, Manchester, M14 4HP
9 Lumley Close, Manchester, M14 4EF
5 Lumley Close, Manchester, M14 4EF
51 Heald Place, Manchester, M14 4PF
Flat 25, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 4, 2B Heald Place, Manchester, M14 4EA
Flat 1, 464 Moss Lane East, Manchester, M14 4PW
Flat 17, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 14, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 12, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 10, 466 - 468 Moss Lane East, Manchester, M14 4PJ
5 Roberts Avenue, Manchester, M14 4DB
3 Roberts Avenue, Manchester, M14 4DB
Flat 7, Heald Court, 6 Heald Grove, Manchester, M14 4PE
Flat 10, Heald Court, 6 Heald Grove, Manchester, M14 4PE
28 Roberts Avenue, Manchester, M14 4DA
22 Roberts Avenue, Manchester, M14 4DA
14 Roberts Avenue, Manchester, M14 4DA
438 Moss Lane East, Manchester, M14 4PW
3 Heatherway, Manchester, M14 4EN
1 Heatherway, Manchester, M14 4EN
24 Heald Place, Manchester, M14 4EA
Flat 26, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 3, 464 Moss Lane East, Manchester, M14 4PW
Flat 8, 470 Moss Lane East, Manchester, M14 4PJ
Flat 4, 470 Moss Lane East, Manchester, M14 4PJ
Flat 21, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 11, 466 - 468 Moss Lane East, Manchester, M14 4PJ
31 Roberts Avenue, Manchester, M14 4DB
19 Roberts Avenue, Manchester, M14 4DB
44 Roberts Avenue, Manchester, M14 4DA
34 Roberts Avenue, Manchester, M14 4DA
20 Flamborough Walk, Manchester, M14 4HP
17 Lumley Close, Manchester, M14 4EF
454 Moss Lane East, Manchester, M14 4PW
442 Moss Lane East, Manchester, M14 4PW
18 Gateshead Close, Manchester, M14 4EB
16 Gateshead Close, Manchester, M14 4EB
452 Moss Lane East, Manchester, M14 4PW
Flat 7, 464 Moss Lane East, Manchester, M14 4PW
Flat 19, 466 - 468 Moss Lane East, Manchester, M14 4PJ
36 Roberts Avenue, Manchester, M14 4DA
Flat 11, Heald Court, 6 Heald Grove, Manchester, M14 4PE
Flat 1, Heald Court, 6 Heald Grove, Manchester, M14 4PE
33 Roberts Avenue, Manchester, M14 4DB
15 Roberts Avenue, Manchester, M14 4DB
47 Heald Place, Manchester, M14 4PF
66 Heald Grove, Manchester, M14 4PE
28 Flamborough Walk, Manchester, M14 4HP
53 Heald Place, Manchester, M14 4PF
Flat 6, 2B Heald Place, Manchester, M14 4EA
Flat 4, 464 Moss Lane East, Manchester, M14 4PW

22 Flamborough Walk, Manchester, M14 4HP
12 Roberts Avenue, Manchester, M14 4DA
Flat 5, Heald Court, 6 Heald Grove, Manchester, M14 4PE
13 Roberts Avenue, Manchester, M14 4DB
16 Roberts Avenue, Manchester, M14 4DA
32 Flamborough Walk, Manchester, M14 4HP
15 Lumley Close, Manchester, M14 4EF
Flat 8, Heald Court, 6 Heald Grove, Manchester, M14 4PE
11 Lumley Close, Manchester, M14 4EF
6 Gateshead Close, Manchester, M14 4EB
Flat 5, 2B Heald Place, Manchester, M14 4EA
Flat 8, 464 Moss Lane East, Manchester, M14 4PW
Flat 7, 470 Moss Lane East, Manchester, M14 4PJ
Flat 20, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 16, 466 - 468 Moss Lane East, Manchester, M14 4PJ
25 Roberts Avenue, Manchester, M14 4DB
18 Roberts Avenue, Manchester, M14 4DA
Flat 4, Heald Court, 6 Heald Grove, Manchester, M14 4PE
Flat 3, Heald Court, 6 Heald Grove, Manchester, M14 4PE
Flat 6, 464 Moss Lane East, Manchester, M14 4PW
Flat 2, 464 Moss Lane East, Manchester, M14 4PW
Flat 6, Heald Court, 6 Heald Grove, Manchester, M14 4PE
23 Roberts Avenue, Manchester, M14 4DB
9 Roberts Avenue, Manchester, M14 4DB
27 Roberts Avenue, Manchester, M14 4DB
42 Roberts Avenue, Manchester, M14 4DA
32 Roberts Avenue, Manchester, M14 4DA
20 Roberts Avenue, Manchester, M14 4DA
38 Roberts Avenue, Manchester, M14 4DA
13 Lumley Close, Manchester, M14 4EF
3 Lumley Close, Manchester, M14 4EF
1 Lumley Close, Manchester, M14 4EF
7 Lumley Close, Manchester, M14 4EF
7 Roberts Avenue, Manchester, M14 4DB
26 Flamborough Walk, Manchester, M14 4HP
456 Moss Lane East, Manchester, M14 4PW
8 Gateshead Close, Manchester, M14 4EB
59 Heald Place, Manchester, M14 4PF
70 Heald Grove, Manchester, M14 4PE
440 Moss Lane East, Manchester, M14 4PW
57 Heald Place, Manchester, M14 4PF
55 Heald Place, Manchester, M14 4PF
450 Moss Lane East, Manchester, M14 4PW
12 Gateshead Close, Manchester, M14 4EB
22 Heald Place, Manchester, M14 4EA
58 Heald Grove, Manchester, M14 4PE
444 Moss Lane East, Manchester, M14 4PW
4 Parkfield Street, Moss Side, Manchester, M14 4PN
Flat 24, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 23, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 5, 470 Moss Lane East, Manchester, M14 4PJ
Flat 9, 470 Moss Lane East, Manchester, M14 4PJ
Flat 22, 466 - 468 Moss Lane East, Manchester, M14 4PJ
Flat 18, 466 - 468 Moss Lane East, Manchester, M14 4PJ

Flat 15, 466 - 468 Moss Lane East, Manchester, M14 4PJ
11 Roberts Avenue, Manchester, M14 4DB
24 Roberts Avenue, Manchester, M14 4DA
462 Moss Lane East, Manchester, M14 4PW
5 Heatherway, Manchester, M14 4EN
448 Moss Lane East, Manchester, M14 4PW
18 Heald Place, Manchester, M14 4EA
16 Heald Place, Manchester, M14 4EA
14 Heald Place, Manchester, M14 4EA
25 Silver Jubilee Walk, Manchester, M4 1LD
7 Wilmslow Road, Manchester, M14 5FT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA