

High Speed Rail (Crewe – Manchester) Environmental Statement

Volume 5: Appendix CT-004-00000_Part 3

Cross-topic

Planning data - Part 3 of 3

HS2

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Department
for Transport

High Speed Two (HS2) Limited has been tasked by the Department for Transport (DfT) with managing the delivery of a new national high speed rail network. It is a non-departmental public body wholly owned by the DfT.

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7 Hulseheath to Manchester Airport Station (MA06)

7.1 Policy and planning context

7.1.1 The following local policy documents have been identified as relevant to the Hulseheath to Manchester Airport Station area. Where these are relevant to the assessment, these documents have been considered and referred to, where appropriate, in the topic sections in Volume 2 and reflected in the respective Volume 5 appendices as relevant:

- Cheshire East Council (2017), Adopted Cheshire East Local Plan Strategy 2010 – 2030¹;
- Cheshire East Council (2004), Saved policies of the adopted Macclesfield Borough Local Plan²;
- Trafford Council (2012), Adopted Trafford Local Plan: Core Strategy³;
- Trafford Council (2006), Saved policies of the adopted Revised Trafford Unitary Development Plan⁴;
- Manchester City Council (2012), Adopted Manchester Core Strategy Development Plan⁵;
- Manchester City Council (1995), Saved policies of the adopted Unitary Development Plan for the City of Manchester⁶;
- Cheshire East and Cheshire West and Chester Borough Councils (1999), Saved policies of the adopted Cheshire Replacement Minerals Local Plan⁷;

¹ Cheshire East Council (2017), *Adopted Cheshire East Local Plan Strategy 2010 – 2030*. Available online at: <https://www.cheshireeast.gov.uk/pdf/planning/local-plan/local-plan-strategy-web-version-1.pdf>.

² Cheshire East Council (2004), *Saved policies of the adopted Macclesfield Borough Local Plan*. Available online at: https://www.cheshireeast.gov.uk/planning/spatial-planning/saved_and_other_policies/macclesfield_local_plan/macclesfield_local_plan.aspx.

³ Trafford Council (2012), *Adopted Trafford Local Plan: Core Strategy*. Available online at: <https://www.trafford.gov.uk/planning/strategic-planning/docs/core-strategy-adopted-final.pdf>.

⁴ Trafford Council (2006), *Saved policies of the adopted Revised Trafford Unitary Development Plan*. Available online at: <https://www.trafford.gov.uk/planning/strategic-planning/unitary-development-plan.aspx>.

⁵ Manchester City Council (2012), *Adopted Manchester Core Strategy Development Plan*. Available online at: https://secure.manchester.gov.uk/downloads/download/4964/core_strategy_development_plan.

⁶ Manchester City Council (1995), *Saved policies of the adopted Unitary Development Plan for the City of Manchester*. Available online at: https://secure.manchester.gov.uk/downloads/download/4975/extant_udp_policies.

⁷ Cheshire East and Cheshire West and Chester Borough Councils (1999), *Saved policies of the adopted Cheshire Replacement Minerals Local Plan*. Available online at: https://www.cheshireeast.gov.uk/planning/spatial-planning/saved_and_other_policies/cheshire_minerals_local_plan/cheshire_minerals_local_plan.aspx.

- Cheshire East and Cheshire West and Chester Borough Councils (2007), Saved policies of the adopted Cheshire Replacement Waste Local Plan⁸;
- Association of Greater Manchester Authorities (AGMA) (2012), Adopted Greater Manchester Joint Waste Plan⁹;
- Association of Greater Manchester Authorities (AGMA) (2013), Adopted Greater Manchester Joint Minerals Plan¹⁰;
- Trafford Council (2017), Adopted Altrincham Town Centre Neighbourhood Business Plan¹¹;
- Wilmslow Town Council (2019), Adopted Wilmslow Neighbourhood Plan¹²;
- Transport for Greater Manchester (TFGM) (2017), Greater Manchester Transport Strategy to 2040¹³; and
- Cheshire East Council (2019), Cheshire East Local Transport Plan Strategy 2019 to 2024¹⁴.

7.2 Committed development

7.2.1 Table 1 F lists unimplemented committed development, i.e. approved consents, development allocations in adopted development plans, identified up to 30 November 2020 relevant to the Hulseheath to Manchester Airport area.

⁸ Cheshire East and Cheshire West and Chester Borough Councils (2007), *Saved policies of the adopted Cheshire Replacement Waste Local Plan*. Available online at:

https://www.cheshireeast.gov.uk/planning/spatial-planning/saved_and_other_policies/cheshire_waste_local_plan/cheshire_waste_local_plan.aspx.

⁹ Association of Greater Manchester Authorities (AGMA) (2012), *Adopted Greater Manchester Joint Waste Plan*. Available online at:

https://secure.manchester.gov.uk/downloads/download/4804/greater_manchester_joint_waste_development_plan_documents.

¹⁰ Association of Greater Manchester Authorities (AGMA) (2013), *Adopted Greater Manchester Joint Minerals Plan*. Available online at: <https://www.trafford.gov.uk/planning/strategic-planning/local-plan/greater-manchester-joint-minerals-development-plan-document.aspx>.

¹¹ Trafford Council (2017), *Adopted Altrincham Town Centre Neighbourhood Business Plan*. Available online at: <https://www.trafford.gov.uk/planning/strategic-planning/docs/Adopted-Plan.pdf>.

¹² Wilmslow Town Council (2019), *Adopted Wilmslow Neighbourhood Plan*. Available online at: <https://www.cheshireeast.gov.uk/pdf/planning/neighbourhood-plan/wilmslow/wilmslow-ndp-referendum-version-reduced.pdf>.

¹³ Transport for Greater Manchester (TFGM) (2017), *Greater Manchester Transport Strategy to 2040*. Available online at: https://downloads.ctfassets.net/nv7y93idf4jq/7FiejTsj68eaa8wQw8MiWw/bc4f3a45f6685148eba2acb618c2424f/03_GM_2040_TS_Full.pdf.

¹⁴ Cheshire East Council (2019), *Cheshire East Local Transport Plan Strategy 2019 to 2024*. Available online at: <https://moderngov.cheshireeast.gov.uk/ecminutes/documents/s72327/Local%20Transport%20Plan%20-%20app%201.pdf>

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Table 1 F: Committed development in MA06 Hulseheath to Manchester Airport Station

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA03/016	Cheshire East Council LPS37	Allocation	Mixed use development comprising around 200 homes, and 6ha employment land.	Parkgate Extension, Knutsford	Cheshire East Local Plan Strategy	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Landscape and visual
MA06/001	Cheshire East Council 18/6213M	Full Application	A steel portal framed agricultural livestock building for the purpose of housing cattle.	Moss House Farm, Thowler Lane, Millington	[Individual]	
MA06/005	Manchester City Council C.5	LTP Allocation	M56 Junction 6-8 converted to Smart motorway including hard shoulder running.	M56 Junction 6 is within Manchester boundary	Greater Manchester Transport Strategy 2040, Draft Delivery Plan (2020-2025), Progress Report 2017-2018	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Landscape and visual
MA06/010	Trafford Council 96414/FUL/18	Full Application	Installation of new modular classroom.	Bowdon Church of England Primary School, Grange Road, Bowdon, WA14 3EX	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/013	Trafford Council 92465/FUL/17	Full Application	Erection of a two storey side and a first floor front extension.	Altrincham Boys Preparatory School, Marlborough Road, Bowdon, WA14 2RR	[Individual]	
MA06/020	Trafford Council 95587/COU/18	Full Application	Change of use from B1 to an alternative therapies clinic.	283C Ashley Road, Hale Barns, WA14 3NG	[Individual]	
MA06/021	Trafford Council 95417/FUL/18	Full Application	Change of use from church halls (D1) comprising of partial demolition and rebuilding to form 9 residential units (C3), including the erection of an attached dwelling and other external amendments including changes to the front boundary treatment incorporating the installation of stone gate posts, in addition to the incorporation of a small element of the rear garden of no. 250 Ashley Road to form part of the plot's rear garden area.	Altrincham United Reformed Church Hall, 81 Cecil Road, Hale, WA15 9NT	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/028	Trafford Council 96218/FUL/18	Full Application	Full Application from residential (Use Class C3) to residential home with care (Use Class C2).	High Gables, 98 Bankhall Lane, Hale Barns, WA15 0NP	[Individual]	
MA06/033	Trafford Council 95942/FUL/18	Full Application	Erection of a single storey extension to the north elevation to provide additional office accommodation, storage and classroom and erection of a single storey extension to the south elevation to provide a porch to the main entrance, with associated car parking and landscaping.	Hale And District Synagogue, 11 Shay Lane, Hale, Altrincham, WA15 8NZ	Hale & Hebrew Congregation	
MA06/037	Trafford Council 93601/FUL/18	Full Application	Erection of a covered teaching and practice facility.	Land on Ringway Golf Club, Corner of Ash Lane and Shay Lane, Hale Barns, Altrincham, WA15 8SW	Ringway Golf Club Ltd	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/038	Trafford Council 92659/FUL/17	Full Application	Erection of part single/part two storey extensions following demolition of single storey mobile classroom and storage buildings. Reconfiguration of car-parking and new junior playground; development to allow the creation of double form entry from current single form entry, ancillary developments thereto and new main hall.	Elmridge Primary School, Wilton Drive, Hale Barns, WA15 0JF	The Governing Body of Elmridge Primary School	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA06/040	Trafford Council 93797/FUL/18	Full Application	Erection of a single storey extension to the east facing elevation to form a sports hall.	Broomwood Community Wellbeing Centre, 105 Mainwood Road, Timperley, WA15 7JU	[Individual]	
MA06/042	Trafford Council R4.3 - Countryside Lane outside the Green Belt at Davenport Green	Allocation	High quality, sustainable, B1 business/office employment related development	Davenport Green	Trafford Local Plan Core Strategy (2012)	Partially implementable There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to

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						cumulative effects for the following topics: Community Health Historic environment
MA06/071	Manchester City Council 122060/MO/2018	Reserved Matters Application	Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) application for the erection of a Class B8 warehouse (8,826m ²) with ancillary office accommodation (697m ²), service yard, surface car park for 141 vehicles, with associated landscaping and boundary treatments.	(Part Of) Plot 308 World Logistics Hub Sunbank Lane Manchester	[Individual]	Informs the future baseline for construction for the following topics: Socio-economics Sound, noise and vibration

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/072	Manchester City Council 122112/MO/2018	Reserved Matters Application	Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) application for the erection of a Class B8 warehouse with ancillary office accommodation (totalling 12,855m ²), service yard, surface car park with associated landscaping and boundary treatments.	(Part Of) Plot 308 World Logistics Hub Sunbank Lane Manchester	[Individual]	Informs the future baseline for construction for the following topics: Socio-economics Sound, noise and vibration
MA06/073	Manchester City Council 122731/OO/2019	Outline Application	Outline application (access only) for the erection of a 4 storey extension to provide an additional 79 bedroom spaces.	Holiday Inn Express Runger Lane Manchester Airport M90 5DL	Manchester Airport Group	Informs the future baseline for construction for the following topics: Socio-economics Sound, noise and vibration
MA06/090	Trafford Council 94392/FUL/18	Full Application	Removal of existing tarmac surface and excavation of topsoil to provide a multi sports area with synthetic surface comprising 4 no. netball courts, 1 no. rounders court, 5 lane running track and long jump with the provision	Bowdon Preparatory School for Girls Sports Ground Cavendish Road Altrincham, WA14 2LT	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			of 4 no. team shelters and 8 no. netball posts. Erection of 2.4m high boundary fencing with pedestrian access gates and the replacement of existing shed with new shed and removal of existing container. Works include alterations to site levels to facilitate level playing surface(s) and associated development thereto.			
MA06/092	Trafford Council 97243/FUL/19	Full Application	Demolition of front element and erection of single storey extension to existing church building including additional car parking spaces and other external alterations.	First Church of Christ Scientist 55 Ashley Road, Altrincham, WA14 2LS	[Individual]	
MA06/093	Trafford Council 93443/FUL/18	Full Application	Change of use of the property from A1 (retail) to D1 (Dental Practice).	3A Lloyd Street, Altrincham, WA14 2DD	[Individual]	
MA06/094	Trafford Council 97375/FUL/19	Full Application	Demolition of existing building, and construction of new	Hale Bowling Pavilion, Cecil Road, Trafford,	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			multi-functional community building consisting of a new library, bowling club and various flexible functional spaces.	WA15 9NT		
MA06/095	Trafford Council 97561/FUL/19	Full Application	Erection of dwelling (class C3) with basement parking and access and landscaping works following demolition of existing dwelling/ annex/ outbuildings. Provision of Construction Access Route.	299 Ashley Road, Hale Barns, WA14 3NH	[Individual]	Informs the future baseline for construction for the following topics: Air quality
MA06/107	Cheshire East Council 19/1731M	Full Application	Internal part conversion of agricultural building to form 4 overnight stay rooms ancillary to the existing wedding and B&B business.	Owen House Farm, Wood Lane, Mobberley, WA16 7NY	[Individual]	
MA06/108	Trafford Council 91911/FUL/17	Full Application	Application for the retention of 3 metre high fencing and gates in various locations on the site.	St Ambrose College Hale Road Hale, Barns, Altrincham, WA15 0HE	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/120	Cheshire East Council 16/3041M	Full Application	Redevelopment of the site to form a landscaping contractors business (to include the removal of all buildings/units on site and their replacement with one single storey building to include office/workshop and store with ancillary parking) and for the parking of airport related motor vehicles unconnected with the landscape contractors business.	Styal Moss Nurseries, 38 , Moss Lane, Styal, SK9 4LG	Peter Ashley Limited	
MA06/126	Cheshire East Council 17/3894M	Outline Application	Outline planning application (access to be considered) for erection of up to 250 dwellings with associated works including the demolition of 15 Hampson Crescent.	Land Between Clay Lane and Sagars Road, Handforth SK9 3HF	HIMOR (Land) Ltd	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/127	Cheshire East Council LPS34	Allocation	Residential development site that will deliver around 250 homes.	Land Between Clay Lane and Sagars Road, Handforth	Cheshire East Local Plan Strategy	Related Application: MA06/151 There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Landscape and visual
MA06/129	Trafford Council 96024/FUL/18	Full Application	Construction of a new church hall within the grounds of the church with associated parking and landscaping works.	Holy Angels Church Wicker Lane, Hale Barns, WA15 0HG	[Individual]	
MA06/132	Trafford Council 97235/FUL/19	Full Application	Erection of a proposed CHP unit with GRP enclosure, Heat Trim radiator, exhaust chimney and palisade security fencing.	Manchester Airport Marriott, Hale Road, Hale, Barns, Altrincham	[Individual]	
MA06/133	Manchester City Council 121323/FO/2018	Full Application	Erection of: two 6 storey office buildings (Class B1(a) comprising 8,567m ² of net internal floorspace in Plot E2 and 8,581m ² of net internal floorspace in	Land Bounded by Enterprise Way to the north and west and The M56 to the south, Manchester	Airport City LP	Informs the future baseline for construction for the following topics: Socio-economics There is not sufficient information to determine if

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			Plot E3) and ground floor commercial space (Class A1,A2,A3,A4,A5, B1(a) or D1 (excluding Places of Worship) uses only; 9 storey multi-storey car park (1,497 spaces) including 1,812m ² of ground floor commercial space (Class A1-A5, B1(a) or D1 (excluding Places of Worship) uses only), pedestrian and vehicular access arrangements, temporary (5 years) surface level car parking (202 spaces) and associated infrastructure works including brook diversion and landscaping.			this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health
MA06/142	Manchester City Council 118510/FO/2017	Full Application	Extension to the existing service yard, erection of security gatehouses, installation of bus turning area and associated fencing,	Plot 318 (Amazon) World Logistics Hub, Sunbank Lane, Manchester Airport, Manchester, WA15 8XL	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			installation of access ramp to multi-storey car park, along with landscaping and access following demolition of existing gatehouse.			
MA06/147	Trafford Council 99554/FUL/19	Full Application	Change of use of the ground floor only from A1 shop to D1 non-surgical health services (skincare, beauty, nails).	Ground Floor 185 Ashley Road, Hale, Altrincham, WA15 9SQ	[Individual]	
MA06/148	Trafford Council 100668/FUL/20	Full Application	Conversion of existing first floor gym into 4 classrooms, including the insertion of new windows into existing walls.	Altrincham Grammar School for Girls, Cavendish Road, Altrincham, WA14 2NL	The Governors of Altrincham Grammar School for Girls	
MA06/151	Cheshire East Council 19/2202M	Reserved Matters Application	Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 217 dwellings, landscaping, public open space, internal access roads, garages. car parking, and	Land Between Clay Lane and Sagars Road, Handforth, SK9 3HF	HIMOR (Land) Ltd	Related Allocation: MA06/127

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			associated infrastructure.			
MA06/152	Cheshire East Council 19/1727M	Full Application	Change of use, extensions and alterations of existing outbuilding associated to Station Yard dwelling house to 1 no. two bedroom dwelling house.	Station Yard, Ashley Road, Ashley	[Individual]	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA06/153	Cheshire East Council 19/2373M	Full Application	Two mobile free range poultry poly tunnels.	Arthill Heath Farm, Reddy Lane, Millington, WA14 3RD	[Individual]	
MA06/154	Cheshire East Council 19/2444M	Full Application	Proposed demolition of existing dwelling and outbuilding and erection of a replacement dwelling.	Castle Hill Farm, Castle Mill Lane Ashley, Cheshire, WA15 0RB	[Individual]	Informs the future baseline for construction for the following topics: Air quality
MA06/156	Manchester City Council 125848/FO/2020	Full Application	Erection of an 9-storey 412-bedroom hotel.	Land at Chicago Avenue to the north of the Airport Station and to the south of M56 Spur, Manchester Airport, M90 3RA	Airport City Limited Partnership	Informs the future baseline for construction for the following topics: Socio-economics

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MA06/157	Manchester City Council 124266/FO/2019	Full Application	Erection of a Class B8 warehouse (40,625m ²) with ancillary office accommodation (2,241m ²), service yards, surface car park for 382 vehicles, with associated landscaping and boundary treatments.	Unit 2 Icon World Logistics Hub, Sunbank Lane, Manchester	Soulplane PropCo 1	Informs the future baseline for construction for the following topics: Socio-economics Sound, noise and vibration
MA06/158	Manchester City Council 124264/FO/2019	Full Application	Erection of a Class B8 warehouse (34,861 m ²) with ancillary office accommodation (2,112m ²), service yards, surface car park for 330 vehicles, with associated landscaping and boundary treatments.	Unit 2 Icon World Logistics Hub, Sunbank Lane, Manchester	Soulplane PropCo 1	Informs the future baseline for construction for the following topics: Socio-economics Sound, noise and vibration
MA06/159	Manchester City Council 119802/FO/2018	Full Application	Erection of an 7 storey 262 bed hotel (Use Class C1) and an 7 storey 280 bed hotel (Use Class C1) with associated landscaping, car parking, cycle storage, substation and service area.	Plot P1 Land at Palma Avenue to the east of Terminal 2, Manchester, M90 4ZY	Airport City Limited Partnership and P1 Hotels Limited	Informs the future baseline for construction for the following topics: Socio-economics
MA06/160	Trafford Council 101113/FUL/20	Full Application	Change of use from A3 (restaurant and cafe) to	2 Broomfield Lane, Hale,	Hale Family Dental	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			D1 (dental practice) removal of existing canopy and installation new fascia sign to frontage.	WA15 9AG		
MA06/171	Trafford Council 94319/FUL/18	Full Application	Change of use from a Bank (Use Class A2) to a Restaurant (Use Class A3). Erection of a part single/part two storey rear extension following demolition of the existing brick store. Creation of an external seating area to the front with planters. Creation of a first floor front terrace area with glass balustrade. External alterations to include new windows alongside new ventilation and condenser units.	199 Ashley Road, Hale, Altrincham, WA15 9SQ	A Squares Eats Ltd	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/172	Trafford Council 94251/FUL/18	Full Application	Change of Use of the property from a bank (A2) to A1, A2 and B1a use at ground floor level, and 2no apartments at first and second floor level. Demolition of ground and first floor rear elements, basement works and erection of part single storey part two storey side extension and part single storey part two storey rear extensions, with roof amendments and accommodation in the roof space. Rear access to garages to be via adjacent library site.	201 Ashley Road, Hale, Altrincham, WA15 9SQ	Bath Property Co	
MA06/173	Trafford Council 94802/COU/18	Full Application	Change of use of ground floor from retail (Use Class A1) and first and second floor apartment (Use Class C3) to office space (Use Class B1a).	13 Oxford Road, Altrincham, WA14 2DY	[Individual]	

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MA06/174	Trafford Council 96176/FUL/18	Full Application	Proposed from existing offices and workshop to day care facility with associated offices.	25 Stamford Park Road, Altrincham, WA15 9EL	[Individual]	
MA06/176	Trafford Council 96595/FUL/19	Full Application	Proposed demolition and redevelopment of existing petrol filling station including new single storey sales building, steel framed forecourt canopy and double skin below ground fuel storage tanks. Re-surfacing throughout.	Shell Petrol Filling Station A56, Dunham Road, Altrincham, WA14 4SN	Shell	
MA06/178	Trafford Council 96907/FUL/19	Full Application	Demolition of existing dwelling at No 50 Carrwood, part single storey and part two storey side extension to No 52 Carrwood, new triple garage with ancillary living accommodation above, pavilion and glazed link to 52 Carrwood, engineering operations to garden area to include new retaining	52 Carrwood, Hale Barns, WA15 0EW	Arc Design Services LTD	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			walls to rear garden, alterations to existing access, new gates, various outbuildings, water features, rockery, maintenance building, tennis court, greenhouses and detailed landscaping to site.			
MA06/179	Trafford Council 97774/NMA/19	Non Material Amendment	Application for non-material amendment to 94392/FUL/18 to allow for replacement of retaining Gabion wall with a brick wall and removal of 2x pitch shelters and pitch side seating.	Bowdon Preparatory School for Girls Sports Ground, Cavendish Road Altrincham, WA14 2LT	Bowdon Preparatory School	
MA06/183	Trafford Council 98144/FUL/19	Full Application	Erection of three storey office building and basement car park following demolition of existing building.	Progress House, 17 Cecil Road, Hale, WA15 9NZ	[Individual]	
MA06/184	Trafford Council 98758/COU/19	Full Application	Change of use of the ground floor from retail (A1) to a mixed use comprising a medical aesthetic and health	4 Stamford Road, Bowdon, Altrincham, WA14 2JU	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			clinic (D1) and retail use (A1).			
MA06/185	Trafford Council 98934/FUL/19	Full Application	Reconfiguration of an existing tennis court and adjacent land to provide a multi-purpose sports hall providing four internal courts, associated changing facilities, store and plant room and four additional classrooms over two floors and associated landscaping.	Altrincham Grammar School Sixth Form Centre, Green Courts, Bowdon, WA14 2SR	[Individual]	
MA06/186	Trafford Council 98936/COU/19	Full Application	Change of use from Office (B1) to Beauty & Dental Clinic (D1).	The Green Garage, 126 Ashley Road Hale, Altrincham, WA14 2UN	Excell Audits Ltd	
MA06/187	Trafford Council 99353/COU/19	Full Application	Change of Use from residential dwelling (Use Class C3) to serviced accommodation (Use Class C1).	Paddock Farm, Wellfield Lane, Hale, WA15 7AD	The Hut Group	
MA06/188	Trafford Council 99326/COU/19	Full Application	Change of Use from residential dwelling (Use Class C3) to serviced	Holly Tree Cottage, Clay Lane, Timperley, WA15 7TS	The Hut Group	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			accommodation (Use Class C1).			
MA06/189	Trafford Council 99608/FUL/19	Full Application	Proposed floodlighting of court 3 comprising 2 no. retractable floodlighting columns with a maximum height of 8.0 metres supporting 2 no. luminaires (with LED lamps HiLux model: Ace LED) and 2 no. luminaires (with LED lamps HiLux model: Ace LED) to be attached to 2 no. existing lighting columns on court 2.	Hale Tennis Club, Park Avenue, Hale, Altrincham, WA15 9DL	[Individual]	
MA06/191	Trafford Council 101294/FUL/20	Full Application	Erection of a storage container and relocation of the recycling compound.	Broomwood Community Wellbeing Centre, 105 Mainwood Road, Timperley, WA15 7JU	Broomwood Community Wellbeing Centre	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/192	Trafford Council 100538/FUL/20	Full Application	Realignment of covered teaching facility approved under planning permission reference 93601/FUL/18, provision of new Multi-Shot Driving Range and associated ecological enhancements.	Ringway Golf Club, Hale Road, Hale Barns, Altrincham, WA15 8SW	Ringway Golf Club Limited	Informs the future baseline for construction for the following topics: Socio-economics
MA06/194	Cheshire East Council 17/6206M	Full Application	Proposed change of use of swimming pool building to dwelling house, with associated landscaping, parking and access.	Swimming Pool Building, Station Yard, Ashley Road, Ashley	[Individual]	Informs the future baseline for construction for the following topics: Air quality Sound, noise and vibration
MA06/198`	Cheshire East Council 17/1981M	Prior Approval	Prior approval for change of use of an agricultural building to class B8 (storage and distribution).	Millington Hall Farm, Millington Hall Lane, Millington, WA14 3RN	[Individual]	
MA06/199	Cheshire East Council 19/0399M	Full Application	Development of a car park associated with the operation of Manchester Airport, demolition of 48 and 52 Moss Lane with associated outbuildings, provision of a new landscaping belt,	Hollytree Cottage, 52 Moss Lane, Styal, SK9 4LG	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			footpath and ecological mitigation.			
MA06/200	Cheshire East Council 17/5637M	Full Application	The erection of 161 dwellings, associated access, drainage, and the provision of public open space and landscaping.	Land at Heathfield Farm, Dean Row Road, Wilmslow, Cheshire.	Taylor Wimpey UK Limited	
MA06/201	Cheshire East Council 19/5932M	Full Application	Flexible change of use to B1 office/ D1 hair restoration clinic, with retention of external ductwork and heat exchange unit to the rear elevation, in association with the D1 hair restoration clinic use only (Change of use to D1 hair restoration clinic retrospective).	Unit 2, Cherry Tree Farm, Cherry Tree Lane, Rostherne, WA14 3RZ	Cherry Tree Farm	
MA06/203	Cheshire East Council 19/4340M	Full Application	Change of use of existing car showroom to B1 (Business) and the erection of an extension to act as a sales office.	Ashley Smith Garage, Mobberley Road, Ashley, Altrincham, Cheshire, WA15 0QW	Carden (Greenwing Motors)	Informs the future baseline for construction for the following topics: Sound, noise and vibration

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/260	Manchester City Council 121270/OO/2018	Outline Application	Outline application with all matters to be considered for development comprising: The erection of a 6 storey building comprising 26,803m ² gross office floorspace (use class B1(a)) and erection of a 6 storey multi-storey car park to provide 1,147 parking spaces, landscaping and public realm, with vehicular access onto Enterprise Way and associated works (Phase 1); and, Outline application with all matters reserved for 39,673 sq. m gross office space (use class B1(a)) and associated car parking (maximum 832 spaces) (Phases 2 and 3).	Land to the North-east and South-west of Enterprise Way; Bounded by Ringway Road West to South; and Thaxted Walk, Roxholme Walk, the Rear Of 27-67 Lincombe Road and 2-8 Dentdale Walk to the north, Manchester	Airport City LP	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health
MA06/261	Manchester City Council 121680/MO/2018	Reserved Matters Application	Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) application	Plot 319 World Logistics Hub, Sunbank Lane, Manchester,	Soulplane PropCo II, S.a r.l c/olcon Industrial	Informs the future baseline for construction for the following topics: Socio-economics

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			for the erection of a Class B8 warehouse with ancillary office accommodation and up to three mezzanines (totalling 42,287m ²); four storey Class B1 office block (11,128m ² floorspace); a six floor 300 space multi-storey car park; a 460 space surface car park with associated landscaping and boundary treatment.	WA15 8XL		Sound, noise and vibration
MA06/262	Trafford Council T11	Allocation	Extension from the existing Phase 1 line at Trafford Bar to Manchester Airport (via Davenport Green).	Davenport Green	Trafford Revised Unitary Development Plan (2006)	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Historic environment Landscape and visual

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/264	Cheshire East Council RT6	Allocation	Recreational Facility: Children's play area and informal recreation.	Land to the south of Town Lane and east of Townfield Road	Macclesfield Borough Local Plan	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual
MA07/026	Manchester City Council EC10	Allocation	Proposed delivery of 55ha of employment land within B1a offices, B1b/c research and development and light industry and B8 logistics and distribution.	Wythenshawe (key locations include Manchester Airport; University Hospital South Manchester; and Existing employment sites along West/East Wythenshawe Development Corridors).	Manchester Core Strategy (2012)	<p>Informs the future baseline for construction for the following topics: Water resources and flood risk</p> <p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Historic environment Landscape and visual</p>

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/027	Manchester City Council H7	Allocation	Delivery of approximately 1830 residential units. High density development will be encouraged within the district centres of Northenden, Baguley and Wythenshawe.	Wythenshawe	Manchester Core Strategy (2012)	<p>Informs the future baseline for construction for the following topics: Water resources and flood risk Air quality</p> <p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Historic environment Landscape and visual</p>

7.3 Proposed development

- 7.3.1 Table 2 F lists proposed development (either planning applications that are yet to be determined or land use allocations included in development plans yet to be adopted) identified as at 30 November 2020.
- 7.3.2 Where applications have been submitted by named individuals, the applicant name has been excluded from the table in accordance with the General Data Protection Regulation (GDPR) guidance.

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Table 2 F: Proposed development in MA06 Hulseheath to Manchester Airport Station

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/P/01	Trafford Council 86625/OUT/15	Hybrid Application	Hybrid planning application comprising:- 1) Application for outline planning permission for the erection of front and rear extensions to the existing clubhouse to provide a new entrance lobby, additional changing rooms showers and toilets and a physio room, (consent sought for access, landscaping, layout and scale with all other matters reserved); 2) Application for full planning permission for the erection of new floodlighting to the first team pitch and training pitch together with alteration and resurfacing to provide improved coach and car parking area and associated development thereto.	Clay Lane Sports Club Clay Lane, Timperley, WA15 7AF	Clay Lane Sports Club	
MA06/P/02	Trafford Council 99847/FUL/20	Full Application	Demolition of existing property and erection of 3 dwellings.	Wayside, 75 High Elm Road, Hale Barns, Altrincham, WA15 0RN	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/P/03	Trafford Council 100109/FUL/20	Full Application	Full Application planning permission for 156 dwellings, together with associated access, parking, landscaping, sub-station, drainage, the layout of the road and footways and other associated works.	Land Off Hall Lane, Partington	Countryside Properties (UK) Ltd	
MA06/P/04	Trafford Council 100110/RES/20	Reserved Matters Application	Application for the approval of reserved matters for layout, scale, appearance and landscaping pursuant to 86160/OUT/15 for the erection of 299 dwellings (including 39 affordable homes), public open space including play facilities, and associated works including flood water storage tanks and the erection of sub-stations. The application is accompanied by an EIA compliance statement.	Land Adjoining the Manchester Ship Canal north of Lock Lane and Thirlmere Road, Partington	Countryside Properties (UK) Ltd and Peel Investments (North) Limited.	
MA06/P/05	Trafford Council 100538/FUL/20	Full Application	Realignment of covered teaching facility approved under planning permission reference 93601/FUL/18, provision of new Multi-Shot Driving Range and associated ecological enhancements.	Ringway Golf Club, Hale Road, Hale Barns, Altrincham, WA15 8SW	Ringway Golf Club Limited	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/P/06	Trafford Council 101069/FUL/20	Full Application	Creation of new vehicular crossing and dropped kerb from Field Walks to Bent Lane to serve Field Walk utilising existing internal drive.	Field Walk Bent Lane, Warburton, WA13 9TQ	[Individual]	
MA06/P/07	Trafford Council 98788/FUL/19	Full Application	Erection of 9 no. retractable floodlighting columns with a maximum height of 6.7 metres high supporting 11 no. luminaires with LED lamps; 3 no. luminaires to be attached to existing lighting columns to courts 9 and 10; all to provide lighting to courts 11-13.	Bowdon Lawn Tennis Club, Elcho Road, Bowdon, WA14 2TH	[Individual]	
MA06/P/08	Trafford Council 101304/FUL/20	Full Application	Erection of detached 2 storey family dwelling with associated works including new front boundary wall and gates following demolition of the existing dwelling.	Tregenna, 50 Brooks Drive, Hale Barns, WA15 8TR	[Individual]	
MA06/P/09	Trafford Council 101171/FUL/20	Full Application	Retrospective application for continued use of the site as a sports ground, dog daycare, dog home boarding and a community centre (D2) with the addition of a Dog Friendly Cafe (A3). Alterations including gated outdoor play area, siting of 2no.	Manor Farm, Ridgeway Road, Timperley, Altrincham, WA15 7EY	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			storage containers, external staircase and glass balustrade to roof deck area, parking area, and installation of extraction flue and air-conditioning unit.			
MA06/P/10	Trafford Council 102055/CPE/20	Certificate of Lawfulness	Application for Certificate of Lawful Development for confirmation of the new Use Class E incorporates the activities of a dental practice.	4 Century House, Ashley Road, Hale, Altrincham, WA15 9SF	Hale Family Dental	
MA06/P/11	Trafford Council 102117/FUL/20	Full Application	Resurfacing of courts 10 - 13; formation of 5no. mini junior courts; demolition of scorer's hut and groundsman's shed; erection of replacement groundsman's shed and associated works.	Bowdon Lawn Tennis Club, Elcho Road, Bowdon, WA14 2TH	[Individual]	
MA06/P/12	Trafford Council 102456/FUL/20	Full Application	Planning permission for change of use to a dental practice	4 Century House, Ashley Road, Hale Altrincham, WA15 9SF	[Individual]	
MA06/P/13	Trafford Council 20/5180M	Full Application	Construction of a stable block (resubmission of application reference 20/1313M).	Land at Castle Mill Lane, Ashley, Cheshire	[Individual]	
MA06/P/14	Manchester City Council 128700/FO/2020	Full Application	Creation of a 163 space overspill car park, with associated access,	Land at Sunbank Lane, Manchester, WA15 8XN	The Hut Group	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			landscaping and boundary treatment, to be used in connection with The Hut Group office complex on Sunbank Lane			
MA06/P/15	Trafford Council 102482/FUL/20	Full Application	Change of use of St John's Church from Use Class F1 (learning and non-residential institution) to Use Class E (c) and E (g) (i) with associated internal alterations and ancillary works.	St Johns Church, St Johns Road, Altrincham, WA14 2NW	Stanthorne Ltd	

8 Davenport Green to Ardwick (MA07)

8.1 Policy and planning context

8.1.1 The following local policy documents have been identified as relevant to the Davenport Green to Ardwick area. Where these are relevant to the assessment, these documents have been considered and referred to, where appropriate, in the topic sections in Volume 2 and reflected in the respective Volume 5 appendices as relevant:

- Cheshire East Council (2017), Adopted Cheshire East Local Plan Strategy 2010 – 2030¹⁵;
- Cheshire East Council (2004), Saved policies of the adopted Macclesfield Borough Local Plan¹⁶;
- Trafford Council (2012), Adopted Trafford Local Plan: Core Strategy¹⁷;
- Trafford Council (2006), Saved policies of the adopted Revised Trafford Unitary Development Plan¹⁸;
- Manchester City Council (2012), Adopted Manchester Core Strategy Development Plan¹⁹;
- Manchester City Council (1995), Saved policies of the adopted Unitary Development Plan for the City of Manchester²⁰;
- Stockport Metropolitan Borough Council (2011), Adopted Stockport Core Strategy Development Plan Document²¹;
- Stockport Metropolitan Borough Council (2006), Saved policies of the adopted Stockport Unitary Development Plan Review²²;

¹⁵ Cheshire East Council (2017), *Adopted Cheshire East Local Plan Strategy 2010 – 2030*. Available online at: <https://www.cheshireeast.gov.uk/pdf/planning/local-plan/local-plan-strategy-web-version-1.pdf>.

¹⁶ Cheshire East Council (2004), *Saved policies of the adopted Macclesfield Borough Local Plan*. Available online at: <https://www.cheshireeast.gov.uk/planning/spatial-planning/saved-and-other-policies/macclesfield-local-plan/macclesfield-local-plan.aspx>.

¹⁷ Trafford Council (2012), *Adopted Trafford Local Plan: Core Strategy*. Available online at: <https://www.trafford.gov.uk/planning/strategic-planning/docs/core-strategy-adopted-final.pdf>.

¹⁸ Trafford Council (2006), *Saved policies of the adopted Revised Trafford Unitary Development Plan*. Available online at: <https://www.trafford.gov.uk/planning/strategic-planning/unitary-development-plan.aspx>.

¹⁹ Manchester City Council (2012), *Adopted Manchester Core Strategy Development Plan*. Available online at: https://secure.manchester.gov.uk/downloads/download/4964/core_strategy_development_plan.

²⁰ Manchester City Council (1995), *Saved policies of the adopted Unitary Development Plan for the City of Manchester*. Available online at: https://secure.manchester.gov.uk/downloads/download/4975/extant_udp_policies.

²¹ Stockport Metropolitan Borough Council (2011), *Adopted Stockport Core Strategy Development Plan Document*. Available online at: <https://www.stockport.gov.uk/development-plan>.

²² Stockport Metropolitan Borough Council (2006), *Saved policies of the adopted Stockport Unitary Development Plan Review*. Available online at: <https://www.stockport.gov.uk/development-plan/unitary-development-plan>.

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- Tameside Metropolitan Borough Council (2004), Saved policies of the adopted Tameside Unitary Development Plan²³;
- Oldham Council (2011), Adopted Oldham Joint Core Strategy and Development Management Policies Development Plan Document²⁴;
- Oldham Council (2006), Saved policies of the adopted Oldham Unitary Development Plan²⁵;
- Cheshire East and Cheshire West and Chester Borough Councils (1999), Saved policies of the adopted Cheshire Replacement Minerals Local Plan²⁶;
- Cheshire East and Cheshire West and Chester Borough Councils (2007), Saved policies of the adopted Cheshire Replacement Waste Local Plan²⁷;
- Association of Greater Manchester Authorities (AGMA) (2012), Adopted Greater Manchester Joint Waste Plan²⁸;
- Association of Greater Manchester Authorities (AGMA) (2013), Adopted Greater Manchester Joint Minerals Plan²⁹;
- Transport for Greater Manchester (TFGM) (2017), Greater Manchester Transport Strategy to 2040³⁰;

²³ Tameside Metropolitan Borough Council (2004), *Saved policies of the adopted Tameside Unitary Development Plan*. Available online at: <https://www.tameside.gov.uk/udp/writtenstatement.pdf>.

²⁴ Oldham Council (2011), *Adopted Oldham Joint Core Strategy and Development Management Policies Development Plan Document*. Available online at: https://www.oldham.gov.uk/downloads/file/1445/development_plan_document-joint_core_strategy_and_development_management_policies.

²⁵ Oldham Council (2006), *Saved policies of the adopted Oldham Unitary Development Plan*. Available online at: https://www.oldham.gov.uk/info/200708/unitary_development_plan/1005/about_the_unitary_development_plan.

²⁶ Cheshire East and Cheshire West and Chester Borough Councils (1999), *Saved policies of the adopted Cheshire Replacement Minerals Local Plan*. Available online at: https://www.cheshireeast.gov.uk/planning/spatial-planning/saved_and_other_policies/cheshire_minerals_local_plan/cheshire_minerals_local_plan.aspx.

²⁷ Cheshire East and Cheshire West and Chester Borough Councils (2007), *Saved policies of the adopted Cheshire Replacement Waste Local Plan*. Available online at: https://www.cheshireeast.gov.uk/planning/spatial-planning/saved_and_other_policies/cheshire_waste_local_plan/cheshire_waste_local_plan.aspx.

²⁸ Association of Greater Manchester Authorities (AGMA) (2012), *Adopted Greater Manchester Joint Waste Plan*. Available online at: https://secure.manchester.gov.uk/downloads/download/4804/greater_manchester_joint_waste_development_plan_documents.

²⁹ Association of Greater Manchester Authorities (AGMA) (2013), *Adopted Greater Manchester Joint Minerals Plan*. Available online at: https://secure.manchester.gov.uk/info/200074/planning/6161/greater_manchester_joint_minerals_development_plan.

³⁰ Transport for Greater Manchester (TFGM) (2017), *Greater Manchester Transport Strategy to 2040*. Available online at: https://downloads.ctfassets.net/nv7y93idf4jq/7FiejTsj68eaa8wQw8MiWw/bc4f3a45f6685148eba2acb618c2424f/03_GM_2040_TS_Full.pdf.

- Cheshire East Council (2019), Cheshire East Local Transport Plan Strategy 2019 to 2024³¹; and
- Handforth Parish Council (2018), Adopted Handforth Neighbourhood Plan³².

8.2 Committed development

- 8.2.1 Table 1 G lists unimplemented committed development, i.e. approved consents, development allocations in adopted development plans, identified up to 30 November 2020 relevant to the Davenport Green to Ardwick area.

³¹ Cheshire East Council (2019), *Cheshire East Local Transport Plan Strategy 2019 to 2024*. Available online at: https://www.cheshireeast.gov.uk/public_transport/local_transport_plan/local_transport_plan.aspx.

³² Handforth Parish Council (2018), *Adopted Handforth Neighbourhood Plan*. Available online at: <https://www.cheshireeast.gov.uk/pdf/planning/neighbourhood-plan/handforth/handforth-ndp-referendum-version-01.06.18.pdf>.

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Table 1 G: Committed development in MA07 Davenport Green to Ardwick

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/023	Manchester City Council 114914/FO/2016	Full Application	Formation of 8 car parking spaces on forecourt	Public Footpath and grass verge to the front of 50 - 52 Blackcarr Road, Manchester, M23 1PX	M20 Property group	
MA07/026	Manchester City Council EC10	Allocation	Proposed delivery of 55ha of employment land within B1a offices, B1b/c research and development and light industry and B8 logistics and distribution.	Wythenshawe (key locations include Manchester Airport; University Hospital South Manchester; and Existing employment sites along West/East Wythenshawe Development Corridors).	Manchester Core Strategy (2012)	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual
MA07/027	Manchester City Council H7	Allocation	Delivery of approximately 1830 residential units. High density development will be encouraged within the district centres of Northenden, Baguley and Wythenshawe.	Wythenshawe	Manchester Core Strategy (2012)	Informs the future baseline for construction for the following topics: Air quality There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Landscape and visual Sound, noise and vibration

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/041	Manchester City Council 120665/FO/2018	Full Application	Erection of a part three to five storey building comprising of a ground floor commercial units for Class A1/A2 and 6 x 1 bedroom apartments and 6 x 2 bedroom apartments (12 in total) together with associated landscaping and car parking.	391 Palatine Road, Manchester, M22 4FY	[Individual]	Informs the future baseline for construction for the following topics: Air quality Sound, noise and vibration
MA07/042	Manchester City Council 119498/FU/2018	Full Application	Change of use to offices (Class A2) with residential flat above (Class C3), with associated alterations to shop front.	375 Palatine Road, Manchester, M22 4FY	[Individual]	Informs the future baseline for construction for the following topics: Air quality Sound, noise and vibration
MA07/073	Manchester City Council 121390/FO/2018	Full Application	Erection of a three storey dwelling house with basement and associated landscaping and car parking.	19 Elm Road, Manchester, M20 6XD	[Individual]	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA07/077	Manchester City Council 111258/FO/2016/S2	Full Application	Erection of a two storey detached dwelling house with living accommodation in the roof space and garage with associated boundary treatment and landscaping.	Garden to the Side Of 1 Pine Road, Didsbury, M20 6UY	[Individual]	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA07/086	Manchester City Council 114580/FO/2016	Full Application	Change of use from ten apartments (Class C3) to ten offices (Class B1(a)).	12-14 Palatine Road, Manchester, M20 3JA	J.P.S Property Co. Limited	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/092	Manchester City Council 120840/FO/2018	Full Application	Change of use from offices Class A2 to four self-contained flats.	516 Wilmslow Road, Manchester, M20 4BS	[Individual]	Informs the future baseline for construction for the following topics: Air quality
MA07/110	Manchester City Council H5	Allocation	Delivery of approximately 8,200 residential units. 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.	Central Manchester	Manchester Core Strategy (2012)	Informs the future baseline for construction for the following topics: Air quality Water resources and flood risk There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Landscape and visual
MA07/111	Manchester City Council EC8	Allocation	Proposed delivery of approximately 14ha of employment land for office, research and development, light industrial, general industrial, education and health uses.	Corridor (Manchester) within the Central Manchester Regeneration Area	Manchester Core Strategy (2012)	Informs the future baseline for construction for the following topics: Water resources and flood risk There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/121	Manchester City Council AB8a	Allocation	Site suitable for a B1 light industrial/office use which is compatible with the residential development to the south-east.	Site of part of the former Nicholls Ardwick School on the corner of Hyde Road and Devonshire Street	Extant Manchester Unitary Development Plan Policies (adopted 1995, saved 2012)	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Landscape and visual
MA07/133	Manchester City Council 121323/FO/2018	Full Application	Erection of: two 6 storey office buildings (Class B1(a) comprising 8,567m ² of net internal floorspace in Plot E2 and 8,581m ² of net internal floorspace in Plot E3) and ground floor commercial space (Class A1,A2,A3,A4,A5, B1(a) or D1 (excluding Places of Worship) uses only; 9 storey multi-storey car park (1,497 spaces) including 1,812m ² of ground floor commercial space (Class A1-A5, B1(a) or D1 (excluding Places of Worship) uses only), pedestrian and vehicular access arrangements, temporary (5 years) surface level car parking (202 spaces) and associated infrastructure works	Land bounded by Enterprise Way to the north and west and to the M56 to the South Manchester	Airport City LP	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			including brook diversion and landscaping.			
MA07/135	Manchester City Council 115289/FO/2017	Full Application	Erection of a 4 storey apartment block consisting of 12 self-contained flats, with associated car parking, landscaping and boundary treatments.	177-179 Mauldeth Road, Manchester, M14 6SG	NJ Land	
MA07/143	Manchester City Council 121913/FO/2018	Full Application	Erection of second floor extension to form new internal staircase.	Jamia Islamic Mosque, 347 - 349 Stockport Road, Manchester, M13 0LF	[Individual]	
MA07/150	Manchester City Council 116582/FO/2017	Full Application	Erection of two detached residential blocks of 4 and 3 storeys forming a total of 28 apartments (27 x two bedroom and 1 x three bedroom) with car parking (28 in basement and 2 at surface level), cycle parking, communal gardens and landscaping, new access arrangements boundary treatments, waste management areas and site security offices following demolition of the existing building.	14-16 Birch Lane, Manchester, M13 0NN	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/152	Manchester City Council 119437/FO/2018	Full Application	Proposed change of use from Class A4 public house with residential use above, to form a Class D1 medical clinic at ground floor with 6 no. self-contained flats (Class C3a) at first and second floors, with associated elevational alterations, erection of a first and second floor side and second floor rear extension, creation of roof garden, together with reconfiguration of existing rear car park, and landscaping.	424 Stockport Road, Manchester, M12 4EX	Mediscan	
MA07/161	Manchester City Council 121232/P3OPA/2018	Prior Notification	Notification for Prior Approval for a proposed change of use of a building from office (Class B1a) to 24 apartments (Class C3).	Apex House, 266 Moseley Road, Manchester, M19 2LH	[Individual]	Informs the future baseline for construction for the following topics: Air quality Community Health Sound, noise and vibration
MA07/164	Manchester City Council 121941/FO/2018	Full Application	Proposed change of use from Class C3 dwelling house to C2 residential care home for children.	6 Meade Grove, Manchester, M13 0SG	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/168	Manchester City Council 114893/FO/2016	Full Application	Erection of a part 2, part 3 storey building to form A1 Supermarket at ground level (689sqm), first and second floor ancillary offices (B1 Use) together with basement storage following demolition of existing supermarket and other associated works.	Manchester Super Stores, 536 - 548 Stockport Road, Manchester, M12 4JJ	[Individual]	
MA07/198	Manchester City Council EC7	Allocation	Large scale site suitable for B1a employment uses (5-10ha), leisure and entertainment uses (6ha), sports facilities (30ha). Development to take place on Collar site adjacent to City of Manchester Stadium and the Openshaw West site.	Eastlands Strategic Employment Location, Manchester	Manchester Core Strategy (2012)	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Landscape and visual
MA07/223	Manchester City Council H4	Allocation	Delivery of approximately 18,280 residential units. High density housing will be permitted within parts that fall within the Regional Centre that are adjacent to the City Centre. This includes Ancoats, New Islington, Holt Town and Chancellor's Place; to the west of Alan Turing Way,	East Manchester	Manchester Core Strategy (2012)	<p>Informs the future baseline for construction for the following topics: Air quality</p> <p>There is not sufficient information to determine if this land use allocation would inform the future</p>

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			within Eastlands, Newton Heath, Openshaw and Gorton district centres as part of mixed use schemes.			baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual
MA07/224	Manchester City Council EC5	Allocation	Proposed delivery of approximately 80-85ha of employment land. Majority of this provision within the Regional Centre - specifically Central Park (see EC6) for B1 and B2 uses; Eastlands (see EC7) for leisure and ancillary retail and office uses and City Centre Fringe (see CC1) along Great Ancoats Street.	East Manchester (majority will be in the Regional Centre including Central Park; Eastlands; City Centre Fringe).	Manchester Core Strategy (2012)	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual
MA07/258	Manchester City Council 122810/FO/2019	Full Application	Erection of a single-storey amenity pod comprising of a gym (D2 use), Cafe (A3 use), cycle hub, associated earthworks, landscaping and the reconfiguration of car parking.	333 Styal Road, Manchester, M22 5LW	Bolton-Gough	
MA07/260	Manchester City Council 121270/OO/2018	Outline Application	Outline application with all matters to be considered for development comprising: The erection of a 6 storey building comprising 26,803m ² gross office floorspace (use class	Land to the north-east and south-west of Enterprise Way; bounded by Ringway Road West to the south; and Thaxted Walk, Roxholme Walk,	Airport City LP	Informs the future baseline for construction for the following topics: Socio-economics

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			B1(a) and erection of a 6 storey multi-storey car park to provide 1,147 parking spaces, landscaping and public realm, with vehicular access onto Enterprise Way and associated works (Phase 1); and, Outline application with all matters reserved for 39,673 sq. m gross office space (use class B1(a) and associated car parking (maximum 832 spaces) (Phases 2 and 3).	The Rear Of 27-67 Lincombe Road and 2-8 Dentdale Walk to the North Manchester		
MA07/266	Manchester City Council 123162/FO/2019	Full Application	Erection of a two storey side and rear extension to form additional consultation rooms and administrative area.	2 Scout Drive, Manchester, M23 2SY	[Individual]	
MA07/268	Manchester City Council 115780/FO/2017	Full Application	Erection of a single-storey storage building and creation of two car parking spaces.	41-52 Blackcarr Road, Manchester, M23 1PX	M20 property Group	
MA07/269	Manchester City Council 121072/FO/2018	Full Application	Installation of a ready mixed concrete plant including: 4no. cement and additive silos (maximum height of 18.5 metres); material bays; and, associated car parking.	Former Arla Dairy Site, Paston Road, Sharston Industrial Estate, Manchester, M22 4TF	Aggregate Industries UK Ltd	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/271	Manchester City Council 117958/FO/2017	Full Application	Change of use from a bank (Class A2) to an assembly and leisure use (Class D2).	2 Church Road, Manchester, M22 4NE	[Individual]	
MA07/274	Manchester City Council 122096/P3OPA/2018	Prior Approval	Notification for Prior Approval for a proposed change of use of ground and first floor from office use (Class B1) to 2 no. apartments (Class C3(a) residential units).	293 Palatine Road, Manchester, M22 4HH	[Individual]	
MA07/278	Manchester City Council 122580/FO/2019	Full Application	Change of use of ground floor offices (Class A2) to shop (Class A1) and change of use of first floor offices (Class A2) to classroom and consulting rooms (Class D1).	35 Barlow Moor Road, Manchester, M20 6TW	Artisan Nutrition Limited	
MA07/287	Manchester City Council 117847/FO/2017	Full Application	Erection of a 7.7 metres to 10.6 metres high tiered car park providing 8 levels of decked parking (semi-basement, ground floor level, levels 1 to 6) and reconfiguration of the surface-level car park with landscaping and associated infrastructure (including access roads, drainage, parking, fences and external lighting), following	Existing car park off Cotton Lane, Christie Hospital, Manchester, M20 4UX	The Christie NHS Foundation Trust	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			demolition of two accommodation buildings.			
MA07/293	Manchester City Council 117052/FO/2017	Full Application	Erection of single-storey extension to existing lobby.	Christie Hospital NHS Trust, 550 Wilmslow Road, Manchester, M20 4BX	The Christie NHS Foundation Trust	Informs the future baseline for construction for the following topics: Air quality
MA07/298	Manchester City Council 116867/FO/2017	Full Application	Change of Use from Bridge Club, with residential accommodation at second floor level and existing Children's nursery at basement level into Children's Day Nursery (155 children and 3 staff) including introduction of access ramp to front and associated alterations to parking layout, alteration to vehicular and pedestrian access, elevational alterations, landscaping including boundary treatment and cycle and buggy store.	30 Palatine Road, Manchester, M20 3JJ	[Individual]	Informs the future baseline for construction for the following topics: Air quality Community Health

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/299	Manchester City Council H6	Allocation	Delivery of approximately 3240 residential units. High density development will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme and Withington, part of mixed use schemes.	South Manchester	Manchester Core Strategy (2012)	<p>Informs the future baseline for construction for the following topics: Air quality Water resources and flood risk</p> <p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual</p>
MA07/304	Manchester City Council 116222/FO/2017	Full Application	Erection of a two-storey rear extension to form additional one-bed self-contained flat, reconfiguration of car parking and erection of bin store and elevational alterations.	84 Egerton Road, Manchester, M14 6RA	[Individual]	<p>Informs the future baseline for construction for the following topics: Air quality</p>

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/313	Manchester City Council 122504/FO/2019	Full Application	Change of use from residential dwellinghouse (C3) to form ground floor shop (A1) with first floor flat above (C3) and erection of single-storey rear extension to form additional accommodation for ground floor shop, along with the installation of new shop front.	13 Rainforth Street, Manchester, M13 0RP	Create It Studio Architects	
MA07/322	Manchester City Council 122457/FO/2019	Full Application	Erection of a single storey rear extension to form ancillary space for the existing community centre (Class D1).	481 Stockport Road, Manchester, M12 4NN	[Individual]	
MA07/330	Manchester City Council 121537/FO/2018	Full Application	Proposed residential development comprising of 13 no. 2-storey houses, 102 no. apartments with associated car parking, boundary treatments and landscaping across two sites.	Land bounded by Pottery Lane, Gorton Lane, Belle Vue Street and Polesworth Close, Manchester, M12 5JD	[Individual]	Informs the future baseline for construction for the following topics: Air quality
MA07/347	Manchester City Council 122249/FU/2018	Full Application	Change of use from retail/professional services (Class A1/A2) to dental surgery (Class D1).	Copson Street, Manchester, M20 3BG	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/353	Manchester City Council 125735/FO/2019	Full Application	Erection of security hut to main entrance access road (Gate 11) together with alterations to traffic management measures within the site including barriers and the reconfiguration of the parking layout.	Etihad Stadium, Ashton New Road, Manchester, M11 3FF	Manchester City Football Club	
MA07/354	Manchester City Council 125577/FO/2019	Full Application	Installation of a portable building to provide classroom accommodation.	Ashbury Meadow Primary School, Rylance Street, Manchester, M11 3NA	Asbury Meadow Primary School	
MA07/355	Manchester City Council 126942/FO/2020	Full Application	Installation of a temporary modular classroom for a period of 2 years including the re-location of existing cycle shelter.	St Pauls Rc High School, Firbank Road, Manchester, M23 2YS	St Pauls RC High School	
MA07/356	Manchester City Council 126581/FU/2020	Full Application	Change of use from dwellinghouse (Use Class C3) to residential accommodation for disabled adults (Use Class C2).	6 Kempford Close, Manchester, M23 1LH	Rainbow Personnel Ltd	Informs the future baseline for construction for the following topics: Community Health
MA07/358	Manchester City Council 126323/FO/2020	Full Application	Installation of new biomass boiler and silo and associated works.	Withington Golf Club, 243 Palatine Road, Manchester, M20 2UE	Withington Golf Club Ltd	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/360	Manchester City Council 126006/FO/2020	Full Application	Change of use to provide 8 apartments (Class C3) within upper floors (4 x 1 bed and 4 x 2 bed) including the insertion of additional floor within the fabric of the existing building, elevational alterations (including the raising of the side and rear elevations to allow the formation of a continuous flat roof) and refuse and cycle storage at ground floor.	7 Rainforth Street, Manchester, M13 0RP	KAAM Limited	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA07/361	Manchester City Council 127268/FO/2020	Full Application	Change of use of ground floor from retail (Class A1) to create one bedroom flat (C3) forming two flats in total, together with associated elevational alterations and boundary treatment.	21 Campbell Road, Manchester, M13 0PS	[Individual]	
MA07/362	Manchester City Council 125956/FO/2020	Full Application	Change of use of ground, first and second floor from offices to retail (Class A1) together with new shopfront.	628 Stockport Road, Manchester, M13 0SH	Max Ford Trading LTD	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/363	Manchester City Council 126182/VO/2020	Full Application	City Council Development for the erection of a two storey school with associated external play areas, MUGA pitch, landscaping and boundary treatment, car parking and separate vehicular and pedestrian accesses onto Roundwood Road.	Land to West of Roundwood Road, Manchester, M22 4AB	Manchester City Council	Informs the future baseline for construction for the following topics: Air quality Community Health Sound, noise and vibration
MA07/364	Manchester City Council 125483/FO/2019	Full Application	Change of Use from Office (B1) to Dental Surgery (D1) including the installation of an access ramp, lightwell, bin store and elevational alterations.	293 Palatine Road, Manchester, M22 4HH	[Individual]	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA07/365	Manchester City Council 126763/FO/2020	Full Application	Erection of modular building to provide staff welfare facility.	Transformulas House, 1A Brett Street, Manchester, M22 4EY	Express Solicitors	
MA07/366	Manchester City Council 126109/P3OPA/2020	Prior Approval	Notification for prior approval for a proposed change of use of building from offices (Class B1) to 46 residential apartments (Class C3).	123 Clarence Road, Manchester, M13 0YT	Placefirst Ltd	
MA07/367	Manchester City Council 126486/FO/2020	Full Application	Erection of a single storey (two tiered) cycle store.	Land to the south of the Manchester Cancer Research Centre Wilmslow Road, Manchester, M20 4BX	The Christie NHS Foundation Trust	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/368	Manchester City Council 125698/FO/2019	Full Application	Change of use of part of ground floor to Class B1 (Offices) and/or Class D1 (Health and Medical Services).	Suites 5 & 6 Ground Floor Kingsley Hall, 20 Bailey Lane, Manchester, M90 4AN	Orbit Investments (Properties) Limited	
MA07/369	Manchester City Council 126407/FO/2020	Full Application	Installation of two no. additional pumps, one no. above ground 40,000 litres diesel tank, associated works to the forecourt and elevational alterations to existing showroom building to enable it to be used as a retail premises.	Styal Road Service Station, Styal Road Manchester, M22 5WX	SGN Retail Limited	
MA07/370	Manchester City Council 122873/FO/2019	Full Application	Installation of a running track, multi-use games area (with 2 artificial multi sports pitches) and an outdoor gym zone on existing playing fields.	St Aidans RC Primary School, Rackhouse Road, Manchester	[Individual]	
MA07/371	Manchester City Council 123120/FO/2019	Full Application	Erection of a single storey cash and carry/wholesale warehouse (Sui Generis) (2,260sqm) including ancillary bakery (113sqm) together with new vehicular access from Gorton Road, car parking, landscaping, boundary treatments, lighting and other associated works.	Site of Former Wing Fat Cash and Carry Ashton, Old Road	[Individual]	Informs the future baseline for construction for the following topics: Socio-economics

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/372	Manchester City Council 122667/FO/2019	Full Application	Erection of a 4 storey apartment block consisting of 14 self-contained flats, with associated car parking, landscaping and boundary treatments.	177 Mauldeth Road, Manchester	[Individual]	
MA07/373	Manchester City Council 121828/FO/2018	Full Application	Erection of a 4 storey building to form 16 two bed apartments with one retail unit (Class A1) on the ground floor, with associated car parking, refuse and cycle stores at the rear, following demolition of existing building.	351 Palatine Road, Northenden	[Individual]	Informs the future baseline for construction for the following topics: Air quality Sound, noise and vibration
MA07/374	Manchester City Council 122154/FO/2018	Full Application	Proposed change of use of land from 9 existing car parking spaces to hand car wash and valeting operation including the installation of a cabin and erection of a canopy.	Asda Stores Stanley Grove Longsight, Manchester, M12 4NH	Waves Valeting Services Ltd	
MA07/393	Manchester City Council 123330/FO/2019	Full Application	Erection of a four storey building to form 10 self-contained flats, with associated undercroft car parking. Land Adjacent To 303 Greenbrow Road Manchester M23 2UH.	Land Adjacent To 303 Greenbrow Road, Manchester, M23 2UH	SMN Design and Construction	Informs the future baseline for construction for the following topics: Air quality Community Health

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/399	Manchester City Council 111383/FO/2016	Full Application	Erection of a total of twelve dormer roof extensions to Stamford Road and Hamilton Road elevations and related formation of internal mezzanine floor above first floor units 12 to 21 and 38 and 39 to form additional offices and storage space.	Longsight Business Park, Hamilton Road, Longsight, Manchester, M13 0PD	[Individual]	
MA07/400	Manchester City Council 114066/FO/2016	Full Application	Elevational alterations to the front and rear of the premises and installation of new plant in existing compound.	Co Operative Retail Services Ltd, 105-109 Mauldeth Road, Manchester, M14 6SR	CO-OP Food Store	
MA07/402	Manchester City Council 114160/FO/2016	Full Application	Erection of 2 storey detached house with loft storage and associated landscaping and parking.	39 Netherwood Road, Manchester, M22 4BW	[Individual]	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA07/417	Manchester City Council 113571/FO/2016	Full Application	Use of first floor of premises as online pharmacy (Sui Generis) and 3 x offices (Class B1).	Flat 1 81 Beresford Road, Manchester, M13 0GX	[Individual]	
MA07/419	Manchester City Council 125640/FO/2019	Full Application	Erection of a two storey side extension to existing community centre.	63 Ladybarn Lane, Manchester, M14 6YL	Trustees of MICC	
MA07/420	Manchester City Council 125612/FO/2019	Full Application	Removal of 1 no. external ATM and infilling of aperture with Birchover stone.	437 Wilmslow Road, Manchester, M20 4AF	The Royal Bank of Scotland	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/421	Manchester City Council 125594/FO/2019	Full Application	Erection of a single storey detached building and associated external works to form drive thru coffee shop in existing car park.	Asda Eastlands Car Park, Ashton New Road, Manchester, M11 4BD	[Individual]	
MA07/426	Manchester City Council 116758/FO/2017	Full Application	Erection of 109no. 2 and 3 storey dwelling houses and 38no. apartments with associated car parking, landscaping, access roads and boundary treatments together with new vehicular access from Cornfield Drive and Gladeside Road, following demolition of 3no. dwelling houses.	Land to the north of Manchester Enterprise Academy and to the rear of properties on Greenwood Road, Mottershead Road and Gladeside Road, Manchester, M22 9RH	[Individual]	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health
MA07/428	Manchester City Council 117835/VO/2017	Full Application	Erection of two storey eight classroom teaching block, with associated hard landscaping, play area, car parking and refuse store following removal of existing temporary 2-storey classroom block.	Ringway Primary School, Rossett Avenue, Manchester, M22 0WW	[Individual]	
MA07/430	Manchester City Council 119541/FO/2018	Full Application	Erection of a single storey ground and first floor extensions to Academy Building to form additional welfare facilities.	City Football Academy, 400 Ashton New Road, Manchester, M11 4TQ	City Football Group	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/431	Manchester City Council 119826/FO/2018	Full Application	Proposed extension of existing car park on the corner of Tartan Street and Bank Street to create 26 spaces in total with new vehicular access onto Bank Street with associated boundary treatment and landscaping.	Ravensbury Community School, Tartan Street, Manchester, M11 4EG	Ravensbury Community School	
MA07/432	Manchester City Council 120007/FO/2018	Full Application	Proposed siting of a single storey temporary classroom building for a period of 5 years with associated landscaping.	Dean Trust Ardwick, 345 Stockport Road, Manchester, M13 0LF	The Dean Trust	
MA07/433	Manchester City Council 120112/FO/2018	Full Application	Installation of an external canopy to east elevation of existing school.	Longsight Community Primary School and Sure Start Centre, 1 Farrer Road, Manchester, M13 0QX	The Big Life Group	
MA07/434	Manchester City Council 120096/DEM/2018	Demolition	Prior notification for the demolition of existing single storey building.	366 - 368 Ashton New Road, Manchester, M11 3DL	[Individual]	
MA07/435	Manchester City Council 120805/FO/2018	Full Application	Installation of 6 x 24 metre high floodlights to football pitches 3 and 4.	City Football Academy, 400 Ashton New Road, Manchester, M11 4TQ	Manchester City Football Club	
MA07/436	Manchester City Council 120936/FO/2018	Full Application	Erection of single storey retail pod adjacent to	Asda Eastlands Sportscity,	Asda Stores Ltd	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			existing glazed entrance to ASDA store.	Ashton New Road, Manchester, M11 4BD		
MA07/437	Manchester City Council 121127/FO/2018	Full Application	Erection of a two storey dwelling house to the side of no. 11 Queenhill Road, roof alterations and erection of a single storey extension to the rear of no. 11 Queenhill Road.	11 Queenhill Road, Manchester, M22 4HW	[Individual]	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA07/438	Manchester City Council 119228/FO/2018	Full Application	Change of use to ground floor and basement from Class A1 (retail shop) to Class D1 (dental practice).	104 Barlow Moor Road, Manchester, M20 2PN	[Individual]	
MA07/439	Manchester City Council 119384/FO/2018	Full Application	Change of use of first-floor ancillary former warden's apartment to community hub co-working space (sui generis).	Love Withington Baths, 30 Burton Road, Manchester, M20 3EB	Love Withington Baths	
MA07/440	Manchester City Council 119174/FO/2018	Full Application	Change of use of the property from a florist shop(Use Class A1) to office (Use Class B1a).	378-380 Palatine Road, Manchester, M22 4FZ	[Individual]	
MA07/441	Manchester City Council 120726/FU/2018	Full Application	Change of use from trampoline park (D2) to industrial/storage (B2/B8).	Block 4 Ground Floor Riverpark Trading Estate, Riverpark Road, Manchester, M40 2XP	Riverpark Trading Estate Limited	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/442	Manchester City Council 121088/FO/2018	Full Application	Proposed change of use of part of first floor of existing building from Class B2 (industrial) to an archery tag centre (Class D2 leisure).	Unit 10A 37-49 Devonshire Street, North Manchester, M12 6JR	[Individual]	
MA07/443	Manchester City Council 121526/DEM/2018	Demolition	Prior Notification for the demolition of The Paterson Building.	The Paterson Building, Christie Hospital NHS Trust, 550 Wilmslow Road, Manchester, M20 4BX	The Christie NHS Foundation Trust	
MA07/444	Manchester City Council 123488/FO/2019	Full Application	The erection of a primary substation, switchgear, compound and internal access roads.	Land North of Thorley Lane, Manchester, WA15 8UN	ENWL and MAG	
MA07/445	Manchester City Council 123748/FO/2019	Full Application	Erection a part 3, part 7 and part 10 storey building, plus a basement level, to accommodate biomedical research laboratories, consultant workspace, collaboration spaces, and an ancillary café, together with external storage and servicing compound, cycle storage facility, external hard and soft landscaping, and plant and equipment.	The site of the fire damaged Paterson Building on Wilmslow Road and North of Oak Road, Christie Hospital NHS Trust, 550 Wilmslow Road, Manchester, M20 4BX	The Christie NHS Foundation Trust	Informs the future baseline for construction for the following topics: Socio-economics Sound, noise and vibration

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/447	Manchester City Council 124268/FO/2019	Full Application	Proposed erection of a three storey (with partial basement) Sports & Social Care Building, single storey extension of existing workshop accommodation, construction of new full size artificial turf football pitch (106m x 70m) with 8 no. 15m high floodlights and spectator seating, associated changes to the existing landscaping and car parking arrangements, and new boundary treatments following the demolition of existing buildings.	Manchester College of Arts and Technology Ashton Old Road Manchester	[Individual]	Informs the future baseline for construction for the following topics: Socio-economics
MA07/448	Manchester City Council 124241/FO/2019	Full Application	Erection of single storey rear extension to existing Dental Surgery.	160 Slade Lane, Manchester	[Individual]	
MA07/449	Manchester City Council 123981/FO/2019	Full Application	Erection of a 4 storey block of 13 no. apartments with associated car parking and change of use of vacant former banking hall to A3/A4 restaurant/bar with associated elevational alterations.	Former Nat West Bank, 437 Wilmslow Road, Manchester	Step Places Ltd	Informs the future baseline for construction for the following topics: Air quality

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/450	Manchester City Council 124820/FO/2019	Full Application	Construction of a temporary 729 space car park, with associated access arrangements onto Enterprise Way, for a temporary period of five years.	Land to the north east of Enterprise Way bounded by Roxholme Walk & Dentdale Walk and the rear of Lincombe Road and Felskirk Road to the north, Manchester	THG Group	
MA07/451	Manchester City Council 125270/FO/2019	Full Application	Reconfiguration of existing art room and storage facilities to form an art room and therapy room with external outdoor area.	The Christie Hospital Wilmslow Road, Manchester	The Christie NHS Foundation Trust	
MA07/452	Manchester City Council 125577/FO/2019	Full Application	Installation of a portable building to provide classroom accommodation.	Ashbury Meadow Primary School, Rylance Street, Manchester	Sibcas Ltd	
MA07/453	Manchester City Council 126193/FO/2020	Full Application	Change of use of part of block 4, third floor from offices (Class B1) to education facility (Class D1).	3 Universal Square, Devonshire Street, North Manchester	[Individual]	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA07/454	Manchester City Council 125977/FO/2020	Full Application	Installation of 2 No. rooftop plant rooms and associated facilities and equipment	Christie Hospital NHS Trust, 550 Wilmslow Road, Manchester	Christie Hospital NHS Trust	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/455	Manchester City Council 125134/FH/2019	Full Application	Erection of a single-storey side and rear extension, single-storey front extension and hip to gable together with the installation of rear dormer, following demolition of existing lean-to extension, and installation of rooflights to front.	30 Parkville Road, Manchester	[Individual]	
MA07/456	Manchester City Council 125383/FO/2019	Full Application	Erection of 22 two storey dwelling houses with associated car parking, hard and soft landscaping and boundary treatments.	Land at Blackrock Street and Ellingham Close, Manchester, M11 3DF	[Individual]	
MA07/457	Manchester City Council 125359/FH/2019	Full Application	Erection of single storey rear extension to form additional living accommodation following demolition of existing single storey outrigger.	120 Parkville Road, Manchester, M20 4TY	[Individual]	
MA07/458	Manchester City Council 123618/FO/2019	Full Application	Erection of two storey extension above existing single storey retail unit to form 6 no. self-contained apartments together with associated car parking.	16 Copson Street, Manchester, M20 3HE	Withington fruit and Veg	
MA07/459	Manchester City Council 125474/FO/2019	Full Application	Proposed erection of 23 no. two storey dwelling houses with associated car parking,	Land Adjacent to Mayton Street, Manchester, M11 2AN	One Manchester	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			hard and soft landscaping and boundary treatments.			
MA07/461	Manchester City Council 128138/FO/2020	Full Application	Creation of 11 car parking spaces together with the erection of 2m weldmesh perimeter fencing to the side and rear of the premises and associated lighting on the premises.	Rear and Side of 163 Ashton Old Road including Hughes Street Manchester	N/A	
MA07/462	Manchester City Council 126895/FO/2020	Full Application	Creation of single decked car park to provide an additional 66 spaces including 18 electric vehicle charging points with associated lighting and landscaping.	Costain House, 1500 Aviator Way, Manchester, M22 5TG	[Individual}	
MA07/463	Manchester City Council 126193/FO/2020	Full Application	Change of use of part of block 4, third floor from offices (Class B1) to education facility (Class D1).	3 Universal Square, Devonshire Street, North Manchester, M12 6JH	[Individual}	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA07/466	Manchester City Council 123904/VO/2019	Full Application	City Council Development for Improvements to the existing community garden including footpath, new planters, tree planting and areas for sitting on Rostron Avenue and to land adjacent to raised railway on Rostron Avenue.	Existing Community Garden at Rostron Avenue and land opposite 1-11 Rostron Avenue, Manchester, M12 5NP	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/468	Manchester City Council 123077/FO/2019	Full Application	Erection of two-storey dwellinghouse to side of no. 1 Queenhill Road and erection of single storey rear extension to no. 1 Queenhill Road.	1 Queenhill Road, Manchester, M22 4HW	[Individual]	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA07/469	Manchester City Council 125186/FO/2019	Full Application	Rooftop extension to Block A to form 4 x 2 bedroom apartments and provision of an additional 5 car parking spaces.	Riverside Lodge, 208 Palatine Road, Manchester, M20 2WF	Landmark Investments Ltd	Informs the future baseline for construction for the following topics: Landscape and visual
MA07/470	Manchester City Council 122499/FO/2019	Full Application	Erection of a two-storey dwellinghouse, following demolition of existing property, with associated outbuilding and car parking	129 Parsonage Road, Manchester, M20 4WZ	[Individual]	
MA07/471	Manchester City Council 122324/FO/2019	Full Application	Proposed change of use from an existing restaurant (Class A3) and takeaway (Class A5) to one mixed use restaurant and take away (sui generis) including erection of rear extension, internal refurbishment and new shopfront.	592 -594 Stockport Road, Manchester, M13 0RQ	Cre8	
MA07/473	Manchester City Council W.7 & W.07.15	LTP Allocation	Mayor's Challenge Fund for walking and cycling Tranche 1: A5014 Talbot Road.	A5014 Talbot Road	Greater Manchester Transport Strategy 2040 and Draft Delivery Plan (2020-2025)	There is not sufficient information to determine if this land use allocation would inform the future

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
						baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual
MA07/474	Manchester City Council W.7 & W.07.21	LTP Allocation	Mayor's Challenge Fund for walking and cycling Tranche 2: Talbot Road Junction Upgrades.	A5014 Talbot Road	Greater Manchester Transport Strategy 2040 and Draft Delivery Plan (2020-2025)	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual
MA07/476	Manchester City Council C.5.5	LTP Allocation	M56 Junction 6-8 converted to Smart motorway including hard shoulder running.	M56 Junction 6 is within Manchester boundary	Greater Manchester Transport Strategy 2040, Draft Delivery Plan (2020-2025), Progress Report 2017-2018	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Landscape and visual
MA07/478	Manchester City Council EC9	Allocation	South Manchester not expected to make a significant contribution to employment provision. New development will mainly comprise office development, although hi-tech industry and research proposals will be supported. Mixed use development is considered suitable at District Centres.	South Manchester including existing employment locations including Business Parks; Christie's Hospital; along Princess Parkway and in District Centres of Chorlton, Didsbury, Fallowfield, Levenshulme and Withington	Manchester Core Strategy (2012)	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/016	Manchester City Council AB8d	Allocation	Site suitable for a B1 light industrial/office use.	Corner of Hyde Road/Higher Ardwick	Extant Manchester Unitary Development Plan Policies (adopted 1995, saved 2012)	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health
MA08/038	Manchester City Council CC1	Allocation	Proposed 33ha in City Centre and 25ha in City Fringe of B1a high density offices or similar employment development.	Manchester City Centre and City Fringe (including Strangeways, Collyhurst, Ancoats, Chancellors Place, Manchester Science Park).	Manchester Core Strategy (2012)	<p>Informs the future baseline for construction for the following topics: Water resources and flood risk</p> <p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual</p>
MA08/042	Manchester City Council CC2	Allocation	Proposed 70,000sqm net comparison retail development.	Manchester City Centre including Primary Shopping Area (PSA)	Manchester Core Strategy (2012)	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/044	Manchester City Council CC3	Allocation	Proposed delivery of approximately 16,720 residential units.	Manchester City Centre (key locations will be Castlefield, Piccadilly, the Southern Gateway and Northern Quarter).	Manchester Core Strategy (2012)	<p>Informs the future baseline for construction for the following topics: Air quality</p> <p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual</p>
MA08/096	Manchester City Council EC1	Allocation	Proposed 140ha for office development (B1a), Proposed 25ha for research and development and industry (B1b, B1c and B2), Proposed 35ha for distribution and warehousing (B8). Site suitable for mixed use economic development (30ha) including high technology industries, logistics, offices, warehousing and ancillary commercial facilities.	Regional Centre including Manchester City Centre (33ha); City Centre Fringe (25ha); Central Park and Eastlands (65ha); and Manchester Airport and the surrounding area (50ha). Airport City, Manchester	Manchester Core Strategy (2012)	<p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual</p>

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/129	Manchester City Council H2	Allocation	Delivery of approximately 16,580 residential units. 40-50 dwellings per ha but higher densities considered appropriate in locations close to the City Centre such as the Lower Irk Valley and Holt Town.	Area to east and north of Manchester City Centre.	Manchester Core Strategy (2012)	<p>Informs the future baseline for construction for the following topics: Air quality Water resources and flood risk</p> <p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual</p>
MA08/140	Manchester City Council EC6	Allocation	Large scale employment site (60ha) suitable for range of B1, B2, B8 and sui generis employment uses, ancillary commercial services. Key sectors will be within creative, media and manufacturing.	Central Park Strategic Employment Location, Great Ancoats Street, Manchester	Manchester Core Strategy	<p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual</p>
MA07/422	Manchester City Council	Full Application	Change of Use of Unit 3 from retail (Class A1) to health centre (Class D1) to facilitate relocation of Hawthorn Medical Centre from Unit 9	Unit 3 Fallowfield Retail Park, Birchfields Road, Manchester, M14 6FS	[Individual]	Unimplementable

8.3 Proposed development

- 8.3.1 Table 2 G lists proposed development (either planning applications that are yet to be determined or land use allocations included in development plans yet to be adopted) identified as at 30 November 2020.
- 8.3.2 Where applications have been submitted by named individuals, the applicant name has been excluded from the table in accordance with the General Data Protection Regulation (GDPR) guidance.

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Table 2 G: Proposed development in MA07 Davenport Green to Ardwick area

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/P/001	125332/FO/2019	Full Application	Proposed change of use from a Class C2 (Residential Care Home) to a mixed use (sui generis) Education and Training Centre on the basement and ground floor levels with student accommodation on the first and second floors associated with the related proposed Educational Use.	Overton House, 2 Newton Avenue, Manchester, M12 4EW	[Individual]	
MA07/P/002	126567/FU/2020	Full Application	Change of Use of shop (Class A1) into 1 x Studio Flat and 1 x One Bedroom Flat.	574 Wilmslow Road, Manchester, M20 3DB	[Individual]	
MA07/P/003	126591/FO/2020	Full Application	Erection of a three storey building to form 12 self-contained apartments with associated landscaping, car parking, cycle and bin stores following demolition of existing building.	123 Barlow Moor Road, Manchester, M20 2TS	Marco Investments	
MA07/P/004	126575/FO/2020	Full Application	Change of use of bank to 5 retail units at	570-572 Stockport Road,	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			ground floor and one apartment at first floor. together with elevational alterations.	Manchester, M12 4JJ		
MA07/P/005	125635/FO/2019	Full Application	Conversion of former Tatton Arms public house to create 7 new residential (C3) apartments and development of a further 21 new apartments (C3) to the rear following partial demolition of existing extensions together with associated access, parking and landscaping.	Tatton Arms, Boat Lane, Northenden, Manchester, M22 4HR	Britannia Group	
MA07/P/006	126773/FO/2020	Full Application	Erection of a 5 storey building comprising 27 no. apartments (7 x 1-bedroom apartments and 20 x 2-bedroom apartments) together with associated landscaping and car parking following the demolition of the existing building.	402 - 404 Wilmslow Road, Manchester, M20 3BN	Concorde No. 1 Limited	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/P/007	126881/FO/2020	Full Application	Erection of a two-storey dwelling house with living accommodation in the roof space, following demolition of existing property, with associated outbuilding and car parking.	129 Parsonage Road, Manchester, M20 4WZ	[Individual]	
MA07/P/008	127153/FO/2020	Full Application	Installation of 3G synthetic sports pitch area, comprising 2 x 5-a-side and 1 x 7-a-side pitches with associated boundary treatment, floodlighting landscaping and works to the parking area.	Rushford Park Sports Complex, Slade Lane, Manchester, M19 2AH	Manchester Youth Academy Ltd	
MA07/P/009	120849/FO/2018	Full Application	Erection of 3 storey building plus basement containing 15 no. apartments (7x1 bed, 8x2 beds), following partial demolition of vacant care home building (retention of front façade), together with the erection of a terrace of 4 no. three	The Limes 816 Wilmslow Road, Manchester	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			storey townhouses (4 bedrooms); with associated landscaping and car parking for 25 vehicles.			
MA07/P/010	125114/FO/2019	Full Application	Erection of 8no dwelling house comprising of 2no. two storey semi-detached and 6no. three storey terraced townhouses together with associated car parking, landscaping and boundary treatment.	18 and 18 A Kingsley Road, Manchester, M22 4NL	[Individual]	
MA07/P/011	128523/FO/2020	Full Application	Erection of a 33 metre high chimney to the Energy Centre; installation of 1 x CHP unit within an acoustic enclosure, along with associated equipment; installation of a roof mounted CHP heat rejection radiator, increase in the roof height of the Energy Centre by 1.5 metres; replacement and relocation of aging oil	Christie Hospital, Wilmslow Road, Manchester, M20 4BX	Vital Energi	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			storage tanks; elevational alterations to the fuel tank bund wall and Energy Centre; installation of access stairs.			
MA07/P/012	127981/FO/2020	Full Application	Change of use of first floor from restaurant, together with installation of dormer window to the rear, to form 1 no. self-contained flat with access from Wilmslow Road. with associated elevation alterations.	527A Wilmslow Road, Manchester, M20 4BA	[Individual]	
MA07/P/013	128597/VO/2020	Full Application	City Council Development - External alterations to building including erection of a two storey plant enclosure extension, on the north elevation, external curtain walling to replace existing and new cladding over exiting finishes on Velodrome building.	The National Cycling Centre, Stuart Street, Manchester, M11 4DQ	Manchester City Council	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/P/014	128064/FO/2020	Full Application	Change of use of part of first floor from offices (Class E) to education facility (Class F.1).	3 Universal Square, Devonshire Street, North Manchester, M12 6JH	UK Management College	
MA07/P/015	128895/FO/2020	Full Application	Erection of part 4/part 3 storey plus basement rear extension, together with the installation of front dormers in association with the conversion of the property to form 14 no. self-contained apartments together with associated elevational alterations, landscaping, car parking, cycle parking and bin store.	174 Palatine Road, Manchester, M20 2UW	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/P/016	129076/VO/2021	Regulation 3 Application	Erection of a part three, part two storey detached school building (Class F1) with associated sports facilities, access, car parking arrangements, landscaping and boundary treatment following the demolition of existing cinema building.	Former Showcase Cinema, Hyde Road, Manchester, M12 5AL	Manchester City Council	
MA07/P/017	128916/FO/2020	Full Application Consent	Erection of a part two - part four storey building to form Hotel (C1 use) together with associated car parking and landscaping.	The Moss Nook at the Corner of Trenchard Drive and Ringway Road, Manchester, M22 5NA	Newpark Group	
MA07/P/018	129527/FO/2021	Full Application Consent	Creation of 3 No. grocery collection facility with associated canopy, to replace existing click and collect canopy and locker, together with alterations to the car park.	Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD	ASDA Stores Ltd	
MA07/P/019	129685/FO/2021	Full Application Consent	Change of use to form a 12 bedroom care home (Class C2) Notwithstanding the outcome of this	209 Slade Lane, Manchester, M19 2AE	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			application, the discussed proposal relates to the formation of a residential care home (Class C2) with a notable element of nursing support. Further details can be found in the supporting statement.			
MA07/P/020	129772/FO/2021	Full Application Consent	Erection of a two storey outbuilding (Class F.1) to rear of existing building to be used as a place of worship, creation of car park area with new vehicular access from South Street following the demolition of the existing building and erection of 1.8 metre high replacement fencing and gates to the South Street boundary.	347-349 Jamia Islamia Mosque, Stockport Road, Manchester, M13 0LF	[Individual]	
MA07/P/021	128682/FO/2020	Full Application Consent	Erection of 9 No. dwelling houses and 10 No. apartments together with landscaping,	Former Happy Man Public House, 22 Portway, Manchester, M22 1UB	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			associated access and car parking following demolition of existing public house.			

9 Manchester Piccadilly Station (MA08)

9.1 Policy and planning context

9.1.1 The following local policy documents have been identified as relevant to the Manchester Piccadilly area. Where these are relevant to the assessment, these documents have been considered and referred to, where appropriate, in the topic sections in Volume 2 and reflected in the respective Volume 5 appendices as relevant:

- Manchester City Council (2012), Adopted Manchester Core Strategy Development Plan³³;
- Manchester City Council (1995), Saved policies of the adopted Unitary Development Plan for the City of Manchester³⁴;
- Salford City Council (2006), Saved policies of the adopted City of Salford Unitary Development Plan³⁵;
- Association of Greater Manchester Authorities (AGMA) (2012), Adopted Greater Manchester Joint Waste Plan³⁶;
- Association of Greater Manchester Authorities (AGMA) (2013), Adopted Greater Manchester Joint Minerals Plan³⁷;
- Transport for Greater Manchester (TFGM) (2017), Greater Manchester Transport Strategy to 2040³⁸; and
- Salford City Council (2013), Transport in Salford 2025³⁹.

³³ Manchester City Council (2012), *Adopted Manchester Core Strategy Development Plan*. Available online at: https://secure.manchester.gov.uk/downloads/download/4964/core_strategy_development_plan.

³⁴ Manchester City Council (1995), *Saved policies of the adopted Unitary Development Plan for the City of Manchester*. Available online at: https://secure.manchester.gov.uk/downloads/download/4975/extant_udp_policies.

³⁵ Salford City Council (2006), *Saved policies of the adopted City of Salford Unitary Development Plan*. Available online at: <https://www.salford.gov.uk/planning-building-and-regeneration/planning-policies/local-planning-policy/salfords-development-plan/saved-unitary-development-plan-policies/>.

³⁶ Association of Greater Manchester Authorities (AGMA) (2012), *Adopted Greater Manchester Joint Waste Plan*. Available online at: https://secure.manchester.gov.uk/downloads/download/4804/greater_manchester_joint_waste_development_plan_documents.

³⁷ Association of Greater Manchester Authorities (AGMA) (2013), *Adopted Greater Manchester Joint Minerals Plan*. Available online at: https://secure.manchester.gov.uk/info/200074/planning/6161/greater_manchester_joint_minerals_development_plan.

³⁸ Transport for Greater Manchester (TFGM) (2017), *Greater Manchester Transport Strategy to 2040*. Available online at: https://downloads.ctfassets.net/nv7y93idf4jq/7FiejTsj68eaa8wQw8MiWw/bc4f3a45f6685148eba2acb618c2424f/03_GM_2040_TS_Full.pdf.

³⁹ Salford City Council (2013), *Transport in Salford 2025*. Available online at: https://www.salford.gov.uk/media/386561/transport_in_salford_2025.pdf.

9.2 Committed development

- 9.2.1 Table 1 H lists unimplemented committed development, i.e. approved consents, development allocations in adopted development plans, identified up to 30 November 2020 relevant to the Manchester Piccadilly area.

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Table 1 H: Committed development in MA08 Manchester Piccadilly

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/110	Manchester City Council H5	Allocation	Delivery of approximately 8,200 residential units. 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.	Central Manchester	Manchester Core Strategy (2012)	<p>Informs the future baseline for construction for the following topics: Air quality</p> <p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual</p>
MA07/111	Manchester City Council EC8	Allocation	Proposed delivery of approximately 14ha of employment land for office, research and development, light industrial, general industrial, education and health uses.	Corridor (Manchester) within the Central Manchester Regeneration Area.	Manchester Core Strategy (2012)	<p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual</p>

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/223	Manchester City Council H4	Allocation	Delivery of approximately 18,280 residential units. High density housing will be permitted within parts that fall within the Regional Centre that are adjacent to the City Centre. This includes Ancoats, New Islington, Holt Town and Chancellor's Place; to the west of Alan Turing Way, within Eastlands, Newton Heath, Openshaw and Gorton district centres as part of mixed use schemes.	East Manchester	Manchester Core Strategy (2012)	<p>Informs the future baseline for construction for the following topics: Air quality</p> <p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual</p>
MA07/224	Manchester City Council EC5	Allocation	Proposed delivery of approximately 80-85ha of employment land. Majority of this provision within the Regional Centre - specifically Central Park (see EC6) for B1 and B2 uses; Eastlands (see EC7) for leisure and ancillary retail and office uses and City Centre Fringe (see CC1) along Great Ancoats Street.	East Manchester (majority will be in the Regional Centre including Central Park; Eastlands; City Centre Fringe).	Manchester Core Strategy (2012)	<p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual</p>

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/336	Manchester City Council 121942/FO/2018	Full Application	Proposed change of use from cash and carry (Sui Generis) to Class B2 manufacturing and installation of a mezzanine floor to create additional floorspace.	Unit 5 Thames Industrial Estate, Higher Ardwick, Manchester, M12 6DD	[Individual]	
MA08/010	Manchester City Council 122888/FO/2019	Full Application	Proposed installation of two Combined Heat and Power units (CHP) within the Schuster and Williamson Building basement plantrooms to provide energy across a below ground network to University buildings within the East Campus, including associated below ground pipework, external exhaust flues and ventilation equipment to support the CHP engines.	Schuster Building, The University of Manchester, Brunswick Street M13 9PL	[Individual]	
MA08/015	Manchester City Council 115475/FO/2017	Full Application	Erection of five storey apartment building with basement comprising 16 no. residential dwellings with new front boundary treatment and associated works.	Vacant Plot north east of the Vallance Centre, Brunswick Street, Manchester	Brunswick Living Ltd	Informs the future baseline for operation for the following topics: Air quality

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/016	Manchester City Council AB8d	Allocation	Site suitable for a B1 light industrial/office use.	Corner of Hyde Road/Higher Ardwick	Extant Manchester Unitary Development Plan Policies (adopted 1995, saved 2012)	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Landscape and visual
MA08/032	Manchester City Council RC.9	LTP Allocation	Manchester Oxford Road re-modelling - widening of the railway viaduct and lengthening of platforms.	Manchester Oxford Road	Greater Manchester Transport Strategy 2040, Draft Delivery Plan (2020-2025), Progress Report 2017-2018	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Landscape and visual
MA08/038	Manchester City Council CC1	Allocation	Proposed 33ha in City Centre and 25ha in City Fringe of B1a high density offices or similar employment development.	Manchester City Centre and City Fringe (including Strangeways, Collyhurst, Ancoats, Chancellors Place, Manchester Science Park).	Manchester Core Strategy (2012)	<p>Informs the future baseline for construction for the following topics: Water resources and flood risk</p> <p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to</p>

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
						cumulative effects for the following topics: Community Health Landscape and visual
MA08/042	Manchester City Council CC2	Allocation	Proposed 70,000sqm net comparison retail development.	Manchester City Centre including Primary Shopping Area (PSA)	Manchester Core Strategy (2012)	<p>Informs the future baseline for construction for the following topics: Water resources and flood risk</p> <p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual</p>
MA08/044	Manchester City Council CC3	Allocation	Proposed delivery of approximately 16,720 residential units.	Manchester City Centre (key locations will be Castlefield, Piccadilly, the Southern Gateway and Northern Quarter).	Manchester Core Strategy (2012)	<p>Informs the future baseline for construction for the following topics: Air quality Water resources and flood risk</p> <p>There is not sufficient information to determine if this land use allocation</p>

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
						would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual Sound, noise and vibration
MA08/057	Manchester City Council RC.7	LTP Allocation	Piccadilly Station Platforms 15 and 16.	Manchester Piccadilly	Greater Manchester Transport Strategy 2040; Greater Manchester Transport Strategy 2040 Delivery Plan 1: 2016/17-2021/22	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Landscape and visual
MA08/065	Manchester City Council 119265/FO/2018	Full Application	Construction of a building of ground floor (including mezzanines) plus 16 upper storeys comprising a new hotel (Use Class C1), with ancillary uses at ground floor (bar, restaurant and public area, business suite), together with associated landscaping, servicing, cycle parking, and other associated works.	55 Portland Street, Manchester, M1 3HP	Portland Street Property Limited	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/068	Manchester City Council 121810/FO/2018	Full Application	Change of use to a flexible use of a Non-residential institution (Use Class D1) or Office (Use Class B1(a)) pursuant to Schedule 2 Part 3 Class V of the Town and Country Planning (General Permitted Development) (England) Order (2015) as amended, with no more than 1 floor occupied as Non-residential institution (Use Class D1) at any time.	Floors 1-7 17-21 Boulton House, Chorlton Street, Manchester, M1 3HY	Palace Capital Plc	Informs the future baseline for construction for the following topics: Socio-economics
MA08/081	Manchester City Council 120659/FO/2018	Full Application	Continued use of land as car park for a temporary period of two years.	NCP Car Park Store Street, Manchester, M1 2TP	NCP	
MA08/089	Manchester City Council 121014/FO/2018	Full Application	Erection of 23 storey building (land at no. 14-16 Piccadilly) plus plant level and conversion of adjacent building (no. 12 Piccadilly) (basement to fourth floor) to create 356 bedroom hotel above ground floor breakfast room and lobby.	12 - 16 Piccadilly, Manchester, M1 3AN	Toyoka Inn Co Ltd	Informs the future baseline for construction for the following topics: Air quality Landscape and visual Socio economics Sound, noise and vibration
MA08/092	Manchester City Council	Prior Notification	Prior notification of change of use from offices (Class B1) for change of	Outram House, Piccadilly Village,	Beech Holdings	Informs the future baseline for construction for the following topics:

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
	119364/P3OPA/2018		use to apartments (use class C3) comprising 43 no. studios.	Great Ancoats Street, Manchester, M4 7AA		Community Health Sound, noise and vibration Informs the future baseline for operation for the following topics: Air quality
MA08/096	Manchester City Council EC1	Allocation	Proposed 140ha for office development (B1a), Proposed 25ha for research and development and industry (B1b, B1c and B2), Proposed 35ha for distribution and warehousing (B8). Site suitable for mixed use economic development (30ha) including high technology industries, logistics, offices, warehousing and ancillary commercial facilities.	Regional Centre including Manchester City Centre (33ha); City Centre Fringe (25ha); Central Park and Eastlands (65ha); and Manchester Airport and the surrounding area (50ha). Airport City, Manchester	Manchester Core Strategy (2012)	Informs the future baseline for construction for the following topics: Water resources and flood risk There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/098	Manchester City Council 115178/FO/2017	Full Application	Erection of 2 linked buildings ranging in height from 8 to 10 storeys (plus roof top plant room) to provide residential accommodation (Use Class C3) comprising 18 x 1 bed, 84 x 2 bed, 15 x 3 bed, 2 x duplex (4 bed) and 9 townhouses (7 x 3 bed, 1 x 2 bed and 1 x 4 bed) (128 units in total) works to create provision for access and servicing, hard and soft landscaping (to include a secure external area and public realm linking Ducie Street to the Rochdale Canal) and associated works following the demolition of existing buildings. Development to include 128 cycle parking spaces.	Part site of existing car park bounded by Ducie Street, The Rochdale Canal, Peak Street, Tariff Street (Multi-Storey Car Park) and remainder of surface car park, Manchester, M1 2JL	Belgravia Living Group	<p>Informs the future baseline for construction for the following topics:</p> <ul style="list-style-type: none"> Air quality Community Health Landscape and visual Sound, noise and vibration <p>Informs the future baseline for operation for the following topics:</p> <ul style="list-style-type: none"> Sound, noise and vibration
MA08/099	Manchester City Council 115529/FO/2017	Full Application	Construction of 14 new build residential apartments (Use Class C3) and associated ancillary spaces. Minor alterations	56 Dale Street, Mangle Street, Manchester, M1 2HN	[Individual]	<p>Informs the future baseline for construction for the following topics:</p> <ul style="list-style-type: none"> Sound, noise and vibration

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			to Grade II listed building (56 Dale Street).			
MA08/129	Manchester City Council H2	Allocation	Delivery of approximately 16,580 residential units. 40-50 dwellings per ha but higher densities considered appropriate in locations close to the City Centre such as the Lower Irk Valley and Holt Town.	Area to east and north of Manchester City Centre.	Manchester Core Strategy (2012)	<p>Informs the future baseline for construction for the following topics: Air quality</p> <p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual</p>
MA08/140	Manchester City Council EC6	Allocation	Large scale employment site (60ha) suitable for range of B1, B2, B8 and sui generis employment uses, ancillary commercial services. Key sectors will be within creative, media and manufacturing.	Central Park Strategic Employment Location, Great Ancoats Street, Manchester	Manchester Core Strategy (2012)	<p>There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Community Health Landscape and visual</p>
MA08/146	Manchester City Council 114114/FO/2016	Full Application	Change of use from B2 (General Industrial) to form 3 no. B8 (Storage and Distribution) warehouses	8-60 Higher Ardwick, Manchester, M12 6DA	Knitwear Couture Limited	<p>Informs the future baseline for construction for the following topics: Air quality</p>

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			together with elevational alterations.			
MA08/160	Manchester City Council 118267/FO/2017	Full Application	Full planning permission for the demolition of existing buildings on site and their replacement with a mixed use (sui generis) development comprising 3 towers ranging in height (from 14, 20 and to 25 storeys (including lower ground floor level) and intermediary link buildings and providing: 403 units of Co-Living residential accommodation with associated shared amenity spaces; 94 units of purpose built student accommodation with associated shared amenity spaces; ground floor commercial floor space and children's day nursery together with cycle parking, recycling and refuse bin storage, associated plant and public realm enhancements to Granby	Land at Chandos Hall between Echo Street, Granby Row, Vimto Gardens and Manchester South Junction and Altrincham Railway Viaduct, Manchester, M1 3QJ	IQSA Services Limited	Informs the future baseline for construction for the following topics: Land Quality Landscape and visual Socio-economics Sound, noise and vibration

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			Row, Echo Street, Cobourg Street and Back Acton Street.			
MA08/180	Manchester City Council 122296/FO/2019	Full Application	Change of use of ground floor to higher education institution (class D1), together with insertion of a new mezzanine floor amounting to 365m ² and the installation of 2no. external louvres.	Units 3A / 3B Ground Floor, 3 Piccadilly Place, Manchester, M1 3BN	UCFB Manchester Ltd	<p>Informs the future baseline for construction for the following topics: Community Health Sound, noise and vibration</p> <p>Informs the future baseline for operation for the following topics: Air quality Sound, noise and vibration</p>
MA08/185	Manchester City Council 110785/FO/2015/Cs	Full Application	Conversion of existing warehouse to 12no. self-contained apartments with common areas and boundary and external treatments.	Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD	34 Charlotte Street Ltd	
MA08/194	Manchester City Council 121799/FO/2018	Full Application	External alterations, refurbishment and extension including construction of 'gem' structure, green windows, feature lighting, and installation of mechanical plant and replacement of 4 existing trees along with	111 Piccadilly, Manchester, M1 2HY	Bruntwood	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			potential further planting on Ducie Street.			
MA08/209	Manchester City Council 120460/FO/2018	Full Application	Installation of a retaining structure to secure the northern side of the Grade II listed towpath bridge including removal of non-original wall and erection of replacement brick skin.	Islington Wharf, Phase 3, Ashton Canal Towpath, Islington Wharf Branch, Manchester	[Individual]	
MA08/211	Manchester City Council 116243/FU/2017 / 116192/FU/2017	Full Application	Use of 2nd floor as Office (Use Class B1) and / or Clinics, Health Centre and Consulting Rooms (Use Class D1) / Use of basement as offices (Use Class B1) and/or storage (Use Class B8) and/or clinics, health centres and medical consulting rooms (Use Class D1).	18 - 22 Mosley Street, Manchester, M2 3AQ	Deanbank Investments Limited	
MA08/212	Manchester City Council 120149/FO/2018	Full Application	Erection of 7 to 8 storey residential building (Class C3) to provide 41 apartments (7 x 1-bedroom 1-person apartments, 6 x 1-bedroom 2-person apartments, 6 x 2-bedroom 3-person apartments, 22 x 2-bedroom 4-person	Car Park Between 57 And 59 Ducie Street, Manchester, M1 2JQ	Rain City Developments (Ducie Street) Limited	Informs the future baseline for construction for the following topics: Air quality Community Health Sound, noise and vibration

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			apartments) with associated landscaping and other works.			
MA08/216	Manchester City Council 121345/FO/2018	Full Application	Use of the 1no. ground floor commercial unit (Unit 1) as Use Class A1 (shop) or A2 (financial and professional services) or A3 (Restaurants and Cafes) or B1 (Offices) or C1 (hotels), together with installation of rooftop plant and equipment and associated works.	40 Laystall Street, Manchester, M1 2JP	Ciel Laystall Limited	Informs the future baseline for construction for the following topics: Socio-economics Sound, noise and vibration
MA08/217	Manchester City Council 112667/FO/2016	Full Application	Refurbishment of Gardens Hotel involving erection of two storey vertical extension comprising a new bedroom floor and a roof top bar extension with external terrace with rooftop plant and new hotel entrance.	Land at 51-57 Piccadilly, Manchester, M1 2AP	Cairn Group	
MA08/219	Manchester City Council 121053/FO/2018	Full Application	Use of the lower ground floor and ground floor loading bay as Use Class B1 office accommodation and external alterations to include installation of windows to replace 5 no. louvres on Dale Street	Dale House, 35 Dale Street, Manchester, M1 2HF	Helical (Dale House) Ltd	Informs the future baseline for construction for the following topics: Sound, noise and vibration

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			elevation and modifications to existing loading bay doors on Port Street.			
MA08/220	Manchester City Council 112670/FO/2016	Full Application	Erection of seven storey hotel extension (60 beds) with glazed bridge link at third floor to connect to rear elevation of Gardens Hotel.	2 Little Lever Street, Manchester, M1 1HR	Cairn Group	Informs the future baseline for construction for the following topics: Socio-economics
MA08/222	Manchester City Council 111998/FO/2016	Full Application	Change of use and internal/external works to the building, including the installation of four air conditioning units on the roof, to create 16 apartments (use class C3) on the first, second, third and fourth floors, with commercial uses including retail (use class A1), cafe (use class A3) and mixed use restaurant/takeaway (sui generis) provided at ground floor and basement level.	Cheetwood House, Newton Street, Manchester, M1 1FZ	Beech Holdings	Informs the future baseline for construction for the following topics: Community Health Socio-economics Sound, noise and vibration
MA08/223	Manchester City Council 118163/FO/2017	Full Application	Change of Use from A2 Banking Activities to C1 Hotel Use from first to fifth floor and A1 (Shop) /A3 (Restaurant and Cafe)/A4	33-35 Piccadilly, Manchester, M1 1LQ	Trafalgar Leisure Ltd	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			(Drinking Establishment) /D2 (Assembly and Leisure) uses at Basement, Ground Floor and Proposed Mezzanine Floor, and roof extensions to fourth and fifth floor and extensions to existing light well from first floor to fifth floor.			
MA08/224	Manchester City Council 116401/FO/2017	Full Application	Erection of 6 storey building (plus plant level) above basement level to create office accommodation Class B1 at 1st to 5th floors and ground floor and basement (A1 (Shop), A3 (Restaurant and Cafe) and A4 (Drinking Establishment) Use) with repair up to second floor and reinstatement from 2nd floor to roof of former central feature above former entrance block, removal of brick and stone wall to Bunsen Street elevation, remains of existing chimney to gable wall of 25 Dale Street and	25-27 Dale Street, Manchester, M1 1EY	Kamani Commercial Property Limited	Informs the future baseline for construction for the following topics: Socio-economics

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			existing stair and lift core from basement, ground and 1st floor.			
MA08/225	Manchester City Council 116190/FO/2017	Full Application	Erection of a part 6 part 10 storey building together with 5 storey link building to form 213 residential apartments with ground floor commercial space (300m ²) (use classes A1, A2, A3, B1 and D1 - excluding a place of worship) with associated car parking, hard and soft landscaping, access off Upper Kirby Street and other associated works.	Land bounded by Old Mill Street, Ashton Canal & Upper Kirby Street, Manchester, M4 6EB	Manchester Life Development Company 2 Ltd	Informs the future baseline for construction for the following topics: Landscape and visual
MA08/229	Manchester City Council 122597/FO/2019	Full Application	Proposed erection of a residential development comprising 18 no. 3 storey houses located on a podium above a 64 space surface level car park, with associated access, landscaping and boundary treatments	Land at Piercy Street and Carruthers Street, Piercy Street, Manchester, M4 6FN	Urban Splash House Limited	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA08/230	Manchester City Council 113981/FO/2016	Full Application	Change of use of basement from ancillary storage to a bar and associated works including replacement doors and	Habib House, 9 Stevenson Square, Manchester	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			roller shutter creation of external seating area to rear, demolition of existing rear railings and erection of new wall.			
MA08/251	Manchester City Council 116793/P3OPA/2017	Prior Notification	Prior notification of change of use from offices (Class B1) to apartments (use class C3) comprising 39 no. studios.	12 Minshull Street, Manchester, M1 3FR	Rose Gold Ltd	Informs the future baseline for construction for the following topics: Community Health
MA08/253	Manchester City Council 125038/FU/2019	Full Application	Change of use from a warehouse to a dance studio (Use Class D2)	92 Temperance Street, Manchester, M12 6HU	[Individual]	Informs the future baseline for construction for the following topics: Community Health
MA08/255	Manchester City Council 122000/FO/2018	Full Application	Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 59 x 1 bed (34 x 1 bed 1 person and 25 1 bed 2 person), 113 x 2 bed (44 x 2 bed 3 person and 69 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level	Victoria House, Great Ancoats Street, Manchester, M4 7AB	Forshaw Land and Property Group	Informs the future baseline for construction for the following topics: Air quality Community Health Socio-economics Sound, noise and vibration

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings.			
MA08/256	Manchester City Council 126672/FO/2020	Full Application	Erection of a temporary construction compound and logistical hub (Sui Generis) to facilitate the construction of Mayfield Phase 1 (124972/FO/2019 and 125248/FO/2019) and neighbouring infrastructure developments for a ten year period, including associated demolition of on-site structures, erection of site cabins, physical landscaping and highway works, and car and cycle parking provision for construction workers.	Hoyle Street, Manchester, M12 6HG	Mayfield Development Partnership LP	Informs the future baseline for construction for the following topics: Socio-economics
MA08/257	Manchester City Council 122598/FO/2019	Full Application	Proposed erection of a residential development comprising 34 no. 3 storey dwelling houses, 2 no. 6 storey apartment blocks comprising 60 no. apartments with commercial space at the	Land Between Coppersmith Road, Lockyard Lane and New Islington Marina, Manchester	Urban Splash House Limited	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			ground floor (Use Classes A1, A2, A3, A4, B1 and D1) with outdoor seating, all with associated car parking, landscaping, public realm works and boundary treatments.			
MA08/258	Manchester City Council 123968/FO/2019	Full Application	Change of use of 1st floor, 26 Lever Street, from B1 (Office) to D1 (Non-residential education and training centre).	26 Lever Street, Manchester, M1 1DZ	Hyper Island Ltd	
MA08/260	Manchester City Council 122599/FO/2019	Full Application	Demolition of existing building and erection of a 13 / part 14 (plant level) storey building to create a 275-bedroom hotel (Class C1) use.	1 Adair Street, Manchester, M1 2NQ	Capital and Centric (Resurrection)	Informs the future baseline for construction for the following topics: Socio-economics Sound, noise and vibration
MA08/264	Manchester City Council 110116/FO/2015/C 2	Full Application	Installation of arrestment plant to clean output of gas melting furnace	53 Store Street, Manchester, M1 2WD	[Individual]	
MA08/280	Manchester City Council 110785/FO/2015/C 2	Full Application	Conversion of existing warehouse to 12no. self-contained apartments with common areas and boundary and external treatments.	Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD	[Individual]	
MA08/292	Manchester City Council	Full Application	Change of use and conversion of building	Waldorf House,	Wellington Pub Company	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
	111932/FO/2016		from offices (Use Class B1) and nightclub (sui generis) to residential use (Use Class C3) to accommodate 14 no. apartments, together with elevational alterations.	5 Cooper Street, Manchester, M2 2FW		
MA08/299	Manchester City Council 113685/FO/2016	Full Application	Change of Use from office space (Class B1) at first to fourth floor to hotel with ancillary dormitory accommodation (Class C1). Retention of ground floor and basement restaurant (Class A3). Extension at ground floor to increase restaurant floorspace and to create terrace at first floor for use by hotel guests.	57 Princess Street, Manchester, M2 4EW	Realty Estates	
MA08/302	Manchester City Council 114707/FO/2016	Full Application	Change of units of vacant units B2, B3 and B4 (all basement) from Class A1 (Shop) to Class B1 (Office) use.	Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA	[Individual]	Informs the future baseline for construction for the following topics: Socio-economics
MA08/303	Manchester City Council 114468/FO/2016	Full Application	Installation of new external plant deck at roof level.	Dale House, 35 Dale Street, Manchester, M1 2HF	Helical (Dale House) Ltd.	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/313	Manchester City Council 125662/FO/2019	Full Application	Change of use of public highway for placing of tables and chairs between the hours of 07.30 to 23.00 Monday to Saturday and 08.30 to 20.00 on Sunday and Bank Holidays.	1 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH	[Individual]	
MA08/314	Manchester City Council 125386/FO/2019	Full Application	Change of use of the second floor from B1 offices to a D1 non-residential music centre.	50 Faulkner Street, Manchester, M1 4FH	[Individual]	
MA08/315	Manchester City Council 125468/FO/2019	Full Application	Change of use of premises from A2 to D1 (Clinic) with minor external alterations to building including foldaway wheelchair lift to entrance door frontage and louvre panels to rear.	79 Newton Street, Manchester, M1 1EX	[Individual]	
MA08/316	Manchester City Council 125473/FO/2019	Full Application	Change of use to a flexible use as a non-residential educational institution (Use Class D1) or Office (Use Class B1) pursuant to Schedule 2 Part 3 Class V of the Town and Country Planning (General Permitted Development) (England) Order (2015) as amended.	135-141 Oldham Street, Manchester, M4 1LN	British and Irish Modern Music Institute	Informs the future baseline for construction for the following topics: Socio-economics

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/318	Manchester City Council 114788/FO/2016	Full Application	Change of use of 8th Floor to Class B1 (offices), or D1 (meeting rooms, and training/conference centre).	8th Floor 11 Portland Street Manchester M1 3HU	[Individual]	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA08/321	Manchester City Council 114642/FO/2016	Full Application	Change of use from industrial use (Class B2) to office accommodation (Class B1a) formation of a mezzanine floor and associated elevational alterations.	20 Pollard Street, East Manchester, M40 7ET	Boohoo MAN	
MA08/324	Manchester City Council 116777/FO/2017	Full Application	Proposed erection of a part 8, part 15 storey building to provide 100 no. residential apartments (Class C3a), with ground floor commercial uses (Class A1, A3 or B1), basement level car and cycle parking, and access arrangements and associated highways works following the demolition of existing building and structures.	25 Rochdale Road, Manchester, M4 4HT	[Individual]	
MA08/328	Manchester City Council 115497/FO/2017	Change of use	Change of use of lower ground floor from office and store rooms to convenience shop (Class A1) and separate	18 Pollard Street, Manchester, M4 7AN	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			cafe/restaurant (Class A3) with shared ancillary basement storage (sui generis use) and associated elevational and internal alterations, including new entrance to Pollard Street.			
MA08/332	Manchester City Council 118425/FO/2017	Change of use	Change of use from D1 to D2 (Gym) including external alterations comprising installation of 2 air conditioning units within ginnel.	Basement 45-47 Newton Street, Manchester, M1 1FT	[Individual]	Informs the future baseline for construction for the following topics: Community Health
MA08/335	Manchester City Council 118823/FO/2018	Full Application	Change of use of floors 2-5 from a single flat and offices to 18 flats, including alterations to external elevations to provide an additional storey, new circulation core, additional windows and improvements to public realm.	86-88 Market Street, Manchester, M1 1PD	Pacific Trend Group Ltd	
MA08/337	Manchester City Council 119041/FO/2018	Full Application	Change of use from hard standing to private garden (to be added to development private garden of approved application 115401).	Brownsfield Mill, Binns Place, Manchester, M4 6DE	Urban Splash (Brownsfield) Ltd	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/340	Manchester City Council 119338/FO/2018	Full Application	Change of use from vacant premises to dual use A1 hairdressers/D1 hairdressers training academy (sui generis) premises.	Ground Floor, 42-44 Fountain Street, Manchester, M2 2BE	[Individual]	Informs the future baseline for construction for the following topics: Socio-economics
MA08/341	Manchester City Council 119731/FO/2018	Full Application	Erection of 7 storey building to form 38 apartments and ground floor retail unit (Class A1) together with associated car and cycle parking following demolition of existing building.	Cheshire Cheese PH & Vacant Land (Formerly Nos 32-38), Oldham Road, Manchester, M4 5FE	Cheshire Cheese Assets Ltd	
MA08/342	Manchester City Council 119374/FO/2018	Full Application	Change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street.	Mindel House (10 Minshull Street) and 11 Bloom Street, Manchester, M1 3EF	Beech Holdings	Informs the future baseline for construction for the following topics: Community Health Sound, noise and vibration
MA08/343	Manchester City Council 120099/FO/2018	Full Application	Erection of 6 storey building with roof top terrace level comprising ground floor level A1 (Shop)/ A3 (Restaurant and Cafe) Use (Sui Generis) with 10 apartments (10 x 1 person apartments) (Class	56 Shudehill Manchester, M4 4AA	Watch This Space (Jembrana) Ltd.	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			C3) above and associated works.			
MA08/344	Manchester City Council 120090/DEM/2018	Demolition	Prior approval for demolition.	Rammon House, Portugal Street East, Manchester, M1 2WW	Portugal Street East Limited	Informs the future baseline for construction for the following topics: Socio-economics
MA08/345	Manchester City Council 119387/FO/2018	Full Application	Change of use highway to form an outdoor seating area.	Philpotts Unit 1 Lowry House, Spring Gardens, Manchester, M2 3AW	[Individual]	
MA08/346	Manchester City Council 120893/FO/2018	Full Application	Erection of a 9 storey building to form ground, first and second floor office accommodation (Use Class B1) (3124m ²) together with 75 residential apartments (Use Class C3a) with associated car parking, amenity provision and other associated works following demolition of existing buildings.	Land bounded by Bengal Street, Primrose Street, Radium Street and Silk Street, Manchester, M4 6AQ	M4nchester Two Ltd	
MA08/347	Manchester City Council 118907/FO/2018	Full Application	Use of ground floor as a drinking establishment (Use Class A4).	Unit 1 1 Cotton Field Wharf, Manchester, M4 6FQ	Cask - Embibe Ltd	
MA08/348	Manchester City Council 120145/FO/2018	Full Application	Change of use from Office (Class B1(a)) to a flexible use of a consulate (sui	3rd Floor 1 Portland Street, Manchester,	Embassy of Hungary	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			generis)/office (Class B1(a)) pursuant to Schedule 2 Part 3 Class V of the Town and Country Planning (General Permitted Development) (England) Order 2015; and addition of 1no. condenser unit and 2no. inverters to roof.	M1 3BE		
MA08/349	Manchester City Council 121027/FO/2018	Full Application	Change of use of ground floor from Tattoo Parlour to mixed use cafe (class A3) and bar (class A4) and installation of acoustic mitigation, ventilation ductwork and flue.	105 Oldham Street, Manchester, M4 1LW	Chakalaka Limited	
MA08/350	Manchester City Council 121380/FO/2018	Full Application	Erection of a part 31, part 13, part 5 storey building to form 373 residential apartments (Use Class C3a) and 12 serviced apartments (Use Class C1) together with a ground floor commercial unit (408m ²) (Use Class A1, A2 or A3) with associated car parking, public realm and other associated works following demolition of existing buildings.	Swan House, Swan Street, Manchester, M4 5DF	Cable Swan Limited	Informs the future baseline for operation for the following topics: Air quality

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/351	Manchester City Council 121451/FO/2018	Full Application	Extension of hotel building to create a 'Cigar' Terrace.	29 Ducie Street, Manchester, M12JL	Evans Dakota Hotels Ltd	
MA08/352	Manchester City Council 121375/FO/2018	Full Application	Construction of a 22 storey building comprising 361 residential apartments (122 x 1 bed 2 person, 119 x 2 bed 3 person, 94 x 2 bed 4 person, 21 x 3 bed 5 person and 5 x 3 bed 6 person (34% 1 bed, 59% 2 bed and 7% 3 bed) ground floor commercial floorspace (Use Classes A1 (Shop), A3 (Restaurant and Cafe), A4 (Drinking Establishment) and A5 (Hot Food Take-away) associated landscaping, including new public realm and pedestrian route, together with servicing, cycle parking, access and other associated works following demolition of buildings at 20-22 and 24-26 High Street and 5 market stalls to Church Street.	20 - 36 High Street Including Church Street Market Stalls, Manchester, M4 1QB	ASE II Manchester Limited	Informs the future baseline for construction for the following topics: Socio-economics

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/353	Manchester City Council 125037/FO/2019	Full Application	Erection five storey building to form two duplex apartments including roof terrace and associated car parking.	6 Loom Street, Manchester, M4 6AN	Forshaw Land & Property Group	
MA08/355	Manchester City Council 127537/FO/2020	Full Application	Erection of a 11 storey 229 bedroom hotel (Use Class C1) with ancillary ground floor bar/restaurant together associated public realm and other associated works.	25 Rochdale Road, Manchester, M4 4HT	[Individual]	
MA08/356	Manchester City Council 127402/FO/2020	Full Application	Creation of a commercial unit (Use Classes A1 (excluding convenience retail), A2, A3, B1 and / or D1) to the ground Floor of Block B of the Blossom Street development and other associated works.	Land at Blossom Street, Great Ancoats Street, Gun Street and Henry Street, Manchester	[Individual]	Informs the future baseline for construction for the following topics: Socio-economics
MA08/357	Manchester City Council 126638/FO/2020	Full Application	Erection of part 17 storey (plus roof top plant behind parapet), part 6 storey building and the conversion with single-storey rooftop extension of the existing building at 1 & 3 Back Turner Street to comprise office accommodation (Class	Land bound by Back Turner Street, Shudehill, Soap Street and High Street, Manchester, M4 1FR	[Individual]	Informs the future baseline for construction for the following topics: Socio-economics

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			B1(a)) with front of house and commercial floorspace at ground floor Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) B1 (Office) and D2 (gym and cinema) use with associated landscaping and other works following demolition of existing buildings at 30 & 32 Shudehill and 1 & 3 Nicolas Croft.			
MA08/358	Manchester City Council 126445/FO/2020	Full Application	Creation of new external terrace to rear of building and relocation of existing refuse store and associated works.	London Warehouse, Ducie Street, Manchester, M1 2TP	Go Native Ltd.	
MA08/359	Manchester City Council 126369/FO/2020	Full Application	Installation 1no. Royal Mail parcel box designed to receive parcels (up to 45x35x16cm) and letters.	London Road at the Junction with Fairfield Street, Manchester, M60 7RA	Royal Mail Group	
MA08/360	Manchester City Council 126630/FO/2020	Full Application	Erection of two storey side extension to existing office, together with the inclusion of a mezzanine	20 Pollard Street, East Manchester, M40 7FS	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			floor and associated car and cycle parking.			
MA08/361	Manchester City Council 126608/FO/2020	Full Application	Erection of part 4, part 11 storey residential (Class C3) development (with roof top plant room) comprising 66 (Class C3) residential units (3 x 2 bed town houses, 46 x two bed apartments and 17 x one bed apartments) together with associated car parking (10 spaces including 5 EVC spaces), cycle parking (66 spaces) communal roof terrace (level 6), landscaping and ancillary infrastructure including rooftop PV panels, alterations to access onto Store Street.	Land to the south of Store Street, Manchester, M1 2NE	[Individual]	Informs the future baseline for construction for the following topics: Community Health Landscape and visual Sound, noise and vibration
MA08/399	Manchester City Council 117879/FO/2017	Full Application	Construction of a ground floor extension to extend the existing reception area, construction of a terrace for use as an external seating area and remodelling of the existing main entrance with the addition of a new porte-cochere entrance.	Macdonald Manchester Hotel, 91 London Road, Manchester, M1 2PG	Macdonald Hotels and Resorts	Informs the future baseline for construction for the following topics: Sound, noise and vibration

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/401	Manchester City Council 120508/FU/2018	Full Application	Change of use of part of upper ground floor from Use Class B1 (office) to Use Class A4 (drinking establishment).	35 Dale Street, Manchester, M1 2HF	Helical (Dale House) Limited	Informs the future baseline for construction for the following topics: Socio-economics
MA08/402	Manchester City Council 128191/FO/2020	Full Application	Erection of five office buildings and new public realm comprising: 3 no. 8 storey mixed use buildings (Buildings A, D and E) comprising workspaces (Use Class E) together with flexible uses at ground floor (Use Class E) and/or theatre/bar (Sui Generis) together with a multi use rooftop amenity area to Building A; and 2 no. 5 storey mixed use buildings (Buildings B and C) comprising workspaces (Use Class E) together with flexible uses at ground floor (Use Class E) and/or theatre/bar (Sui Generis); together with cycle parking, creation of pedestrian and cycle routes, external amenity spaces, new public realm and other associated	Land bounded by Ashton Canal, Great Ancoats Street, Munday Street and Pollard Street, Manchester, M4 7DS	AG GP Manchester Pollard B.V.	Granted consent 18/12/2020 and by exception has been considered for inclusion in assessment. Informs the future baseline for construction for the following topics: Community Health Landscape and visual Socio-economics Sound, noise and vibration

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			engineering and infrastructure works.			
MA08/407	Manchester City Council RC.02.04	LTP Allocation	Princess Parkway / Mancunian Way improvements.	Princess Parkway / Mancunian Way Junction	Greater Manchester Transport Strategy 2040, Draft Delivery Plan (2020-2025), Progress Report 2017-2018	There is not sufficient information to determine if this land use allocation would inform the future baseline or give rise to cumulative effects for the following topics: Landscape and visual
MA08/408	Manchester City Council 119268/DEM/2018	Demolition	Prior notification of demolition of buildings and structures.	1-7 1 Beswick Street Manchester M40 7EZ	Maryland Securities Ltd	

9.3 Proposed development

- 9.3.1 Table 2 H lists proposed development (either planning applications that are yet to be determined or land use allocations included in development plans yet to be adopted) identified as at 30 November 2020.
- 9.3.2 Where applications have been submitted by named individuals, the applicant name has been excluded from the table in accordance with the General Data Protection Regulation (GDPR) guidance.

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Table 2 H: Proposed development in MA08 Manchester Piccadilly

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/P/01	119559/FO/2018	Full Application	Erection of part 9 and part 10 storey building with rooftop terrace at 9th floor level, above 2 basement levels comprising Class B1 (offices) above first floor with upper basement, ground, and first floor Class A1 (Shop) Use, Class A3 (Restaurant and Cafe) Use, Class A4 (Drinking Establishment Use) and Class D2 (Assembly and Leisure) Use sub-basement plant area, retention of the grade 2 listed building at 47 Piccadilly and demolition of adjacent warehouse building.	43-47 Piccadilly, Manchester, M1 2AP	Trafalgar Leisure Limited	
MA08/P/02	127317/FO/2020	Full Application	Erection of a part 25 part 21, part 14, part 7 storey building for 352 apartments comprising 39	Land at Heyrod Street, Manchester, M1 2WW	Packaged Living Ltd	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			Studios, 77x 1 bed, 227 x 2 bed and 9 x 3 bed (Use Class C3) with ground floor commercial space within 4 units (494m2) for Class A1 (Shop), A2 (Financial and Professional Services) A3 (Café and Restaurant), A4 (Drinking Establishment), A5 (Hot Food Take Away), B1 (Office) and D1-D2 uses, ancillary indoor and outdoor amenity space (including 1st and 21st floor external areas) car parking for 20 vehicles, cycle parking and associated hard and soft landscaping works, following demolition of existing buildings.			
MA08/P/03	128827/FO/2020	Full Application	Creation of a gym (Use Class E) within basement area together with	Part of basement of Express Building, 1 George Leigh Street, Manchester	PJD Holdings PLC	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			elevational alterations.			
MA08/P/04	119374/FO/2018	Full Application	Change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street with rooftop amenity space.	Mindel House (10 Minshull Street) and 11 Bloom Street, Manchester, M1 3EF	Beech Holdings	
MA08/P/05	129270/FO/2021	Full Application	Construction of all-weather multi-use games area hardcourt on the site of an existing grass pitch currently used as a site compound area.	The Dean Trust, Ardwick School, 345 Stockport Road, Manchester, M13 0LF	[Individual]	
MA08/P/06	129082/FO/2021	Full Application	Change of use from dwelling house (Class C3 use) to serviced accommodation and event space associated with the King Street Townhouse Hotel (Sui Generis) at 24 Kennedy Street, change of use from	16, 20 and 24 Kennedy Street, Manchester, M2 4BY	The Hut Group	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			office (Class E (g) use) to a restaurant / cafe use at ground floor and events space and hotel accommodation associated with the King Street Townhouse hotel on the upper floors (Sui Generis) at 20 Kennedy Street and change of use from office (Class E (g) use) to ancillary retail space at ground floor and spa training facilities (Sui Generis) at upper levels at 16 Kennedy Street with amendments to front and rear elevations, and extension at roof level at 20 and 24 Kennedy Street.			
MA08/P/07	128838/FO/2020	Full Application	Change of use of 2nd floor from office (Use Class E) to Consulate (Sui Generis).	The Chancery, 58 Spring Gardens, Manchester, M2 1EW	Berkley Estates London Limited	
MA08/P/08	128997/FO/2020	Full Application	Erection of a ground plus 9-storey building to form 118 no. residential	40 Swan Street, Manchester, M4 5JG	Swan Street Developments Ltd	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			apartments (Use Class C3), including amenity areas, ground floor food and beverage/ commercial units (Sui Generis/ Use Class E), public realm and landscaping, with supporting infrastructure and associated works following demolition of existing building.			
MA08/P/09	128911/FO/2020	Full Application	Erection of 9 storey residential building (Use Class A3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and 3 storey extension to 32-34 Laystall Street for use as offices (Class E) with associated external works following demolition of outrigger and associated structures along with other associated works including access,	32 - 34 Laystall Street, Manchester, M1 2JZ	McCauls Group Ltd	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			servicing, landscaping and secure cycle parking.			
MA08/P/10	129658/FO/2021	Full Application	Conversion of existing toilets and store rooms to form 1 no. self-contained flat (Class C3).	6 Pollard Street, Manchester, M4 7BN	[Individual]	
MA08/P/11	127867/FO/2020	Full Application	Change of use from a public house (A4) to church (F.1).	Lorimer House, 100 Osborne Street, Manchester, M40 7PZ	[Individual]	
MA08/P/12	121467/FO/2018	Full Application	Phased demolition of existing buildings including those within Plots A to E and delivery of public realm (including hard and soft landscaping, tree planting and street furniture), including a public square, highways improvements and associated works.	Land bounded by Adair Street, Portugal Street East, Longacre Street & Great Ancoats Street, Manchester, M1 2WX	Portugal Street East Limited	
MA08/P/13	121099/FO/2018	Full Application	Construction of two residential buildings (Use Class C3) comprising Block 1 (29 storeys) (224 apartments (4 x 1 bed	Land at Portugal Street East, Manchester, M1 2WX	Portugal Street East Limited	

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			<p>1 person, 52 x 1 bed 2 person, 64 x 2 bed 3 person and 104 x 2 bed 4 person) 25% 1 bed and 75 % 2 bed) Block 2 (23 storeys) (264 apartments 44 x1 bed 1 person, 44 x 1 bed 2 person, 92 x 2 bed 3 person and 84 x 2 bed 4 person) (33% 1 bed and 67%% 2 bed) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park) , lighting, highways and associated works following demolition of existing buildings and structures.</p>			

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