

High Speed Rail (Crewe – Manchester)

Supplementary Environmental Statement 2 and Additional Provision 2 Environmental Statement

Volume 5: Appendix CT-004-00000

Planning data

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**Supplementary Environmental Statement 2 and
Additional Provision 2 Environmental Statement**

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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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1 Introduction

1.1 Overview

- 1.1.1 This report is an appendix which forms part of Volume 5 of the Supplementary Environmental Statement 2 (SES2) and Additional Provision 2 Environmental Statement (AP2 ES).
- 1.1.2 This appendix provides an update to the planning policies, committed development and proposed development data relevant to the High Speed Two (HS2) High Speed Rail (Crewe – Manchester) Environmental Statement (ES)¹ published in January 2022 (the main ES) and, where relevant, Supplementary Environmental Statement 1 (SES1) and Additional Provision 1 Environmental Statement (AP1 ES)² published in July 2022.
- 1.1.3 This update takes into account the supplementary environmental information, changes to the design and construction assumptions, and corrections within the SES2 and the amendments included within the AP2 ES.
- 1.1.4 This report covers the following community areas (CA):
- Hough to Walley's Green (MA01);
 - Wimboldsley to Lostock Gralam (MA02);
 - Pickmere to Agden and Hulseheath (MA03);
 - Hulseheath to Manchester Airport (MA06);
 - Davenport Green to Ardwick (MA07); and
 - Manchester Piccadilly Station (MA08).
- 1.1.5 There is a separate Planning data report for off-route works, see SES2 and AP2 ES Volume 5, Appendix: CT-004-OR000.
- 1.1.6 In order to differentiate between the original scheme and the subsequent changes, the following terms are used:
- 'the original scheme' – the Bill scheme submitted to Parliament in 2022, which was assessed in the main ES;
 - 'the SES1 scheme' – the original scheme with any changes described in SES1 that are within the existing powers of the Bill;

¹ High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement*. Available online at: <https://www.gov.uk/government/collections/hs2-phase2b-crewe-manchester-environmental-statement>.

² High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement*. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-supplementary-environmental-statement-1-and-additional-provision-1-environmental-statement>.

- ‘the AP1 revised scheme’ – the original scheme as amended by SES1 changes and AP1 amendments;
- ‘the SES2 scheme’ – the original scheme with any changes described in SES1 (submitted in July 2022) and the SES2; and
- ‘the AP2 revised scheme’ – the original scheme as amended by SES1 and SES2 changes (as relevant) and AP2 amendments.

1.2 Planning policy and planning context

- 1.2.1 Relevant development plan documents and other planning policies have been considered in relation to environmental topics, as part of considering the original scheme as amended by the SES1 and SES2 schemes plus the AP2 revised scheme in the local context.
- 1.2.2 The table numbering in this document reflects the table numbering in the main ES Planning data report (see Volume 5, Appendix: CT-004-00000 of the main ES¹).

1.3 Committed developments

- 1.3.1 Committed developments are defined as developments with planning permission and sites allocated for development in adopted development plans, on or close to the land required for the scheme.
- 1.3.2 Committed developments that are likely to have been completed by 2025 have the potential to alter the future baseline for the assessment of the scheme, for example through the introduction of new receptors.
- 1.3.3 Committed developments that are considered likely to be constructed between 2025 and 2038, i.e. at the same time as the original scheme as updated by the SES2 scheme and AP2 revised scheme, have the potential to be receptors for the operation of HS2, but could also give rise to cumulative impacts with the original scheme as updated by the SES2 scheme and AP2 revised scheme during construction.
- 1.3.4 Where development falls within the land required for construction associated with the AP2 revised scheme it has been assumed that it cannot be implemented as a result of the scheme, it has not been included as a committed development and does not form part of the assessment with the exception of the socio-economics topic. This topic assesses the potential impact on employment where development is unable to be implemented in part or full due to the scheme.
- 1.3.5 Committed development is considered within the environmental assessment where it is considered material to the environmental impact of the AP2 revised scheme. The committed developments have been considered to determine whether they would result in a material change to the future baseline or have the potential to give rise to cumulative effects for each environmental topic.
- 1.3.6 Where committed development forms part of the future baseline or cumulative assessment of specific environmental topics, a note to that effect appears in the comments column of

the committed development tables below. These committed developments are reported in the topic sections in Volume 2 and are reflected in the respective Volume 5 appendices where relevant.

- 1.3.7 Where there is not sufficient information relating to a development plan allocation to inform the future baseline or inform the potential to result in likely significant cumulative effects, a note to that effect appears in the comments column of the committed development tables below.
- 1.3.8 Where applications have been submitted by named individuals, the applicant's name has been excluded from the table in accordance with the General Data Protection Regulation (GDPR) guidance.
- 1.3.9 The location of the committed developments listed in Tables 1A, 1B, 1F, 1G, 1H are shown in the SES2 and AP2 ES Volume 5, Planning Data / Committed Developments Map Book: Map Series CT-13 – Committed Developments and can be identified using the reference identification assigned in the first column of the Tables, with the exception of some Local Transport Plan (LTP) allocations, which have not been mapped in the respective LTP in which they are described.

1.4 Proposed developments

- 1.4.1 Planning applications yet to be determined and sites that are proposed allocations in draft development plans that have yet to be adopted, on or close to the AP2 revised scheme, are termed 'proposed developments'.
- 1.4.2 Proposed development has not been subject to any assessment within the environmental assessment due to uncertainty concerning its likely status in relation to the AP2 revised scheme. Proposed development has not been mapped.

2 Hough to Walley's Green (MA01)

2.1 Policy and planning context

2.1.1 There have been updates to the following local policy documents that were identified as relevant to the Hough to Walley's Green area in Volume 5, Appendix: CT-004-00000, Planning data which accompanied the main ES¹. Where these are relevant to the assessment these updated documents have been considered and referred to, where appropriate, in the topic sections in Volume 2 and/or Volume 5 of SES1 and AP1 ES² and SES2 and AP2 ES:

- Cheshire East Council (2022), Site Allocations and Development Policies Document³.

2.2 Committed development

2.2.1 Table 1A lists unimplemented major committed development i.e. approved consents and development allocations in adopted development plans identified between 01 August 2021 and 30 June 2022, relevant to the Hough to Walley's Green area. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, Planning data of the main ES¹ and SES1 and AP1 ES².

³ Cheshire East Council (2022), *Site Allocations and Development Policies Document*. Available online at: https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/adopted-sadpd.pdf.

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Table 1A: Committed development in the Hough to Walley's Green area (MA01)

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/463S	Cheshire East Council 21/2934N	Full Application	New house no. 2B on land adjoining nos. 2 and 2A.	2B Bradfield Road, Crewe, CW1 3RA	[Individual]	Related Applications: MA01/143 Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA01/464S	Cheshire East Council 21/3686N	Outline Application	Outline application for two storey detached property with off road parking for two cars.	27 Brooklands Grove, Crewe, CW1 3JS	[Individual]	
MA01/465S	Cheshire East Council 21/5047N	Full Application	Planning application for the demolition of an existing building and the development of a building for B8 use at Units A and B, 1 Weston Road, Crewe, CW1 6BU.	Units A & B, 1 Weston Road, Crewe	AEW UK Core Property Fund c/o AEW UK (AEW)	Related Applications: MA01/397
MA01/466S	Cheshire East Council 21/4625N	Full Application	Demolition of existing buildings followed by the construction of a new Fire Station (including a training tower and training building) together with associated external works which include hard standings and car parking.	Crewe Fire Station, Crewe Road, Crewe, Cheshire, CW1 6DS	Cheshire Fire and Rescue Service	Informs the future baseline for construction for the following topics: Sound, noise and vibration Major accidents and disasters

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/467S	Cheshire East Council 21/4618N	Full Application	Erection of temporary fire station accommodation for the duration of the construction of the new fire station.	Crewe Fire Station, Crewe Road, Crewe, Cheshire, CW1 6DS	Cheshire Fire and Rescue Service	Informs the future baseline for construction for the following topics: Major accidents and disasters
MA01/470S	Cheshire East Council 21/3846C	Full Application	Proposed construction of 8 serviced apartments and community room and conversion of the existing community room into a one bedroom apartment.	Parkhouse Residential Home, Congleton Road, Sandbach, CW11 4SP	Park House Care Home Ltd	
MA01/476S	Cheshire East Council 22/1316N	HS2 Schedule 17 submission	Development authorised by the High Speed Rail (West Midlands - Crewe) Act 2021 - Earthworks required for the creation of eight ecological mitigation ponds, one associated bund and the location of permanent fencing.	Land adjacent to Chorlton, accessed from Chorlton Lane	High Speed Two (HS2) Limited	High Speed Rail (West Midlands - Crewe) Act 2021
MA01/477S	Cheshire East Council 21/5548C	HS2 Schedule 17 submission	Development authorised by the High Speed Rail (West Midlands- Crewe) Act 2021 relating to National Grid Gas - Feeder 4 (Tx35) pipeline diversion.	National Grid Gas - Feeder 4 - TX 35 Construction Site, Newcastle Road, Chorlton, CW2 5NQ	High Speed Two (HS2) Limited	High Speed Rail (West Midlands - Crewe) Act 2021

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/496S	Cheshire East Council 21/6400N	Full Application	Development of Flag Lane Baths, Crewe into a flagship Community Centre for the town. Refurbishment of exterior of the building. Replacement of all doors, windows and rooflights. Proposed landscaping and general refurbishment of the external grounds. Change of use from a public swimming pool, to a Sui Generis hub. Delicate and complementary extensions on the south elevation.	Swimming Pool, Flag Lane, Crewe, CW2 7QX	Always Ahead Charity	Informs the future baseline for construction for the following topics: Socio-economics
MA01/497S	Cheshire East Council 21/5466N	Full Application	Change of use of dwellinghouse (Use Class C3) to a residential institution (Use Class C2) accommodating 6 children and associated support staff and alterations to driveway and access previously approved under application ref 21/2778N.	Mile House, Middlewich Road, Leighton, Cheshire, CW1 4QH	[Individual]	Informs the future baseline for construction for the following topics: Socio-economics

2.3 Proposed development

- 2.3.1 Table 2A lists proposed developments (either planning applications that have yet to be determined or land use allocations included in development plans yet to be adopted) identified between 01 August 2021 and 30 June 2022. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, Planning data of the main ES and SES1 and AP1 ES.
- 2.3.2 Where applications have been submitted by named individuals, the applicant name has been excluded from the table.
- 2.3.3 Proposed developments have, generally, not been subject to any assessment within the SES2 and AP2 ES and have not been mapped, given that there is uncertainty about their likely status in relation to the AP2 revised scheme.

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Table 2A: Proposed development in the Hough to Walley's Green area (MA01)

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/P/001	Cheshire East Council 22/0635N	Full Application	Construct basement and erect one additional storey to No. 22a Market Street, alter elevations and change use of property to medical / health facility - use class E€ (re-submission of 21/4270N).	22A, Market Street, Crewe, CW1 2EG	Cheshire Medical Centre (Jaddou)	
MA01/P/002	Cheshire East Council 22/0637N	Full Application	Construct basement and erect one additional storey together with first floor rear extension and change use of property to medical/health facility - use class E(e) (re-submission of 21/4317N).	20, Market Street, Crewe, CW1 2EG	Cheshire Medical Centre (Jaddou)	
MA01/P/003	Cheshire East Council 21/2601N	Full Application	Demolition of existing building and erection of a residential block of flats and ground floor office Class E(c) or Class E(g)(i).	2-4, Gatefield Street, Crewe, CW1 2JP	[Individual]	
MA01/P/004	Cheshire East Council 22/0326N	Full Application	Planning permission to install a telecoms shelter as part of VX Fiber FTTP telecoms network installation on the grass verge on Underwood Lane opposite Abington Close, Crewe, CW1 3SB.	Land adjacent to 370 Underwood Lane, Crewe, CW1 3SB	[Individual]	
MA01/P/005	Cheshire East Council 22/1384N	Outline Application	Outline application for one dwelling.	Land to the rear of 5 Warmingham Road, Crewe, CW1 4PU	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/P/006	Cheshire East Council 21/5129N	Full Application	The proposed comprises of an additional parking facility, which has been made possible due to the demolition of the existing Residences, adding an extra 312 parking spaces to the site. Within this figure, there are 20 dedicated disabled parking spaces and 12 electric vehicle charging spaces.	Leighton Hospital, Middlewich Road, Leighton, CW1 4QJ	NHS (Mid Cheshire Hospitals)	
MA01/P/007	Cheshire East Council 21/4635C	Full Application	Demolition of The Limes Public House and Construction of a new 60 bed Care Home with car parking and landscaping.	The Limes Public House, Sweettooth Lane, Sandbach, CW11 1DB	Crown Care	
MA01/P/008	Cheshire East Council 21/5202C	Full Application	Change of Use of field to allow touring caravan pitches including associated hardstanding.	Fields Farm, 150B, Congleton Road, Sandbach, CW11 4TE	[Individual]	
MA01/P/009	Cheshire East Council 21/4913N	Full Application	Erection of pair of semi detached 3 bedroom properties.	625, West Street, Crewe, CW2 8SH	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/P/010	Cheshire East Council 21/2725N	Full Application	Change of use from C3 domestic dwelling to C2 Registered Children's Home. Change of use is applied for to provide a therapeutic family style care home for up to four looked after children.	140, Colleys Lane, Willaston, Nantwich, CW5 6NU	Unity Residential Care Services Ltd	
MA01/P/011	Cheshire East Council 22/0720N	Full Application	Proposed new office development (Use Class B1) consisting of six buildings with associated car parking, access road and landscaping (Resubmission of 20/2609N).	Land North of Alvaston Roundabout, Nantwich CW5 6RU	BLOK (UK) Ltd	
MA01/P/012	Cheshire East Council 22/1447N	Outline Application	Outline planning application with all matters reserved for future determination, save for four of the means of access (one on to Main Road, one on to the B5472 and two on to Old Park Road) for: up to 650 dwellings, a village centre, site access and highway works, associated infrastructure, green infrastructure including sustainable drainage, ecological habitats, children's play areas, woodland, amenity green space and food growing area. (Access).	Land adjoining Old Park Road, Weston Road, Main Road and the B5472, Near Stowford, Crewe	Bloor Homes North West	
MA01/P/013	Cheshire East Council 21/6385N	Full Application	Construction of 119 affordable homes with new access from Broughton Road and ancillary open space.	Land east of Broughton Road and north of, Bidvale way, Crewe	Breck Homes Ltd and Mark Unwin	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/P/014	Cheshire East Council 22/1254N	Full Application	Erection of one detached dwelling with garage.	Land adjacent to 97, Broughton Road, Crewe, Cheshire	[Individual]	
MA01/P/015	Cheshire East Council 21/4434N	Reserved Matters Application	Reserved matters application proposing details of layout, appearance, scale and landscaping for the residential element (C3 use) of the outline development 15/1537N - Outline planning application (with all matters reserved) for a mixed-use development comprising residential use (Use Class C3) (up to 325 residential dwellings); employment use (Use Class B1), local centre comprising health centre and community facility (Use Class D1), food/non-food retail (Use Class A1), public house/restaurant (Use Class A4/A3) and associated works including construction of a new access road with access from the Crewe Green Link Road South, creation of footpaths and provision of public open space and landscaping.	Land to the West of, David Whitby Way, Weston	Taylor Wimpey UK Limited	
MA01/P/016	Cheshire East Council 21/4382N	Full Application	Demolition of existing buildings and erection of a residential development (Use Class C3) alongside a care home (Use Class C2) with associated access, parking, landscaping and infrastructure.	Hunters Lodge Hotel, 296, Sydney Road, Crewe, CW1 5LU	Seddon Homes Ltd	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA01/P/017	Cheshire East Council 21/4283C	Reserved Matters Application	Reserved Matters application (including appearance, landscaping, layout and scale) for the development of 235 dwellings and associated infrastructure Outline planning permission not subject to EIA.	Land Off, Warmingham Lane, Middlewich	Jones Homes Ltd	
MA01/P/018	Cheshire East Council 22/1972N	Full Application	This application is a full planning application to change the use to a residential children's home (C2).	92, Queen Street, Crewe, Cheshire, CW1 4AW	Excel Escort Solution Ltd	
MA01/P/019	Cheshire East Council 22/1422N	Full Application	Erection of single storey pre-fabricated modular building to form Special Educational Needs room.	Monks Coppenhall Academy, Remer Street, Crewe, Cheshire, CW1 4LY	[Individual]	

3 Wimboldsley to Lostock Gralam (MA02)

3.1 Policy and planning context

3.1.1 There have been updates to the following local policy documents that were identified as relevant to the Wimboldsley to Lockstock Gralam area in Volume 5, Appendix: CT-004-00000, which accompanied the main ES. Where these are relevant to the assessment, these updated documents have been considered and referred to, where appropriate, in the topic sections in Volume 2 and/or Volume 5 of SES1 and AP1 ES and SES2 and AP2 ES:

- Cheshire East Council (2022), Site Allocations and Development Policies Document⁴.

3.2 Committed development

3.2.1 Table 1B lists unimplemented major committed development i.e., approved consents and development allocations in adopted development plans identified between 01 August 2021 and 30 June 2022, relevant to the Wimboldsley to Lockstock Gralam area. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, Planning data of the main ES and SES1 and AP1 ES.

⁴ Cheshire East Council (2022), *Site Allocations and Development Policies Document*. Available online at: https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/adopted-sadpd.pdf.

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Table 1B: Committed development in the Wimboldsley to Lostock Gralam area (MA02)

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/420S	Cheshire East Council 21/6424C	Full Application	Provision of 20.00 x 8.00m steel portal framed industrial storage building.	Church House, Chester Road, Middlewich, CW10 9GA	Lenton Holdings Ltd	
MA02/421S	Cheshire East Council 21/5514C	Full Application	Proposed erection of a single warehouse unit (Use Class B8) with ancillary office space, associated parking, access, landscaping and other works.	Land Off, Faulkner Drive, Middlewich	British Salt Limited and Stoford Properties Limited	
MA02/422S	Cheshire West and Chester Council 22/00769/FUL	Full Application	Change of use of building into Office Space.	Wimboldsley Hall, Nantwich Road, Wimboldsley, Cheshire West and Chester, Winsford, CW10 0LW	[Individual]	Informs the future baseline for construction for the following topics: Sound, noise and vibration Socio-economics
MA02/423S	Cheshire West and Chester Council 22/00768/FUL	Full Application	Change of use into Office Space.	Wimboldsley Hall, Nantwich Road, Wimboldsley, Cheshire West and Chester, Winsford, CW10 0LW	[Individual]	Informs the future baseline for construction for the following topics: Sound, noise and vibration Socio-economics

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/424S	Cheshire West and Chester Council 21/04603/PDR	Permitted Development	Conversion of Barn B from agricultural use to office space.	Wimboldsley Hall Barns, Nantwich Road, Wimboldsley, Winsford, CW10 0LW	[Individual]	Informs the future baseline for construction for the following topics: Sound, noise and vibration Socio-economics
MA02/425S	Cheshire West and Chester Council 21/04602/PDR	Permitted Development	Conversion of Barn A from agricultural use to office space.	Wimboldsley Hall Barns, Nantwich Road, Wimboldsley, Winsford, CW10 0LW	[Individual]	Informs the future baseline for construction for the following topics: Sound, noise and vibration Socio-economics
MA02/428S	Cheshire West and Chester Council 22/00079/FUL	Full Application	(Unit 1) Demolition of three storey production building, storage vessels, production equipment and two storey office building and construction of new facades and access doors and formation of new service yard and new car parking compounds. (Unit 2) Demolition of part of single storey flat roofed office building and construction of new facade and access doors and formation of new service yard and refurbishment and decoration of cladding to existing Warehouse - Product Store building.	Henkel UK Ltd, Road Five, Winsford, CW7 3QY	Winsford Real Estate Ltd	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/429S	Cheshire West and Chester Council 21/03918/FUL	Full Application	Portal framed agricultural shed.	51 A, Land Adjacent Church Street, Davenham, Northwich, CW9 8NF	[Individual]	
MA02/430S	Cheshire West and Chester Council 21/03786/FUL	Full Application	Conversion of redundant agricultural buildings to five residential units.	Wallange Farm Barns, Coal Pit Lane, Stanthorne, Winsford, CW10 0NB	[Individual]	Informs the future baseline for construction for the following topics: Landscape and visual Sound, noise and vibration
MA02/432A	Cheshire West and Chester Council 19/04057/FUL	Full Application	The development of an underground electrical connection between the Lostock Sustainable Energy Plant (LSEP) and the Scottish Power Energy Networks 132kV distribution system in Lostock Gramam.	Lostock Gramam, Farm Road, Rudheath, Northwich, Cheshire	Lostock Sustainable Energy Plant Ltd	
MA02/434A	Cheshire West and Chester Council 20/01329/FUL	Full Application	Erection of one dwelling.	Land to Rear of 14 Station Road, Lostock Gramam, Northwich, Cheshire	[Individual]	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
MA02/444A	Cheshire West and Chester Council 20/04578/FUL	Full Application	Change of use, part demolition and conversion of existing building to 5 apartments - (amended description and amended plans).	280 Manchester Road, Lostock Gralam, Northwich, CW9 7PY	[Individual]	Informs the future baseline for construction for the following topics: Community Health Sound, noise and vibration
MA02/445A	Cheshire East Council 21/1606C	Outline Application	Outline application for 1no. 3 bed town house.	Kings Arms, 2, Queen Street, Middlewich, Cheshire, CW10 9AR	[Individual]	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA02/447S	Cheshire East Council 22/0146C	Full Application	Demolition of existing building/removal of steel storage containers and construction of storage building.	Middlewich Athletic Football Club, Finneys Lane, Middlewich, CW10 9DR	Middlewich Football Ground Trust	
MA02/448S	Cheshire West and Chester Council 21/03505/FUL	Full Application	Change of use of land to allow extension of allotment, construction of vehicular access, installation of steel storage container and timber sheds, covered canopy and formation of a pond.	Allotment Gardens, Greville Drive, Winsford	Winsford Town Council	

3.3 Proposed development

- 3.3.1 Table 2B lists proposed developments (either planning applications that have yet to be determined or land use allocations included in development plans yet to be adopted) identified between 01 August 2021 and 30 June 2022. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, Planning data of the main ES and SES1 and AP1 ES.
- 3.3.2 Where applications have been submitted by named individuals, the applicant name has been excluded from the table.
- 3.3.3 Proposed developments have, generally, not been subject to any assessment within the SES2 and AP2 ES and have not been mapped, given that there is uncertainty about their likely status in relation to the AP2 revised scheme.

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Table 2B: Proposed development in the Wimboldsley to Lostock Gralam area (MA02)

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/P/001	Cheshire West and Chester Council 21/03480/OUT	Outline Application	Erection of up to 60 dwellings and associated infrastructure works, public open space and landscaping.	Land off Jack Lane, Davenham, Northwich	Miller Homes	
MA02/P/002	Cheshire West and Chester Council 21/03519/FUL	Full Application	Fourteen new dwellings with associated access and landscaping.	Rear of Slow and Easy 411 Manchester Road, Lostock Gralam, Northwich, CW9 7PJ	The Regenda Group	
MA02/P/003	Cheshire East Council 22/2005C	Full Application	Change of Use to form Bar (Sui Generis) Use.	Willow Bridal Boutique, 24-26, Wheelock Street, Middlewich, Cheshire, CW10 9AG	APEA Partnership Ltd	
MA02/P/004	Cheshire East Council 22/0761C	Full Application	Erection of new stand-alone teaching block with classrooms, ancillary spaces and associated external works including new ramped access.	Holmes Chapel Comprehensive School, Selkirk Drive, Holmes Chapel, Cheshire, CW4 7DX	Holmes Chapel Comprehensive School	
MA02/P/005	Cheshire East Council 22/1926C	Full Application	Additional consulting rooms, reception and scanning rooms in association with existing specialist veterinary business.	Mill Run, Twemlow Lane, Cranage, CW4 8EX	James Specialist Veterinary Cardiology	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/P/006	Cheshire East Council 21/5436C	Full Application	The erection of 52 dwellings with associated infrastructure including new vehicular access from Croxton Lane, alterations to existing lay-by on Croxton Lane, hard and soft landscaping, new open space areas with children's play area, Sustainable Urban Drainage system, pedestrian access point to Croxton Park and continued provision of public right of way.	Land East and West of, Croxton Lane, Middlewich, Cheshire, CW10 4EZ	Brenig Construction Limited and Anwyl Land Limited and Mrs D M Frances-Hayhurst Foundation	
MA02/P/007	Cheshire East Council 22/1443N	Full Application	Erection of two detached dwellings with garages.	Land Adjacent To 97, Broughton Road, Crewe, Cheshire	[Individual]	
MA02/P/008	Cheshire West and Chester Council 22/01880/FUL	Full Application	To install two rapid electric vehicle charging stations to two existing parking spaces to become EV charging bays and associated equipment.	Cheshire Business Park, Costa Coffee, Cheshire Avenue, Lostock Gralam, Cheshire West and Chester, Northwich, CW9 7UA	InstaVolt Ltd	
MA02/P/009	Cheshire West and Chester Council 21/03519/FUL	Full Application	Fourteen new dwellings with associated access and landscaping.	411 Manchester Road, Lostock Gralam, Northwich, CW9 7PJ	The Regenda Group	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA02/P/010	Cheshire West and Chester Council 21/03337/FUL	Full Application	Erection of 19 dwellings and provide new car parking spaces for existing residents.	Regent Street Moulton Winsford Cheshire CW9 8NX	Jigsaw Homes North	
MA02/P/011	Cheshire West and Chester Council 22/02185/FUL	Full Application	Planning permission 19/00396/FUL to be retained for a further 3 years (Erection of mobile classroom to school playground).	Wimboldsley Community Primary School, Nantwich Road, Wimboldsley, Cheshire West And Chester, Winsford, CW10 0LN	Wimboldsley Primary School	
MA02/P/012	Cheshire West and Chester Council 21/03479/OUT	Outline Application	Erection of up to 120 dwellings and associated infrastructure works, public open space and landscaping.	Land off Niddries Lane, Moulton, Northwich	Miller Homes	
MA02/P/013	Cheshire West and Chester Council 21/03480/OUT	Outline Application	Erection of up to 60 dwellings and associated infrastructure works, public open space and landscaping.	Land off Jack Lane, Davenham, Northwich	Miller Homes	
MA02/P/014	Cheshire West and Chester Council 22/01595/REM	Reserved Matters Application	Approval of reserved matters (layout, scale, appearance and landscaping) for 21 dwellings following outline approval under 17/03135/OUT.	Land North of Middlewich Road, Winsford	V. Lee Ltd	

4 Pickmere to Agden and Hulseheath (MA03)

4.1 Policy and planning context

- 4.1.1 There have been no updates to local policy documents that were identified as relevant to the Pickmere to Agden and Hulseheath area in Volume 5, Appendix: CT-004-00000 of the main ES and SES1 and AP1 ES Volume 5, Appendix: CT-004-00000.

4.2 Committed development

- 4.2.1 There has been no new unimplemented major committed development (i.e., approved consents and allocations in adopted development plans) identified between 01 August 2021 and 30 June 2022, relevant to the Pickmere to Agden and Hulseheath area, in addition to those identified in Volume 5, Appendix: CT-004-00000, Planning data of the main ES and SES1 and AP1 ES.

4.3 Proposed development

- 4.3.1 Table 2C lists proposed developments (either planning applications that have yet to be determined or land use allocations included in development plans yet to be adopted) identified between 01 August 2021 and 30 June 2022. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, Planning data of the main ES and SES1 and AP1 ES.
- 4.3.2 Where applications have been submitted by named individuals, the applicant name has been excluded from the table.
- 4.3.3 Proposed developments have, generally, not been subject to any assessment within the SES2 and AP2 ES and have not been mapped, given that there is uncertainty about their likely status in relation to the AP2 revised scheme.

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Table 2C: Proposed development in the Pickmere to Agden and Hulseheath area (MA03)

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA03/P/001	Cheshire East Council 21/4818M	Full Application	Retrospective application for the construction of a potato grading building and outdoor agricultural storage area.	Frog Lane Farm, Frog Lane, Pickmere, Cheshire, WA16 0JG	LP Ollier & Son	
MA03/P/002	Cheshire East Council 21/5782M	Full Application	Construction of an adventure golf course.	The High Legh Park Golf Club, Warrington Road, High Legh, Cheshire, WA16 0WA	American Golf Ltd	
MA03/P/003	Cheshire East Council 21/4939M	Full Application	Proposed demolition of existing bungalow and construction of two replacement two and a half storey dwellings with associated landscaping and external works.	Conifer House, Chester Road, Mere, Cheshire, WA16 6LF	Nassab Estates	
MA03/P/004	Cheshire East Council 22/1366M	Full Application	Demolition of existing building and erection of new family dwelling with associated new entrance gate.	Land adjacent to, Seven Oaks, Chester Road, Mere, Cheshire, WA16 6LG	[Individual]	
MA03/P/005	Cheshire East Council 21/5051M	Certificate of lawful existing use / development	Certificate of lawful existing use of the three former barns and the surrounding land identified on Plan 1 at Appendix EP1 as mixed use non commercial equestrian and ancillary domestic to the host dwelling.	Church Farm, School Lane, Pickmere, Cheshire, WA16 0JF	[Individual]	

5 Hulseheath to Manchester Airport (MA06)

5.1 Policy and planning context

5.1.1 There have been updates to the following local policy documents that were identified as relevant to the Hulseheath to Manchester Airport are in Volume 5, Appendix: CT-004-00000, which accompanied the main ES. Where these are relevant to the assessment, these updated documents have been considered and referred to, where appropriate, in the topic sections in Volume 2 and/or Volume 5 of the SES2 ES and AP2 ES.

- Cheshire East Council (2022), Site Allocations and Development Policies Document⁵; and
- Greater Manchester Combined Authority (2021), Places for Everyone Joint Development Plan Document (Submission Draft)⁶.

5.2 Committed development

5.2.1 Table 1F lists unimplemented major committed development i.e., approved consents and development allocations in adopted development plans identified between 01 December 2020 and 30 June 2022, relevant to the Wimboldsley to Lockstock Gralam area. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, Planning data of the main ES.

5.2.2 The exception to this is the Places for Everyone Greater Manchester Joint Development Plan which is currently undergoing examination. Greater Manchester Combined Authority submitted the Joint Plan for examination on 14 February 2022. Examination hearing sessions commenced on 1 November 2022. The plan is considered to be at a sufficiently advanced stage for the locations of emerging allocations to be considered reasonably certain and therefore taken into account.

⁵ Cheshire East Council (2022), *Site Allocations and Development Policies Document*. Available online at: <https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire-east-local-plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/adopted-sadpd.pdf>.

⁶ Greater Manchester Combined Authority (2021), *Places for Everyone Joint Development Plan Document* (Submission Draft). Available online at: <https://www.greatermanchester-ca.gov.uk/media/4838/places-for-everyone.pdf>.

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Table 1F: Committed development in the Hulseheath to Manchester Airport area (MA06)

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/270s	Manchester City Council Policy JP Allocation 10	Allocation	Global Logistics	Land West of Wilmslow Road	Places for Everyone – GM Joint Development Plan	
MA06/271S	Trafford Council Policy JP Allocation 3.2	Allocation	Timperley Wedge - site allocated for 2400 residential units, 60,000sqm of employment land and a new local centre	Davenport Green	Places for Everyone – GM Joint Development Plan	Informs the future baseline for construction for the following topics: Landscape and visual
MA06/275S	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]	Formally listed as MA06/P/11 in the main ES Volume 5, Appendix CT-004-00000 as a proposed development
MA06/280S	Cheshire East Council 21/6092M	Full Application	Proposed extensions and internal alterations to existing residential care home.	Leycester House Residential Care Home, Edenfield Road, Mobberley, WA16 7HE	Minster Care Group	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/281S	Trafford Council 102482/FUL/20	Full Application	Change of use of St John's Church from Use Class F1 (learning and non-residential institutions) 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	Informs the future baseline for construction for the following topics: Ecology
MA06/282S	Manchester City Council 133390/FO/2022	Full Application	Erection of a terrace of four Class B8 warehouse units (8,604m ² gross internal floor area) with associated parking, access and landscaping, following demolition of existing building.	Building 402, Avro Way, Manchester	Threadneedle Curtis Ltd	Informs the future baseline for construction for the following topics: Ecology
MA06/285S	Trafford Council 103617/OUT/21 - Appeal Ref: APP/Q4245/W/21/32 76225	Outline Application	Outline planning permission for erection of three dwellings with all matters reserved except access.	Land Between 17 And 23 Brooks Drive, Hale Barns, WA15 8TL	[Individual]	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA06/286S	Trafford Council 106959/COU/22	Full Application	Change of use from C3 (Residential) to C2 (Residential Institution).	High Sierra, 1 Hasty Lane, Hale Barns, WA15 8UU	Cheshire Residential Care Ltd T/A Seed of Life	
MA06/288S	Trafford Council 106824/FUL/21	Full Application	Erection of a new dwelling following demolition of existing dwelling.	16 Warburton Close, Hale Barns, WA15 0SJ	[Individual]	Informs the future baseline for construction for the following topics: Water

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/289S	Trafford Council 103194/FUL/21	Full Application	Demolition of existing dilapidated nursery mobile building and replacement with new mobile building and associated works.	Bowdon Church Of England Primary School, Grange Road, Bowdon, WA14 3EX	[Individual]	Related Applications: MA06/010
MA06/290S	Manchester City Council 129243/FO/2021	Full Application	Creation of egress road to the A538 Wilmslow Road.	Wilmslow Road to the east of Junction 6 of the M56 Manchester	Icon Manchester Developments Limited & THG Alpha PropCo Ltd	Related Applications: MA06/142
MA06/291S	Manchester City Council 131892/FO/2021	Full Application	Erection of a terrace of three Class B8 warehouse units (7,845m ² gross internal floor area) with associated parking, access and landscaping, following demolition of existing building.	Building 401, Avro Way, Manchester, M90 5XR	Threadneedle Curtis Ltd	
MA06/293S	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]	Formally listed as MA06/P/08 in the main ES Volume 5, Appendix CT-004-00000 as a proposed development
MA06/287S	Manchester City Council 128700/FO/2020	Full Application	Creation of a 163 space overspill car park, with associated access, landscaping and boundary treatment, to be used in connection with the The Hut Group office complex on Sunbank Lane.	Land at Sunbank Lane, Manchester, WA15 8XN	THG Icon CP Propco Limited	Unimplementable

5.3 Proposed development

- 5.3.1 Table 2F lists proposed developments (either planning applications that have yet to be determined or land use allocations included in development plans yet to be adopted) identified between 01 December 2020 and 30 June 2022. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, Planning data of the main ES.
- 5.3.2 Where applications have been submitted by named individuals, the applicant name has been excluded from the table.
- 5.3.3 Proposed developments have, generally, not been subject to any assessment within the SES2 and AP2 ES and have not been mapped, given that there is uncertainty about their likely status in relation to the AP2 revised scheme.

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Table 2F: Proposed development in the Hulseheath to Manchester Airport area (MA06)

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/P/001	Manchester City Council 134103/FO/2022	Full Application	Erection of three terraces of Class B8 warehouse units (8,289m ² gross internal floor area) with associated parking, access and landscaping, following demolition of existing buildings.	Argosy Drive, Manchester Airport, Manchester, M90 5PL	Threadneedle Curtis Ltd	
MA06/P/002	Cheshire East Council 21/2975M	Full Application	Part demolition of existing buildings, conversion and alteration of retained buildings for residential use (Use Class C3) and erection of residential development (Use Class C3) with associated open space, landscaping, access, car parking and infrastructure,	The Swan Hotel, Chester Road, Bucklow Hill, Cheshire, WA16 6RD	PH Property Holdings Limited and Premier Inn Hotels Ltd	
MA06/P/003	Cheshire East Council 21/2544M	Full Application	Change of use from flexible commercial use (granted under Class R of the GPDO) to bridal changing area with associated guest rooms and ancillary bar area associated with existing wedding and events venue on the wider site.	Stock Farm, Ashley Road, Ashley, WA14 3QF	Marsh Partnerships	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA06/P/004	Cheshire East Council 22/0872M	Full Application	Erection of a Motorway Service Area (MSA), demolition of all existing buildings except for the retention and conversion of one residential building (existing farmhouse) for MSA operational purposes, including associated access and comprising of 3no. buildings (Amenity Building, MSA Hotel and Fuel Filling Station including photovoltaics and required substations), Service Yard, parking for all categories of vehicle (including electric vehicle charging), open space, landscaping and planting, drainage, vehicular circulation, pedestrian and cycle links (including diversion of cycle track) and earthworks/enabling works.	Land between Junctions 7 and 8 of the M56, WA14 3SD	Tatton Services Ltd	
MA06/P/005	Cheshire East Council 22/1233M	Certificate of Lawful Existing Use/ Dev	Lawful Development Certificate for existing use as storage, transfer (loading/unloading) and processing of arboricultural and green waste.	Land North of Castle Mill Lane, Ashley	[Individual]	
MA06/P/006	Cheshire East Council 22/0714M	Full Application	9no. bespoke (use class E) office pods and 1no. welfare accommodation pod.	Mobberley Station House, Station Road, Mobberley, WA16 7QJ	Puro Property Ltd	

6 Davenport Green to Ardwick (MA07)

6.1 Policy and planning context

6.1.1 There have been updates to the following local policy documents that were identified as relevant to the Davenport Green to Ardwick area in Volume 5, Appendix: CT-004-00000, which accompanied the main ES. Where these are relevant to the assessment, these updated documents have been considered and referred to, where appropriate, in the topic sections in Volume 2 and/or Volume 5 of SES2 and AP2 ES.

- Greater Manchester Combined Authority (2021), Places for Everyone Joint Development Plan Document (Submission Draft)⁷.

6.2 Committed development

6.2.1 Table 1G lists unimplemented major committed development i.e. approved consents and development allocations in adopted development plans identified between 01 December 2020 and 30 June 2022, relevant to the Davenport Green to Ardwick area. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, Planning data of the main ES.

6.2.2 The exception to this is the Places for Everyone Greater Manchester Joint Development Plan which is currently undergoing examination. Greater Manchester Combined Authority submitted the Joint Plan for examination on 14 February 2022. Examination hearing sessions commenced on 1 November 2022. The plan is considered to be at a sufficiently advanced stage for the locations of emerging allocations to be considered reasonably certain and therefore taken into account.

⁷ Greater Manchester Combined Authority (2021), *Places for Everyone Joint Development Plan Document* (Submission Draft). Available online at: <https://www.greatermanchester-ca.gov.uk/media/4838/places-for-everyone.pdf>.

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Table 1G: Committed development in the Davenport Green to Ardwick area (MA07)

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/479S	Manchester City Council Policy JP allocation 3.1	Allocation	Roundthorn Medipark Extension.	Land to the west of Clay Lane and Barnacre Avenue	Places for Everyone – GM Joint Development Plan	
MA07/485S	Manchester City Council 125114/FO/2019	Full Application	Erection of 8no dwellinghouse 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]	Formally listed as MA07/P/010 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development Informs the future baseline for construction for the following topics: Community Health
MA07/496S	Manchester City Council 129685/FO/2021	Full Application	Change of use to form a 12 bedroom care home (Class C2).	209 Slade Lane, Manchester, M19 2AE	[Individual]	Formally listed as MA07/P/019 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development Informs the future baseline for

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
						construction for the following topics: Community Health
MA07/505S	Manchester City Council 128289/FO/2020	Full Application	Erection of single storey building to form MOT Testing Centre with associated offices (Class B2) together with parking and boundary treatment.	Land Adjacent 296 New Bank Street, Manchester, M12 4HW	Blockaid Limited	
MA07/509S	Manchester City Council 129195/FO/2021	Full Application	Erection of 56 single and two storey houses (27 x two bed, 22 x 3 bed and 7 x 4 bed) including associated hardscaping and landscaping works.	Glendene, 150 Greenbrow Road, Manchester, M23 2RE	Wythenshawe Community Housing Group	Informs the future baseline for construction for the following topics: Community Health
MA07/511S	Manchester City Council 129246/FO/2021	Full Application	Creation of car park to the rear of existing building, together with associated boundary treatment.	420-422 Stockport Road, Manchester, M12 4EX	Manchester Vineyard (Charity)	
MA07/513S	Manchester City Council 128682/FO/2020	Full Application	Erection of 9 No. dwellinghouses and a 3 storey apartment building providing 9 Assisted Living Apartments (Class C2), together with landscaping, associated access and car parking following demolition of existing public house.	Former Happy Man Public House, 22 Portway Manchester, M22 1UB	Bafa Services Ltd	Formally listed as MA07/P/021 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
						Informs the future baseline for construction for the following topics: Community Health
MA07/517S	Manchester City Council 129876/FO/2021	Full Application	Erection of 8 x 2 storey and 4 x 3 storey semi-detached dwellinghouses (Class C3) together with parking, landscaping and boundary treatment.	Land at Junction of Gorton Lane and Pottery Lane, Manchester, M12 5DF	One Manchester	Related Applications: MA07/330 Informs the future baseline for construction for the following topics: Community Health
MA07/524S	Manchester City Council 130189/FO/2021	Full Application	Demolition of existing units four, five, six, seven, eight and ten, and erection of a single storey building to form new retail food store (Use Class E) and separate hot food delivery unit (sui generis) with associated car parking and landscaping.	Fallowfield Shopping Centre, Birchfields Road, Manchester, M14 6FS	Lidl Great Britain Limited	Informs the future baseline for construction for the following topics: Landscape and visual Socio-economics Water
MA07/525S	Manchester City Council 130081/FO/2021	Full Application	Change of use of the ground, first and second floors to provide 14 no. apartments (use class C3), with associated elevational alterations, reconfigured car parking area and landscaping.	Graphic House, 308 Moseley Road, Manchester, M19 2LH	[Individual]	Informs the future baseline for construction for the following topics: Community

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
						Health
MA07/529S	Manchester City Council 130100/FO/2021	Full Application	Erection of six storey rear extension together with associated elevation alterations including rear roof extension in association with the conversion of the property to form 18 no. self contained apartments together with car parking, landscaping, bin and cycle storage.	402 Wilmslow Road, Manchester, M20 3BN	Concorde No 1 Ltd	Informs the future baseline for construction for the following topics: Community Health
MA07/533S	Manchester City Council 130831/FO/2021	Full Application	Change of use and conversion of former Greenfinch Public House including selective demolition to provide office accommodation (Use Class E) and 3 apartments (Use Class C3), and redevelopment of site to provide 8 dwellings (Use class C3) with associated works including landscaping and car parking.	108 Palatine Road, Manchester, M20 3ZA	Anchorbridge Developments Ltd	Informs the future baseline for construction for the following topics: Community Health
MA07/541S	Manchester City Council 131335/FO/2021	Full Application	Erection of a single storey building to form Drive Thru Cafe together with associated landscaping and parking.	Manchester International Office Centre, Styal Road, Manchester, M22 5WB	Infinity (MIOC) LLP	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/543S	Manchester City Council 128987/FO/2020	Full Application	Erection of a three storey mixed use development comprising a medical centre (Class E) on the ground floor and 8 x residential apartments (Class C3) above, together with associated car parking and landscaping following demolition of existing building.	424 Stockport Road, Manchester, M12 4EX	Mediscan Diagnostic Services Ltd	Related Applications: MA07/152 Informs the future baseline for construction for the following topics: Community Health
MA07/544S	Manchester City Council 130538/FO/2021	Full Application	Change of use of offices to be used in conjunction with existing place of worship with ancillary accommodation (Class F1) following related reconfiguration of existing internal space.	43 Slade Lane, Manchester, M13 0QJ	[Individual]	Informs the future baseline for construction for the following topics: Community Health
MA07/545S	Manchester City Council 132021/LP/2021	Certificate of Lawful Proposed Development	Certificate of Lawful Proposed Development for 4 bed children's home (C3).	7 Chalford Road, Manchester, M23 2SG	[Individual]	Informs the future baseline for construction for the following topics: Community Health
MA07/547S	Manchester City Council 131453/FO/2021	Full Application	Erection of 4 no. industrial units with ancillary office space (B8 use), with associated landscaping, car parking, bin and cycle stores.	Vacant Land to the north of Longstone Road, Manchester, M22 5LB	PQ Ventures LLP	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/549S	Manchester City Council 131614/FO/2021	Full Application	Change of use to Class B8 (Storage or Distribution) with associated external alterations including provision of disabled persons access ramp to front elevation.	244 - 246 Moseley Road, Manchester, M14 6PD	Toolstation Ltd	
MA07/553S	Manchester City Council 131918/FO/2021	Full Application	Provision of activity space to include mini football pitch and activity areas together with associated lighting in existing park.	Ladybarn Park Bounded by Mauldeth Road, Parsonage Road, and Parrs Wood Road, Manchester, M20 4XA	City in the Community	Informs the future baseline for construction for the following topics: Community Health
MA07/554S	Manchester City Council 132320/VO/2021	Full Application	CITY COUNCIL DEVELOPMENT - Removal of canopy on existing building and erection of a 2 storey building to accommodate two no. sound stages for film and television production, with associated landscaping, parking and access arrangements.	Space Studios, 2 Vaughan Street, Manchester, M12 5FQ	Manchester City Council	
MA07/558S	Manchester City Council 133359/VO/2022	Full Application	City Council Development - Installation of canopies, above car parking spaces, including the installation of Solar Photovoltaic panels and erection of inverter enclosure with 2 metre high paladin fencing.	The National Cycling Centre, Stuart Street, Manchester	Manchester City Council	
MA07/559S	Manchester 132579/FO/2021	Full Application	Change of use from car hire place (sui generis) to day nursery with associated siting of single storey portable building.	131 Ashton Old Road, Manchester	Merry Kidz Childcare Ltd	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
						Community Health Socio-economics
MA07/560S	Manchester 133659/FO/2022	Full Application	Installation of external plant and fascia sign.	Unit 4 Fallowfield Shopping Centre, Birchfields Road, Manchester	Lidl Great Britain Limited	Informs the future baseline for construction for the following topics: Landscape and visual Water
MA07/561S	Manchester 132792/FO/2022	Full Application	Conversion and refurbishment of existing property comprising 6 bedsits / flats to 5 self-contained flats (use class C3) including rooflights and rear dormer, together with associated car parking, cycle storage and bin storage.	567 Wilmslow Road, Manchester	[Individual]	
MA07/563S	Manchester 133541/FO/2022	Full Application	Erection of a single storey building to form 3 no. classrooms and associated space together with provision of additional car parking.	Manchester Enterprise Academy, Simonsway, Manchester	Manchester Enterprise Academy	Informs the future baseline for construction for the following topics: Community Health
MA07/565S	Manchester City Council 132588/FO/2021	Full Application	Erection of a learning and training facility building (Use Class F1(a)) including classrooms, seminar rooms, offices, flexible conferencing space and workspace, kitchen facilities, changing facilities, a 900 seat spectator stand and ancillary community space, use of existing rugby pitch as a	Land to the rear of 4-20 Metcombe Way and Kylemore Way, Manchester	Rugby Football League	Informs the future baseline for construction for the following topics: Community Health

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			training facility, occasional match and events venue, together with the erection of floodlighting, boundary treatment, access and highways works and other associated works following demolition of existing structures.			
MA07/570S	Manchester City Council 129761/FO/2021	Full Application	Erection of a single storey building to create a new flexible classroom / break out space.	Dean Trust Ardwick, 345 Stockport Road, Manchester, M13 0LF	The Dean Trust	Related Applications: MA07/432 Informs the future baseline for construction for the following topics: Community Health
MA07/573S	Manchester City Council 129337/FO/2021	Full Application	Erection of single storey rear extension and change of use of premise from (Class E Retail) to Place of Worship (Class F1 (g) use.	181 Mauldeth Road, Manchester, M19 1BA	[Individual]	Informs the future baseline for construction for the following topics: Community Health
MA07/578A	Manchester City Council 131901/LP/2021	Certificate of Lawful Use	Certificate of lawful proposed use of the premises as class E retail.	Anchors Away Play Centre, Greenbrow Road, Manchester, M23 2XQ	Seva Patidar Ltd	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/582A	Manchester City Council 122300/FO/2019	Full Application	Erection of single storey building to form sports changing rooms, function room, cafe facilities and meeting room following demolition of existing changing facilities building together with car parking and creation of new vehicular and pedestrian access off Mersey Crescent, and associated external works.	Merseybank Playing Fields, Waterford Avenue, Manchester, M20 2ZN	Fletcher Moss Rangers Community Football Club	
MA07/583A	Manchester City Council 122763/FO/2019	Full Application	Conversion of basement into one, 1 bedroom self-contained flat and provision of associated car parking at the front of the property.	296 Burton Road, Manchester, M20 2NB	[Individual]	
MA07/562S	Manchester City Council 133096/FO/2022	Full Application	The removal of the existing 15m lattice tower, 6no antennas & 9no Remote Radio Units, to be replaced with 22m monopole supporting 6no new antennas, 12no ERS Units, 1no GPS module and associated ancillary equipment thereto.	Land off Altrincham Road, Wythenshawe Interchange, Sharston, Manchester	Cornerstone	Unimplementable

6.3 Proposed development

- 6.3.1 Table 2G lists proposed developments (either planning applications that have yet to be determined or land use allocations included in development plans yet to be adopted) identified between 01 December 2020 and 30 June 2022. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, Planning data of the main ES.
- 6.3.2 Where applications have been submitted by named individuals, the applicant name has been excluded from the table.
- 6.3.3 Proposed developments have, generally, not been subject to any assessment within the SES2 and AP2 ES and have not been mapped, given that there is uncertainty about their likely status in relation to the AP2 revised scheme.

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

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/P/001	Manchester City Council 127506/FO/2020	Full	Erection of 4 storey plus basement extension to form 6 no. apartments following demolition of existing link building.	Elm Grange, 559-561 Wilmslow Road, Manchester		
MA07/P/002	Manchester City Council 133426/FO/2022	Full	Erection of a two storey dwelling house following the demolition of existing dormer bungalow.	246 Palatine Road, Manchester		
MA07/P/003	Manchester City Council 132844/FO/2022	Full	Change of use of site to form scaffolding hire depot (B8 use) together with installation of site buildings, concrete hardstanding, storage cabins, lighting and acoustic fence.	Generation Uk Limited, Paston Road, Manchester, M22 4TF	Generation (UK)	
MA07/P/004	Manchester City Council 133858/FO/2022	Full	Development of a specialist supported living accommodation block alongside parking, landscaping, boundary treatment and other associated works.	Land Adjacent to Newall Green Farm, Manchester	Abbeyway Commercial Ltd	
MA07/P/005	Manchester City Council 133769/FO/2022	Full	Application for Full Planning Permission for demolition of existing structures and the erection of two 8 storey residential buildings (Use Class C3) with ancillary amenity space and ground floor commercial uses (Use Class E), together with cycle and car parking, hard and soft landscaping, access and servicing arrangements and other associated works.	66 Jersey Street, Manchester	Manchester Life Development Company 3 Limited	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA07/P/006	Manchester City Council 131474/FO/2021	Change of Use	Change of use from place of worship (Use Class F1(f) to day nursery (Use Class E(f), with associated provision of cycle and scooter stands and erection of acoustic fence.	7 Moor End, Manchester, M22 4JQ	Harkalm Investments Ltd	
MA07/P/007	Manchester City Council 133695/FO/2022	Full	Erection of a pair of semi-detached dwellinghouses together with associated landscaping and car parking following the demolition of existing building.	Workshop rear of 14 Kenworthy Lane, Manchester, M22 4EJ	Airside 1 Ltd	
MA07/P/009	Manchester City Council 128916/FO/2020	Full	Erection of a part two/part three 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	[Individual]	

7 Manchester Piccadilly Station (MA08)

7.1 Policy and planning context

7.1.1 There have been updates to the following local policy documents that were identified as relevant to the Manchester Piccadilly area in Volume 5, Appendix: CT-004-00000, which accompanied the main ES. Where these are relevant to the assessment, these updated documents have been considered and referred to, where appropriate, in the topic sections in Volume 2 and/or Volume 5 of SES2 and AP2 ES:

- Greater Manchester Combined Authority (2021), Places for Everyone Joint Development Plan Document (Submission Draft)⁸

7.2 Committed development

7.2.1 Table 1H lists unimplemented major committed development i.e., approved consents and development allocations in adopted development plans identified between 01 December 2020 and 30 June 2022, relevant to the Manchester Piccadilly area. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, Planning data of the main ES.

7.2.2 The exception to this is the Places for Everyone Greater Manchester Joint Development Plan which is currently undergoing examination. Greater Manchester Combined Authority submitted the Joint Plan for examination on 14 February 2022. Examination hearing sessions commenced on 1 November 2022. The plan is considered to be at a sufficiently advanced stage for the locations of emerging allocations to be considered reasonably certain and therefore taken into account.

⁸ Greater Manchester Combined Authority (2021), *Places for Everyone Joint Development Plan Document* (Submission Draft). Available online at: <https://www.greatermanchester-ca.gov.uk/media/4838/places-for-everyone.pdf>.

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Table 1H: Committed development in the Manchester Piccadilly Station area (MA08)

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/414S	Manchester City Council 128769/FO/2020	Full Application	Change of Use from E (Indoor Golf Centre) to C1 (Hotel) (31 rooms) with ancillary lower ground floor Bar including associated external alterations comprising altered ground floor entrance to Ducie Street, new ground floor fire escape to Ducie Street, privacy glass windows at ground floor level on Jutland Street and Ducie Street, new external canopy and bar seating area including associated window and door alterations and external plant equipment to the rear canal side elevation.	Unit 1, Bridge House, 26 Ducie Street, Manchester, M1 2DQ	[Individual]	Informs the future baseline for construction for the following topics: Socio-economics Sound, noise and vibration
MA08/421S	Manchester City Council 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 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.	16, 20 And 24 Kennedy Street, Manchester, M2 4BY	[Individual]	Formally listed as MA08/P/06 in the main ES Volume 5, Appendix: CT-004-00000 as a proposed development

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/423S	Manchester City Council 130354/FO/2021	Full Application	Erection of an 8 storey building to form 118 residential apartments (Use Class C3) and ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) (583 sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works.	Land on the corner of Poland Street and Jersey Street, Manchester, M4 6JW	[Individual]	Informs the future baseline for construction for the following topics: Community Health
MA08/424S	Manchester City Council 130356/FO/2021	Full Application	Creation of 39 residential apartments (Use Class C3a) within retained and refurbished facades of the former Ancoats Dispensary Building facilitated by partial demolition works and the erection of a ground plus 5 storey extension, re-instatement of the central tower, removal of the entrance steps and lowering of the ground floor together with associated external cycle and bin store, boundary treatment and other associated works.	Ancoats Dispensary, Old Mill Street, Manchester, M4 6EB	Great Places Housing Association	Related Applications: MA08/225 Informs the future baseline for construction for the following topics: Community Health Sound, noise and vibration
MA08/425S	Manchester City Council 130390/FO/2021	Full Application	Erection of 23, 3 storey dwellinghouses (Use Class C3a) and the erection of a 4 storey building to form 45 residential apartments (Use Class C3a) (68 new homes in total) with associated car and cycle parking provision, hard and soft landscaping, access, servicing, and other associated works.	Land at Downley Drive, Manchester, M4 6BW	Great Places Housing Association	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/426S	Manchester City Council 128997/FO/2020	Full Application	Erection of a ground plus 9-storey building to form 118 no. residential 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.	40 Swan Street, Manchester, M4 5JG	Swan Street Develop-ments Ltd	
MA08/431S	Manchester City Council 128470/FO/2020	Full Application	Change of use of existing basement and ground floor from commercial unit to a Beauty Salon (Sui Generis Use Class).	39 Tib Street Manchester, M4 1LX	[Individual]	
MA08/433S	Manchester City Council 128911/FO/2020	Full Application	Erection of 9 storey residential building (Use Class C3) 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, servicing, landscaping and secure cycle parking.	32 - 34 Laystall Street, Manchester, M1 2JZ	McCauls Group Ltd	Informs the future baseline for construction for the following topics: Community Ecology 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
MA08/444S	Manchester City Council 130394/FO/2021	Full Application	Refurbishment, removal/demolition, repair and reconfiguration of Brunswick Mill to create work spaces, retail and community uses (Use Class E and Use Class F2) (2034 sqm) at the ground floor and creation of 153 residential apartments (Use Class C3a) with the upper floors following demolition works together with the erection of a part 6, part 8 storey building to form 100 residential apartments (Use Class C3a) and a 5 storey buildings to form 24 residential apartments (Use Class C3a) (277 apartments in total across the 3 buildings) with associated car parking, roof top amenity space, access and servicing, landscaping, pedestrian access to the Ashton Canal and other associated works.	Brunswick Place, Bradford Road, Manchester, M40 7EZ	[Individual]	Related Applications: MA08/408 Informs the future baseline for construction for the following topics: Community Ecology Health
MA08/446S	Manchester City Council 130627/FO/2021	Full Application	Erection of an 8 storey building to form Mobility Hub including ground floor commercial unit (Use Class E(b)) (221 sqm), delivery hub, 150 cycle spaces and 408 car parking spaces with associated landscaping, access and other associated works following demolition of existing structures.	Land at Poland Street Manchester M4 6BR	Manchester Life Strategic Development Company Limited	Informs the future baseline for construction for the following topics: Community Health
MA08/453S	Manchester City Council 131345/VO/2021	Full Application	CITY COUNCIL DEVELOPMENT for the construction of a new walking and cycling bridge crossing the Ashton Canal and delivery of new ramped access on the Ashton Canal towpath, including	Lock Number 3 along the Ashton Canal Towpath, Manchester, M4 6DH	MCC Major Projects	Related Applications: MA08/402

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			earthworks, landscaping and other associated works.			
MA08/455S	Manchester City Council 131240/FO/2021	Full Application	Erection of six storey building comprising 16 no. residential dwellings and associated works, including boundary treatments.	Vacant plot north east of the Vallance Centre, Brunswick Street, Manchester, M13 9XF	Brunswick Living Ltd	Related Applications: MA08/015 Informs the future baseline for construction for the following topics: Community Health
MA08/461S	Manchester City Council 131859/FO/2021	Full Application	Full Planning Permission for the demolition of modern extension to Grade II Listed building, retention and refurbishment original Victorian facade, erection of commercial building (Use Class E) with landscaping, and other associated works.	50 Fountain Street, Manchester, M2 2AS	Prudential Nominee UK 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
MA08/468S	Manchester City Council 132589/FO/2021	Full Application	Retention, and future use of ground floor commercial units (for use Class E(a-d) retail and/or drinking establishment / Sui Generis Hot Food Takeaway) and partial demolition of the upper floors at 7-9 Piccadilly to provide for the development of a six storey of office development (Use Class E(g) above the retained commercial units at ground floor, together with rooftop amenity area, cycle parking, public realm improvements and associated works. The proposal includes upgraded facades to Piccadilly alongside a new frontage and accesses (pedestrian and servicing) to Back Piccadilly to incorporate a new office entrance / reception area.	7 - 9 Piccadilly, Manchester, M1 1LZ	Thackeray Investments	Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA08/469S	Manchester City Council 132578/FO/2021	Full Application	Application for physical works to the Pavilion and surrounding Public Realm.	Land at Piccadilly Gardens, Manchester	Legal & General Assurance (Pensions Management) Ltd c/o Savills (UK) Limited	
MA08/471S	Manchester City Council 132574/FO/2021	Full Application	Creation of 4x three bedroom townhouses (Use Class C3), with integrated car / cycle parking, recessed balconies and rooftop terraces.	Land south of Stables Car Park, Paradise Wharf, Ducie Street, Manchester	Victor (M1) Ltd	
MA08/472S	Manchester City Council 131617/FO/2021	Full Application	Proposed rooftop installation of 18 no. antennas on new 2m supporting poles, 2 no. transmission dishes 4 no. equipment	Macdonald Manchester Hotel, 91 London Road, Manchester	Cornerston	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			cabinets and ancillary development thereto.			
MA08/473S	Manchester City Council 132806/FO/2022	Full Application	Installation of 9 variable refrigerant flow (VRF) units on flat roof of building.	2 Piccadilly Place Manchester	Jamieson Contracting	
MA08/474S	Manchester City Council 133577/FO/2022	Full Application	Change of use from Office (Use Class E(g)(i)) to Office (Use Class E(g)(i)) and Education use (Use Class F1(a)) at the 9th Floor of City Tower, Piccadilly Plaza.	Ninth Floor City Tower, Piccadilly Plaza, Manchester	City Tower Unit Trust c/o Schroder Real Estate Investment Management	Informs the future baseline for construction for the following topics: Community Health
MA08/475S	Manchester City Council 132855/FO/2022	Full Application	Recladding of building.	Ibis Hotel, Charles Street, Manchester	Accor UK Business & Leisure Hotels Limited	
MA08/476S	Manchester City Council 132737/FO/2022	Full Application	Refurbishment, alterations and selective demolition to facilitate office and restaurant use, installation of mechanical plant on roof of 57 Spring Gardens.	38 - 42 Mosley Street and 57 Spring Gardens, Manchester	[Individual]	
MA08/477S	Manchester City Council 132921/FO/2022	Full Application	Proposed single storey extension to Wellington Mill to provide new main entrance for security with associated toilet facility. The proposed extension is positioned in front of the existing main entrance on the south west elevation.	Wellington Mill, Pollard Street, East Manchester	Pretty Little Thing Ltd [PLT]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/479S	Manchester City Council 129632/FO/2021	Full Application	Installation of replacement cladding.	Advent, 2/3 Isaac Way, Manchester	[Individual]	
MA08/480S	Manchester City Council 128772/FO/2020	Full Application	Installation of replacement cladding.	Advent One, 1-2 Isaac Way, Manchester	[Individual]	
MA08/481S	Manchester City Council 133406/VO/2022	Full Application	City Council Development - Demolition of a redundant bridge and associated works required to facilitate the creation of a new at-grade pedestrian and cycle route with enhanced public realm.	Jersey Street Bridge, Jersey Street, Manchester	Manchester City Council	
MA08/486S	Manchester City Council 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]	Related Applications: MA08/328 Informs the future baseline for construction for the following topics: Sound, noise and vibration
MA08/491A	Manchester City Council 124229/FO/2019	Full Application	Erection of detached two storey property comprising 2 x one bed apartments including parking, new boundary treatment following demolition of existing single-storey garage and removal of existing boundaries.	Mayes Gardens	Edward Mayes Trust	Informs the future baseline for construction for the following topics: Sound, noise and vibration

7.3 Proposed development

- 7.3.1 Table 2H lists proposed developments (either planning applications that have yet to be determined or land use allocations included in development plans yet to be adopted) identified between 01 December 2020 and 30 June 2022. These are in addition to those identified in Volume 5, Appendix: CT-004-00000, Planning data of the main ES.
- 7.3.2 Where applications have been submitted by named individuals, the applicant name has been excluded from the table.
- 7.3.3 Proposed developments have, generally, not been subject to any assessment within the SES2 and AP2 ES and have not been mapped, given that there is uncertainty about their likely status in relation to the AP2 revised scheme.

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Table 2H: Proposed development in the Manchester Piccadilly Station area (MA08)

Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/P/001	Manchester City Council 133296/FO/2022	Full Application	The insertion of new window vent onto front elevation.	1 Piccadilly Gardens, Manchester	Legal And General Assurance (Pensions Management) LTD	
MA08/P/002	Manchester City Council 133192/FO/2022	Full Application	Proposed upgrade to existing rooftop telecommunications installation.	20 Dale Street Manchester	Everything Everywhere (EE)	
MA08/P/003	Manchester City Council 133151/FO/2022	Full Application	Erection of 9 storey hotel extension (94 bedrooms) with glazed bridge link at fifth floor to connect to rear elevation of Gardens Hotel.	2 Little Lever Street Manchester	Cairn Group	
MA08/P/004	Manchester City Council 133807/FO/2022	Full Application	Full planning application for the re-cladding and replacement windows & doors to Jutland House & Whittles Croft.	Jutland House & Whittles Croft, Paradise Wharf, Manchester	Paradise Wharf Management Company LTD	
MA08/P/005	Manchester City Council 134165/FO/2022	Full Application	The subdivision of the existing all-weather playing pitch to form three x 5-a-side and three x 7-a-side pitches with the construction of new fencing and floodlights.	Nicholls Sixth Form Centre, Ford Street Manchester, M12 6BA	Powerleague Fives Group	
MA08/P/006	Manchester City Council 134123/FO/2022	Full Application	Proposed new 3 No. of A/C units to be wall mounted and in security cages to the side elevation. Additionally, a new proposed incoming and extract supply louvres to the side elevation, to be silver aluminium.	26 Midland Street, Manchester	[Individual]	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
MA08/P/007	Manchester City Council 132656/FO/2022	Full Application	Change of use from printing press premises to sui generis commercial kitchens.	2 Dark Lane, Manchester	Range Virtual Kitchens Ltd	
MA08/P/008	Manchester City Council 133873/FO/2022	Full Application	The staged removal of existing plant, erection of new plant and louvred enclosures at roof level.	40 Spring Gardens, Manchester	Aviva Investors 40 Spring Gardens (General Partner) Ltd	
MA08/P/009	Manchester City Council 133324/FO/2022	Full Application	Full planning application for a residential-led development to provide 183 no. apartments and 10 no. duplex apartments (Use Class C3) and flexible commercial space (Use Class E/ sui generis) across two new development blocks and refurbishment of the southern part of the Ancoats Works building including its Pollard Street façade, together with landscaping, parking, cycle parking, supporting infrastructure and associated works, following the demolition and partial demolition of existing buildings on site.	Ancoats Works, Pollard Street, Norfolk Street, Manchester	Banidev Limited C/O Capital & Centric and Kamani Property Group	
MA08/P/010	Manchester City Council 132214/FO/2021	Full Application	Erection of a 15 storey building to form 107 apartments (Use Class C3) at floors 1 to 15, residential amenity facilities including a roof terrace (level 14), associated ground floor cycle storage (68 spaces), two ground floor commercial units (Use Class E/ Sui Generis (Drinking Establishment), multipurpose events Pavilion (Use Class E/ Sui Generis (Drinking Establishment), associated	Land south of Chapelton Street, Manchester, M1 2WH	Capital and Centric (Nineteen) Ltd	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			landscaping to site perimeter and rooftop PV panels.			
MA08/P/011	Manchester City Council 132626/FO/2022	Full Application	Erection of 15 storey building comprising 54 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace and office space), 2 car parking spaces and 57 cycle parking spaces, landscaping, access and associated development.	48 Store Street Manchester, M1 2WA	M1 Piccadilly Limited	
MA08/P/012	Manchester City Council 132937/FO/2022	Full Application	Hotel re-branding, to include full refurbishment of Gardens Hotel, 2 storey vertical part extension to 55 Piccadilly and new hotel entrance.	Land At 51 - 57 Piccadilly, Manchester	Cairn Group	
MA08/P/013	Manchester City Council 132489/FO/2021	Full Application	Full Planning Permission for the erection of a part-34, part-11 storey residential building with associated residents' amenity space including gym (Use Class C3), commercial space (Use Class E), basement car parking, cycle parking, landscaping, and other associated works.	Port Street, Manchester	Manchester (Port Street) Limited	
MA08/P/014	Manchester City Council 124544/FO/2019	Full Application	Erection of 12/13 storey building above basement following demolition of rear of 47 Piccadilly (Back Piccadilly warehouse façade and 3 storey Town House to Piccadilly retained) to create a new 129 bed hotel (Use Class C1) and associated restaurant (Use Class A3 and A4 (1st floor)) above a retail unit (flexible within Use Classes A1 (Shop), A2 (Financial) and Professional Services, A3 (Café and Restaurant), A4 (Drinking Establishment,	Land At 43-47, Piccadilly, Manchester, M1 2AP	Trafalgar Leisure Limited	

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Reference identification	Local planning authority including planning reference	Type (application or allocation)	Description	Site address	Applicant	Comment
			A5 (Hot Food Take Away, B1 (Office) and D2 (Assembly and Leisure) to the ground floor and basement, ancillary facilities within ground floor and the refurbishment of the 3 storey townhouse at 47 Piccadilly.			

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