
**Manchester City Council
Report for Information**

Report to: Resources and Governance Scrutiny Committee – 8 September 2016

Subject: S106 Annual Monitoring Report 2015/16

Report of: Head of Planning, Building Control & Licensing

Summary

The annual monitoring report provides Members with an overview of activity relating to S106 agreements during the last financial year. S106 information is also provided on a Ward basis and to assist Members a table holding the relevant data has been appended to the report.

Members have also expressed interest at previous meetings in relation to the likely impact of the Community Infrastructure Levy (CIL), an option introduced by the previous Government, which has a direct bearing on how local planning authorities negotiate S106 agreements. The Council has not decided to adopt the CIL approach at present, although this decision will be reviewed in the light of policy development and local economic circumstances.

Recommendation

That Members note the content of the report.

Wards Affected: All

Contact Officers:

Name: Julie Roscoe
Position: Head of Planning, Building Control & Licensing
Telephone: 0161 234 4552
Email: j.roscoe@manchester.gov.uk

Name: James Shuttleworth
Position: Planning an Infrastructure Manager (Policy, Performance and Research)
Telephone: 0161 234 4594
Email: j.shuttleworth@manchester.gov.uk

Background documents (available for public inspection)

The following documents disclose important facts on which the Report is based and have been relied upon in preparing the Report. Copies of the background

documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the officers above.

- Previous reports to Resources and Governance Overview and Scrutiny Committee and Finance Scrutiny Committee:
 - S106 Agreements - Resources and Governance Overview and Scrutiny and Committee 13th December 2007 – Report of Head of Planning.
 - S106 Governance Arrangements - Resources and Governance Overview and Scrutiny Committee 16th July 2009 – Report of Head of Planning.
 - S106 Annual Monitoring Report - Resources and Governance Overview and Scrutiny Committee – 22nd July 2010 – Report of Head of Planning
 - S106 Annual Monitoring Report - Resources and Governance Overview and Scrutiny Committee – 21st July 2011 – Report of Head of Planning.
 - S106 Annual Monitoring Report – Finance Scrutiny Committee – 21st June 2012 – Report of Head of Planning
 - S106 Annual Monitoring Report – Finance Scrutiny Committee – 20th June 2013 – Report of Head of Planning
 - S106 Annual Monitoring Report – Finance Scrutiny Committee – 12th March 2015 – Report of Head of Planning

1.0 Introduction

- 1.1 As with previous reports, Members are provided with information on S106 related activity, including the accumulated value of all obligations and that from agreements negotiated during the **2015-2016** period. It follows a format adopted through previous Committees and includes a comparison of year on year activity where this is possible.
- 1.2 Briefly Members may recall that in April 2012 the then Government introduced the National Planning Policy Framework. This provided a clear steer regarding the use of S106 agreements; that is they should only be used where it is not possible to address unacceptable impacts through a planning condition. The NPPF also echoes the requirement in the Community Infrastructure Levy (CIL) Regulations that such agreements must meet specific tests.
- 1.3 The outcome of the above is that there has been a much more restrictive regime governing S106 Agreements for several years now which has affected the ability to negotiate both financial and non financial obligations through the planning process. This has been further compounded through viability issues connected with development.
- 1.4 For Manchester in particular, the previous slightly more relaxed guidance to S106 contributions have assisted officers in negotiating maximum benefits arising from developments; the tightening of the legislation has meant this and the viability testing has led to fewer obligations.
- 1.5 The question of viability testing was raised and discussed at the meeting in March 2015. It was suggested Salford City Council may have been looking at a more flexible approach to viability which would assist in capturing benefits in the future from developments. Salford has confirmed its approach very much mirrors that in Manchester. Salford does have a Planning Obligation Supplementary Planning document which provides a strategic framework for such; however, each scheme will be negotiated on its own merit and where applicants claim there are issues of viability, evidence is provided and assessed in accordance with Government guidance.

2.0 Current Position

- 2.1 As of the end of March 2016, **437** Agreements have been signed (the earliest recorded in 1994). **17** of these were signed during the **2015 / 2016** period. Whilst a number of obligations are of a financial nature a large proportion comprise non-financial obligations; some are a mix of both and there are a small number which relate to variations to agreements signed in previous years.
- 2.2 Of the **17** agreements signed during **2015/16**, only **5** relate to planning applications submitted during the same period, the remaining 12 relate to applications submitted in previous years.

- 2.3 The appended table identifies by ward all S106 agreements with financial obligations. Those negotiated and agreed in the 2015/16 period are associated with development in the City Centre area and the south of the City:

Laystall Street, Ancoats: 80K for a crossing on Great Ancoats Street and footpath improvements.

Houldsworth Street, Ancoats: 213K for improvements/management of the environment

Charlotte House, City Centre: 70K maintenance and improvements of the environment

Wrengate, Palatine Road: 185K: affordable housing contribution

MMU Didsbury: 200K recreational facilities and play equipment (in addition there is an obligation relating to land being transferred to the Council for educational purposes).

These would all have been subject to viability testing and are required to ensure the development meets specific policy and technical requirements.

2.4 **Agreements with financial obligations:**

Since 2000/1 the total accumulative monetary value of S106 agreements negotiated is **£22,624,903**. This excludes those agreements which have fallen away with the expiry of the associated planning permission before any monies were received.

This change in the accumulative monetary value is set out below (year / £):

2010/11 - 21,590,570
2011/12 - 25,574,443
2012/13 - 22,483,933
2013/14 - 21,642,231
2014/15 - 22,266,231
2015/16 - **22,624,903**

2.5 **Received Contributions:**

Over 2015/2016 itself, the City Council received an actual amount of **£902,093** in contributions.

This provides a cumulative total of **£19,375,709** in recorded contributions held in trust received through S106 activity (net of refunds made in previous years).

2.6 **Reserved Contributions**

Of the financial contributions held in trust by the City Council, **£18,249,877** is recorded as being reserved or is to be reserved to specific projects.

This means there is **£1,125,832** awaiting reservation against a project which will have to be within the parameters of that defined in the original S106 legal agreement.

All potential S106 funded capital projects are steered and scrutinised ahead of a Gateway approval process introduced to ensure effective project management. A traffic light model has also been introduced which checks for time restricted obligations and reduces risk through a structured engagement process with relevant officers across the Council.

By the end of **2015/16** an accumulated total of **£14,799,163** had been released from the monies held in trust for spend related to all agreements signed over the years on a variety of projects.

<u>Spend</u>	<u>Balance</u>	<u>As at</u>
£14,799,163	£4,576,546	15/16
£13,954,217	£4,667,795	14/15
£11,409,077	£6,695,030	13/14
£ 7,549,348	£9,109,275	12/13
£ 5,626,153	£6,672,432	11/12
£ 4,662,776	£6,470,012	10/11

In addition to the contributions already received, the money owed to the City Council increased slightly from £404,871 in 2014/15 to **£408,931 in 2015/16; this is due to** debts being more easily identified although this is set to reduce significantly with anticipated imminent payments amounting to **£310,337**.

The remaining money owed is at varying stages of recovery which may involve negotiating phased payments (rather than reducing the amount).

3 S106 Information by Ward

- 3.1 The table which records S106 agreements on a Ward basis has been attached. This provides details of financial obligations within the agreements comprising those contributions in the process of being spent and those that would be realised if the associated development was to come forward. (To assist Members, a glossary of terms has been provided).
- 3.2 The table is continually monitored and updated and further updates can be provided to Members on request.

4 Community Infrastructure Levy (CIL)

- 4.1 Members have previously been informed that the Community Infrastructure Levy was introduced as a means of collecting funding from development for infrastructure improvements. It can provide an alternative source of funding to planning agreements (i.e. S106 agreements). The basis of CIL is that an amount is charged per m² of development. This amount can vary by development type and location, with the approach set out in a formal Charging

Schedule. Charges are set at a level that does not undermine the overall viability of development in the area and would not raise more than is needed to meet the identified infrastructure funding shortfall. Given that it is usually relatively straightforward to demonstrate a considerable gap in the availability of infrastructure funding, the key determinant of the level of CIL is usually viability. Councils charging CIL must demonstrate that the amount they plan to charge will not threaten delivery of the development the area needs, and this is assessed through an independent examination.

- 4.2 Once set, CIL charges do not change to reflect the circumstances of individual planning applications; this is less flexible than the S106 system. However, whilst S106 monies are raised to mitigate issues directly linked to the proposed development, receipts from CIL can be spent across the district, providing it is spent on a type of infrastructure included in the list associated with the Charging Schedule. They are not tied to the contributing development.
- 4.3 In response to this, the scope to use S106s as a means of pooling contributions for general infrastructure has been curtailed, with CIL being seen as a more effective mechanism for doing this. A maximum of 5 S106 contributions can now be collected towards and type of infrastructure or infrastructure project. However, S106 does remain an option for raising contributions and would remain the key route for securing affordable housing through the planning system. Some development is exempt from CIL charges. These exemptions are set out in national CIL legislation.
- 4.4 It has been possible for local authorities to introduce CIL since 2010 and to date 115 councils have done so. The majority of these authorities are in the south of England, although more recently northern authorities have looked at CIL as a possible option and have started the process of adopting the levy. In Greater Manchester, this includes Bolton, Oldham, Stockport, Trafford and Wigan, although only Trafford have reached the point of adopting CIL.
- 4.5 At this point, Manchester City Council has not decided to introduce CIL. A number of considerations have been taken into account to reach this decision, which will be regularly reviewed to assess the most effective approach for the City. Key considerations relate to the lack of flexibility of CIL when compared with the existing S106. There is a concern that CIL could either deter development (if set too high) or under-achieve infrastructure contributions (if set too low). Whilst the level of CIL would take these issues into account at the time it was set, it is difficult to anticipate how the market will change, particularly as it is not clear how the economy will respond to current pressures and opportunities. Furthermore, the complexity typical of Manchester's development opportunities challenges the effectiveness of broad viability assessments, taking account of issues including multiple ownerships, historic contamination and the mixed-use nature of many schemes.
- 4.6 Although the recovery from the 2008 recession is established, development values and confidence have not fully recovered. Most recently, the

implications of Brexit have led to questions of confidence in the development sector nationally and will have to be kept under review in Manchester.

- 4.7 It is considered in the short term that S106 agreements remain the most effective way (subject to viability testing) to raise funding through developments. Once evidence suggests that there is an emerging case for CIL as opposed to S106, work to take this forward would be undertaken alongside a review of the Local Plan.
- 4.8 Greater Manchester's devolution arrangements include the provision to develop a CIL at the Greater Manchester level. Although this is not a programme of work being progressed currently, it is possible that the potential benefits of a Greater Manchester CIL will be considered in the future. Manchester would be fully engaged in this decision.
- 4.8 At the March 2015 meeting, officers were asked to explore how CIL liabilities would be managed where the ownership of a site changed after planning consent and before development. Guidance on CIL states that the responsibility to pay the levy runs with the ownership of the land on which liable development will be situated. The financial benefit of the planning permission is transferred when land is sold, and so the CIL liability would transfer with it. It would be expected that the land sale would take full account of the established CIL liability.

5 Conclusion

- 5.1 The Planning Service continues to negotiate new S106 agreements in accordance with the legislation and contributions are being received from those schemes consented in earlier years. This includes money previously owed to the City Council by developers who had missed the trigger for payment.
- 5.2 The careful management of money held and reserved for projects through the corporate working group and Gateway process has been key to identifying projects at risk and any contributions that could be vulnerable to time limited restrictions on spend.
- 5.3 As the City's economy and development landscape improves, the suitability of CIL for Manchester will be assessed. However, it is currently considered that CIL could constrain the ability of the Council to support development and support important associated local investment.

S106 Planning (financial) Obligations ('open Cases') & drafts by Ward - as at 31/03/16 (for year end 2016 S106 Annual Report)

1) extant & implemented Planning Permissions supported by:

- existing contributions or balances in process of being spent (pending refunds are excluded from this list) &
- monies owing, overdue for payment where already known &
- potential contributions that might be received if the related development comes forward

2) draft Obligations / signed Agreements (with potential financial value)

NB. 'reserved' amounts represent what S106 can pay out from S106 income. VAT charges if applicable for goods & services may have to be taken out of the S106 monies. However, if VAT is claimable, the budget can be increased to include VAT costs, in addition to S106 monies available.

In '£ actual received' column, monies received highlighted in red indicate they are 'at risk' of having to be refunded due to the spend time limit, green indicates monies that are still within the agreed timescale to spend and amber indicates all monies that should be spent at some point within the next 18 months

Ancoats & Clayton

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
09-Aug-04	070324 /FO/20 03/C3	Piccadilly Village Phase 3 Chapeltown Street City (see also 70325 & 70326)	47 apartments in 1 no block comprising 14 no 1 bed & 33 no 2 bed with associated package & landscaping	G5	contribution towards the provision of residential infrastructure in City Centre & associated costs (Unilateral Undertaking)	47,000.00	n/a	47,000.00	THCTP- St Peters Sq - Peter Street & Oxford Street narrowing	47,000.00	47,000.00

04-Oct-05	070404 /FO/20 03/N1(3)	10 & 12 Rochdale Road	220 resi units incl 137sqm Class A1 / B1 grd fl use, assoc car pkg & health club for residents in 1 no 17 st & 1 no 14 st bldgs	G1	Improvements to the environment, public realm / facilities etc in Ancoats & Clayton ward & assoc costs (Supplementary Deed to vary / amend / replace 16 Sept 04 & complemented by 17th Jan 07 079201)	75,842.00	n/a	77,497.27	Spent towards St Michael's Flags ph 2 with part monies from 079201 incl repair / reinstatement of Aspin Lane retaining wall & Lowry Steps, landscaping Angel Meadows & treating Japanese Knotweed	77,497.27	77,497.27 spent. Can be removed from table
17-Jan-07	079201 /FO/20 06/N1	10 Rochdale Rd Ancoats	revs to pl perm ref 073047 for elevational alterations to proposed building (amends 073047)	G5	retaining & / or improving the environ, public realm / facils, highways, pub infrast etc (which may incl a new or upgraded ped crossing) in the ANCCLY ward & assoc costs (replaces agreement 4th Oct 05 for £167,500) (also complements 4th Oct 05 under 070404)	84,050.39	n/a	84,050.39	Spent towards St Michaels Flags & Angel Meadow Ph 2 (matched with monies from 70404) incorp repair / reinstatement of Aspin Lane retaining wall & Lowry Steps, landscaping Angel Meadows & treating Japanese Knotweed & bal of 16,928 towards Great Ancoats Street / Pollard St crossing in assoc with Etihad development	84,050.39	67,121.50 spent
05-Feb-07	078181 /FO/20 06/N1	land at Royal Mill Redhill Street Ancoats	amendmt to pp 65195 FO for 283 apartments (app 18/10/02) incldg int alts to bldgs allowing an incr of 21 aparts	n/a	improving & maintaining the environ, pub realm, highways / facils / infra etc within Ancoats Urban Village in the immed vicinity & assoc costs	21,000.00	On comm. but should have been on signing	21,000	Response required from N/hood Lead Lead	Response required from N/hood Lead Lead	n/a
11-Sep-08	081693 /FO/20 06/C1	Edge Street / Oak Street (exstg w / hse on corner Site City	conversion of 1st & 2nd floors to 4 no residential units (3 no 2 bed & 1 no 1 bed) with assoc elev alts	G5	improving, maintaining the environ, highways, public realm / facils / infra etc in the City Centre & assoc costs & not to const any extns affecting any pt of the exstg roof	12,000.00	n/a	12,879.12	towards City Centre Play Area Project - Piccadilly Gardens & Cathedral Gardens coupled with monies under ref 073709 (£17,535) & ref 071268 (£133,585)	12,879.12	12,879.12
08-Oct-10	092452 /FO/20 10/C2	22 - 26 Edge St	6 sty bldg for basement Class A2 (fin & prof) or Class A3 (rest & cafe) & grd level Class A1 (shop) & 14 apartments above following demo of extg bldg	n/a	improving & maintaining the environment & public realm / highways / facils / infrastructure etc in the City Centre & assoc costs	70,000.00	On completion (£17,000) then 3 no. payments)	0.00 Completed so monies due as at 24/3/16	n/a	n/a	n/a

05-Mar-15	105378 /FO/20 14/C2	Ehsan Malik & Co 35 Houldsworth Street	Change of use of existing four storey office building with basement to nine apartments.	n/a	£45,000 being required with Inflation for improving & maintaining the environment, public realm, highways, public facilities, public infrastructure etc in the City Centre of Manchester and / or the Ward and associated costs	45,000.00	On comm	0.00 not comm. as at 16/6/15	n/a	n/a	n/a
18-Sept-15	109096 /JO/201 5/C2	40 Laystall Street Ancoats	Variation of condition 11 attached to application ref no 068295 (for 84 apartments with Class A1, A2, or B1 at ground level & assoc pkg on site of former Laystall House to drop the condition requiring a ped crossing to be approved & provided at the junction of great Ancoats St & Laystall S), to allow payment through legal agreement of sum of money in lieu of providing the pedestrian crossing at the junction of Great Ancoats Street and Laystall Street required by that condition.	G1 in prep	providing crossing improvement on Great Ancoats Street in the vicinity of the Development & assoc costs, in lieu of the Owner implementing the Highway Works required to discharge condition 11 under 068295/OO	80,000.00	n/a	80,000.00	Growth Deal – Great Ancoats St Improvement project entailing 1) improvement works to existing footway for enhanced pedestrian access comprising upgrade of materials & layout at the junctn of Gt Ancoats St & Laystall St (£41,760 / 60%) 2) new pedestrian crossing on Gt Ancoats St & Laystall St at existing signalled junction (£27,840 / 40%) 3) fees (£10,400 / 13%)	80,000.00	n/a
25-Nov-15	106592 /OO/20 14/N1	Riverpark Trading Estate Riverpark Road Newton Heath	maximum 340 dwellings with assoc open space, highways, landscaping with all matters reserved with the exception of access which is proposed to be taken off Riverpark Road.	n/a	towards costs of a) Parking Permit Scheme incl signage throughout, b) review of existing parking restrictions on named Distributor Roads then following results, any measures necessary and c) processing / admin of permits for the max 340 dwellings AND to apply the Man Fee to monitor compliance & overseeing the spend process of creating the PPS from start to finish	80,000.00	On comm	0.00 not comm. as at 23/12/15	n/a	n/a	n/a

04-Feb-16	109784 /FO/20 15/C2(2)	47 Houldsworth Street Manchester M1 2ES (Great Ancoats St & Newton St)	13 storey building comprising 119 apartments on Floors 1-12 (Class C3) & 2 no ground floor retail / commercial units (Classes A1, A2, A3, A4, A5, B1, D1 (Nursery) & D2 Gym & public realm, highways, engineering & assoc works following demolition of existing building	n/a	for the purpose of improving and maintaining the environment on Great Ancoats St & assoc costs	213,000.00	On occupation	0.00 not comm. or occup as at 10/2/16	n/a	n/a	n/a
-----------	------------------------	--	---	-----	--	------------	---------------	---------------------------------------	-----	-----	-----

Ardwick

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
22-Apr-03	063066 /OO/N ORTH2 /01	jnct Plymouth Grove / Upper Brook St Ardwick	mixed use compr car dealership 778 sqm, 350 no student rooms, 102 no sc aparts, office 734 sqm, retail 324 sqm, in 5 / 6 sty bldg with p 12 sty incl pkg in base (siting and means of access)	G5	twards improvements to Swinton Grove Pk	20,000.00	n/a	21,434.87	twards continud improvements & refurbis of Swinton Grove Park as per the Green Flag Man Plan in consult with Friends / Members	21,434.87	Response required from N/hood Lead Lead re bal of 3,451
21-Mar-05	073709 /FO/20 04/C2	vac land at York St / Grosvenor St All Saints	5 st bldg for 17 sc flats for post grad studts with gf A1 unit	G5	imps to env, pub realm, pub facils / infra etc in the 'City Centre of M/cr' & assoc costs	17,000.00	n/a	17,535.43	City Centre Play Area Project -Piccadilly Gardens & Cathedral Gardens coupled with 71268 (133,585) & 81693 (12,879.12)	17,535.43	17,535.43
12-Apr-07	081558 /FO/20 06/N2	Wilmslow Park Phase 3 Rusholme Place Ducie Street	pt 3, 6 & 9 st bldg of 51 aparts & assoc car pkg & ldspg	n/a	improving & maintaining the environ, pub realm, highways / facils / infra etc in the vicinity & assoc costs	153,000.00	On occupation	186,967.00	Response required from N/hood Lead Lead	Response required from N/hood Lead Lead	n/a
28-Jun-07	080451 /FO/20 06/C2	50 56 58 Grafton St City (see also 071932)	6 sty blg for 55 res units with A1, A2 & A3 uses at grd floor (3 yrs)	G5	improving & maintaining public realm, environment, highways, infrastructure & assoc costs in the City Centre (supercedes 17 Sept 04)	55,000.00	n/a	52,349.60	THCTP- St Peters Sq - Peter Street & Oxford Street narrowing	52,349.60	52,349.60

25-Jun-10	091730 /FO/20 09/C1	University Campus Booth St East & Upper Brook St M13 9RZ	5 no sty bldg for new Sch of Chem Engineering & Analytical Sciences (Ph 1 of prop 2 phses) for teaching & research on site of fmr energy ctre, car pk & temp accom	G5	funding study into pkg scheme within Grove Village in Ardwick ward & implementn, monitoring review of such pkg scheme only	140,000.00	n/a	140,000.00	residential parking area within the Grove Village area (coupled with other funding £50,000)	140,000.00	Response required from N/hood Lead Lead
26-Sept-11	096213 /FO/20 11/N2	land At Plymouth Avenue	59 no 2 & 3 storey dwellings (mix of 2, 3 & 4 bed accommo) with assoc landscaping, car parking and boundary treatments	G1	all or any of the following: - providing & thereafter maintaining: - a replacement games court - associated (not by way of limitation) access paths and furniture - additional planting and landscaped works	55,000.00	n/a	55,000.00	towards replacement ballpark / MUGA on Langport Ave & assoc infra etc (Wonderland Park)	55,000.00	Response required from N/hood Lead Lead
19-Dec-14	104036 /OO/20 13/N2 and 106619 /FO/20 14/N2	55 To 65 Hathersage Road Victoria Park	six -storey building for 136 apartments incorp car parking for 67 cars, vehicular access from Hathersage Road following demolition of existing buildings OR seven storey building, including basement level, for 136 apartments with two storey decked building at rear for 67 car parking spaces with cycle provision & amenity area with assoc landscaping, boundary treatment, ext works & vehicular access from Hathersage Road	n/a	£85,000 as 'Parking Sceme' contribution for a) progressing implementation & management of Residents' Parking Scheme within the streets surrounding the Land to mitigate the small number of parking spaces comprised within the Development; and/or (b) any alternative scheme created to alleviate the on-street parking problems within the vicinity of the Land & assoc costs	85,000.00	commenced	85,000.00	Response required from N/hood Lead Lead	Response required from N/hood Lead Lead	n/a

Baguley

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
20-Feb-03	065551 /OO/S OUTH2 /02	Lantern PH 98 - 100 Hall Lane	3.5 stry bldng of 36 no aprts & 36 prkng	Response required from N/hood Lead Lead	play prov in BAGULY ward & or public open space prov in BAGULY ward	15,000.00	n/a	15,000.00	towards ballcourts at Whyth Pk with link path, Muli sports ct and smaller area at Bag Pk (also Lantern Inn).	15,000.00	15,000.00
30-Mar-05	073222 /FO/20 04/S2	land Altrincham Rd Pocklington Dr Southmoor Rd	4 to 6 stry bldg of 52 no aprts (6 no 1 bed, 46 no 2 bed) & prkg & Indscpng	G5	improving parks in vicinity & assoc costs	70,000.00	n/a	87,454.07	Wythenshawe Park Play Area Improvements incorp design & installation of new play equipment	87,454.07	Response required from Regen

Bradford

Date signed or draft	S106 Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
12-Jan-07	080557	former Kwik Save Ashton Old Road Bradford	retail foodstore (class A1) 1,635 sqm foll demol of exstg bldgs with assoc prking & servicing & Idscaping	Response required from N/hood Lead Lead	providing & maintaining a pedestrian crossing on Ashton Old Rd & assoc costs	30,000.00	n/a	30,000.00	providing & maintaining a pedestrian crossing on Ashton Old Rd	30,000.00	Response required from N/hood Lead / Highways
28-Aug-07	081589	land at Ashton Old Rd / Mill St	28 no dwellngs & assoc prkg & Indscpng & 3 vehicr access points off Herne Street for prkng	G1	improve, maintain env, public realm, highways, public facilities / infrast in the vicinity, provide trees & assoc costs	22,000.00	n/a	22,000.00	tree planting on Galston St with some maintenance	22,000.00	Response required from N/hood Lead

11-Aug-11	075171 (2)	land adj to Ashton Canal Pollard St / Carruthers St & Bond St Milliners Wharf	mixed use comp 420 no aprts in 9, 7 & 22 stry blocks, offices (1808 sqm) & retail (585 sqm) & 235 prkg sp & Indscpng aft dem of exstng bldngs	G5	phase 1 to mprove, maintain env, public realm, highways, public facilities / infrast, traffic safety & like in the vicinity & assoc costs (replaces 7 Aug 06) (1 of 2 in agrmnt)	71,000.00	n/a	71,000.00	Pedestrian connection & lock enhancement works between the New Islington tram stop & across Lock 3 of the Ashton Canal in order to provide pedestrian links to New Islington.	71,000.00	Response required from N/hood Lead
22-Oct-12	100795 /JO/2012/N2	land at junction Pollard Street & Great Ancoats Street Ancoats (Etap Hotel)	removal of cond 29 to allow occupation of bldgs prior to completion of off-site highway works) of 091441/OO/2009/N2 for Full applic: 2 no buildings, one max 7storeys comprising hotel & ancill facils & Class A1/A2/A3/A4 and A5 (max of 4,884 sqm) and one max 5 storeys comprising Class B1(a) office accommo & Class A1/A2/A3/A4 and A5 (max floorspace of 3,738 sqm incl mezz), with means of access, car pkg, Indspg & assoc wks following demol of extg buildings and Outline applic: for mixed use devel comprising 1 no building (6,300 sqm) for Class B1(a), A1, A2, A3, A4 and A5 uses, means of access & assoc works (all matters reserved except means of access)-	Respos e required from N/hood Lead	Unilateral undertaking to contribute towards the costs of Highways Works as shown on specified drawing number	67,500.00	n/a	67,500.00	Off-site highway works - Pollard St / Great Ancoats Junction Improvements (coupled with £59,363 under pp ref 104315(3) for Etihad)	67,500.00	Response required from N/hood Lead

08- May-13	100388 /JO/201 2/N2 (amend s 097342 /OO/20 11/N2)	land bnded by Ashton New Rd, Score St, Ashton Canal, Clayton La, Wilson St & Alan Turing Way Openshaw West	Amendments to 1) Media Centre, 12 full-size and 2 half-size football training pitches, bldg for accom for Youth Development & First Teams and incorp 2 no. full size football pitches, a grnds maintenance bld, Energy centre, ped bridge across Ashton New Rd linking to the Etihad Stad, assoc pkg, Indspg, boundary treatmnts & other infra wks with all RM: and 2) Outline applic for an Institute for Sports Medicine (a medical assessment, diagnosis and treatment centre, & research & product devel facility in physiotherapy and sports science) & new 6th Form Coll in the S W corner of site with all RM; both 1) & 2) following the demolition of all structures on site (amends 097342/OO/2011/N2)	G1	amended recitals & defs for provision of off – site community swimming pool - Beswick Leisure Centre - ie the provision of off – site community swimming pool between Grey Mare Lane and Alan Turing Way as part of Beswick Community / Sports Hub (Beswick Wet and Dry Leisure), comprising 2 no swimming pools, wet and dry spectator seating, changing rooms, 70 station health / fitness suite gym and dance studio	3,000,000.00	n/a	3,000,000	Off site community swimming pool within Beswick Community Hub Leisure Centre comprising 2 swimming pools, wet n dry spectator seating, changing rooms, 70 station health / fitness suite gym & dance studio	3,000,000	3,000,000
13- Feb-14	104315 /FIO/20 13/N2	Etihad Campus Rowsley Street Bradford	increase in height of the South and North stands & assoc elevational alts for 14,500 extra seats (6,250 in each stand & up to 2,000 in pitch side seats for total match day capacity of up to 62,170) expansions of concourse facilities, alts to public realm incl changes to car parking layout, landscaping and boundary treatments and assoc infrastructure works (varied by 105160)	3	Parking Scheme Contribution' for controlled parking zone (CPZ) and traffic regulation orders (TROs) as outlined in Scheme 1 of the Transport Assessment Addendum 1 following the submission of a scheme for the approval of the Council as part of the Transport Strategy (of a total contribution of £519,638 under pp ref 104315) (varied by 6 June 14)	450,000.00	na	450,000.00	As specified in Obligation Particulars Etihad Traffic Improvement measures expansion of existing controlled parking zone	450,000.00	Response required from N/hood Lead
	104315 /FIO/20 13/N2(2)			3	Stadium North Walk Route Contribution' for improvements to walking route north of stadium (City Link Walk route) as outlined in Scheme 2 of the Transport Assessment Addendum (of a total £519,638 under pp ref 104315) (varied by 6 June 14)	10,275.00	n/a	10,275.00	As specified in Obligation Particular Etihad Traffic Improvement measures signage of walk route	10,275.00	Response required from N/hood Lead

	104315 /FIO/2013/N2(3)			Response required from N/hood Lead	Great Ancoats Street Pedestrian crossing Contribution' for the Great Ancoats Street pedestrian crossing (of a total £519,638) under 104315 as outlined in Scheme 3 of the Transport Assessment Addendum (of a total £519,638 under pp ref 104315) (varied by 6 June 14)	59,363.00	n/a	59,363.00	As specified in Obligation Particulars Etihad Traffic Improvement measures pedestrian crossing – Pollard St / Great Ancoats Junction Improvements 205664 (coupled with £67,500 under pp ref 100795 Etap Hotel on Pollard St)	59,363.00	Response required from N/hood Lead
13-Feb-14	100991 /OO/2012/N2	land adj to Ashton Canal Pollard St / Carruthers St & Bond St Milliners Wharf	1 no. 8 storey block & 1 no 9 storey block forming 144 resid apartments with assoc access, car parking and landscaping with all matters to be considered (outline applic): & detached building forming A1 Retail Unit (316sqm) with all matters reserved (outline applic) (phase 2 replaces 075171/FO/2005/N3(3))	tbc	phase 2 to improve, maintain env, public realm, highways, public facilities / infrast, traffic safety & like in the vicinity to include any of the following: gen improvements to the Canal links, public access links to New Islington & the new Metrolink station, improvements to Pollard St & other nearby highway networks, & other general environmental / landscaping improvements to Pollard St & the surrounding areas & associated costs (replaces 11 Aug 11)	71,000.00	n/a	71,949.64	secure by design" improvements most likely in the form of signage/ UV lamps/ CCTV/ audio security around the Canal near to Milliners Wharf phase 2 development and poss use for Lengthmans Hut on Ashton Canal as at 10/3/16	71,949.64	n/a

Brooklands

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
18-Oct-02	064267	City College Moor Road Wythenshawe (5 frm same pp) (see also 64268)	339 no. 2, 3 & 4 st resid units with assoc highway layouts, garages, car pkg & ldspg foll demol of exstg college (16 units	pending	twards play facils within vicin of Devel in lieu of on site play facils in consult with Sport England (5 frm same agrmt)	95,000.00	n/a	128,589.00	Response required from N/hood Lead	0.00 Response required from N/hood Lead	n/a

	064267 (2)	OO for same agree) (Tatton Green)	erected coupled with 74955 for 243 dwells & 74298 for 70 apartmnts with Persimmon Homes (NW) Ltd)	G5	installn of traffic lights at Moor Road (5 frm same agrmt)	30,000.00	n/a	32,748.73	Using balance of 3,977.39 (coupled with 064267(3), installation of traffic lights at Moor Rd with complementy Metrolink works to refurb junction & full upgrade traffic signals in vicinity, with maintenance	32,748.73	Response required from N/hood Lead
	064267 (3)			G5	commuted sum for maintenance for new traffic lights at Moor Road (5 frm same agrmt)	42,750.00	n/a	57,865.09	Coupled with 064267(2), Installation of traffic lights at Moor Rd with complementy Metrolink works to refurb junction & full upgrade traffic signals in vicinity, with maintenance	57,865.09	Response required from N/hood Lead
17- Feb-04	069232 (4)			n/a	Additional site drainage or sand dressing wks if required at Hollyhedge	13,180.00	once the £20,061 (currently spending under 69232(2)) is all spent	0.00	N/a but Investigate again how who to claim from, once the £20,061 (currently spending und 69232(2)) is all spent (up to two years) if N/hood Lead advises th more drainage works / £ is requir once all spent 13/5/15	n/a	n/a
	069232 (2)	former Royal Oak School Royal Oak Road	56 aparts & 52 detd hses with assoc access roads with access from Royal Oak Road & Idspg (whole dev) (see also 069233 FO)	G5	sports facility improvement works on playing field at Hollyhedge PK incorp installtn of drainage systm & assoc costs	20,061.00	n/a	20,061.00	Hollyhedge Park Improvements project incl. play area improvements & drainage to sports pitches (coupled with other monies from 69232(3), 61809, 72418, 95818)	20,061.00	6,600 spent & rest tbc from N/hood Lead
	069232 (3)			G5	supervision fee	4,320.00	n/a	4,320.00	Supervision fee as part of Hollyhedge Park Improvements project incl. play area improvements & drainage to sports pitches (coupled with other monies from 69232(2), 61809, 72418, 95818)	4,320.00	Tbc from from N/hood Lead
09- Sep-08	084639 /FO/20 07/S2	Tesco Stores Ltd Altrincham Road Baguley Manchester	modific of existing 2 way access to egress only & new Tesco ingress off Timpson Road	G5	twds costs of off site TRO to restrict prking on Timpson Rd in vicin of Land to impr rd safety	6,000.00	n/a	6,000.00	towards costs of off site TRO to restrict parking on Timpson Rd. Metrolink going through this area - TRO's to be implemented and extensive junction modification	6,000.00	Response required from N/hood Lead

Burnage

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
----------------------	---------	-----------------	----------------------------------	----------------	------------------------	----------	--------------------	-------------------	------------------	------------	-------------

NONE

Charlestown

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
17- May-01	056247 /OO/N ORTH1 /99(3)	Slack Rd	res dev following demolition of existing (OPP) (063730 RM)	n/a	For maintenance of southern section of Riverside Footpath & Cycleway following dedication under Highways Act on completion of it	37,000.00	on adoption of works	0.00	Not implemented or adopted	n/a	n/a
	056247 /OO/N ORTH1 /99(4)			n/a	maintenance of northern section of Riverside Footpath & Cycleway following dedication under Highways Act on completion of it	18,000.00	on adoption of works	0.00 Action being taken to recover overdue contribution . Requested 26,634 from Miller Homes (Dec 15). Poss also from Redrow	Implemented & adopted as highway	Cannot reserve until overdue monies are paid	n/a
11- Mar-05	072085 /FO/20 04/N1	land Moston Mill Blandford Drive Pleasington Drive	96 no houses & 56 no aprtmnts & assoc prkng	G5	improvtos to Broadhurst Park; may incl enhancing existing facils & providing new facils & assoc costs	15,000.00	n/a	15,000.00	Improvements to Broadhurst Park	15,000.00	Response required from N/hood Lead

12-Sep-07	080267 /FO/20 06/N1	land at Victoria Ave East	1 no 4 - 5 stry bldg of 50 no aprts, 8 no 1 bed, 40 no 2 bed & 2 no 3 bed aprts, prkg, lndscpng, garden room & viewing gallery at 5th flr, adj roof terrace.	G3 pending	improve, maintain env, public realm, highways, public facilities / infrastr & assoc costs in the CHARLS ward	75,000.00	n/a	89,278.84	new replacement Visitors Centre and Changing Provision at Boggart Hole Clough (total cost 663,000 also from 086932+(2))	89,278.84	n/a
30-Apr-13	086932 /OO/20 08/N1	Booth Hall Childrens Hospital Charlestown Road Blackley	residential development of max 300 units within buildings between 2 no & 3 no storeys with assoc highways, open space, car parking, landscaping and public realm infrastructure	Phase 1 G5.	'Boggart Hole Clough' & 'Baileys Wood' contributions as defined for the following:	116,000.00	n/a	117,441.28	(£236,789.25 total for 3 phases) Phase 1 - new football pitch (total 110,000) incl new drainage, goals & relocation of the throwing circles, located in the infield of the athletics track in Boggart Hole Clough (S106 £75,789) .	236,789.25	75,000
	086932 /OO/20 08/N1(2)			Phase 2 G3 pending Phase 3 G1 pending	a) the provision & maintenance of a new 5-12's play area within the Boggart Hole Clough area; and/or b) towards the provision of community sports facils / infrast at Boggart Hole Clough & / or c) the provision of or contribution to a new replacement visitors centre at Boggart Hole Clough; and/or c) the overall upgrade, improvement, maintenance and management of Baileys Wood (varied by 20 Oct 2015)	116,000.00	n/a	119,347.99	Phase 2 - new ss brick bldg with adj fenced op yard, for community room, ops office, changing room with showers, kitchen & workshop located on the existing site in Boggart Hole Clough (£78,000) (also with monies from 080267) Phase 3 Clean up, path & general infrast improvements to Baileys Wood (£33,000) and additional 5-12's play equipment incl fenced u5s provision in location tbc in Boggart Hole Clough (£50,000)		n/a

Cheetham

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
07-Jul-05	073701 /OO/20 04/N1(5)	land at Hazelbottom Rd College View	residential development with means of access from Hazelbottom Rd & Chataway Rd (RM 80388 for 150 dwellings)	G5	imps to bowling green; incl conv of a flat bowling green at Heaton Park to a crown bowling facility (5 frm same agree)	50,000.00	n/a	56,503.64	Renovation & improvements to the drainage system to bowling green	56,503.64	Response required from N/hood Lead
	073701 /OO/20 04/N1(2)			G5	childrens play facilities at Crumpsall Park incldes constructions, improvement or refurbishment of facilities (5 frm same agree)	40,000.00	n/a	45,202.91	Play facilities	45,202.91	Response required from N/hood Lead
	073701 /OO/20 04/N1(3)			G5	cricket wicket imprs includes constrn of an all weather cricket wicket at Crumpsall Park (5 frm same agree)	10,000.00	n/a	11,300.73	Cricket wickets tbc Aug 15	11,300.73	Response required from N/hood Lead
19-Dec-06	080900 /FO/20 06/N1	land at Alms Hill Rd	20 no 4 bed hses & 23 no 3 bd hses & 36 no 2 bed aparts & assoc prkng & Indscpng & bndary treatmnts (supersedes 74297)	tbc	alteration, imp, maintain, upgrade play equipment Smedley Fields (supersedes 2 Dec 05)	118,500.00	n/a	125,866.05	Smedley Plg Flds improvements	125,866.05	Response required from N/hood Lead
08-May-07	081915 /FO/20 07/N1	land at Cardinal St / Kennedys Turf	4 no 3 & 2 stry hses & 12 aparts in 1 no 3 stry block & assoc parkng & Indscpng	tbc	alter, improve & maintain Smedley Fields & upgrade play equipment	72,000.00	n/a	75,177.50	Smedley playing fields imps	75,177.50	Response required from N/hood Lead
14-Jan-09	078799 /FO/20 06/N1	Heath Street / St Marks Lane Cheetham	16 houses & 10 aparts in 4 st block with assoc car pkg, lspg & access road from Heath Street (replaces draft 75127)	G5	altering, improving & maintaining St Mary's Churchyard & varied to include improving & maintaining the environ & highways & public realm / facils / infra etc in the vicinity & assoc costs (this is a manuspt amendment of 12-Apr-06)	52,000.00	n/a	57,160.05	St Marks Churchyard & playground at Cheetwood	57,160.05	57,160.05

Chorlton

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
03-Dec-08	086313 /FO/20 08/S1	The former Dairy Depot and 25 Brookburn Rd Chorlton	9 dwells (compr 3 no pairs of semis to 3 no stys & 1 no terrace of 3 no dwellis to 3 stys with assoc car pkg & ldspg (see earlier pp 71424)	G3	for one or more chosen by the Council: imprvg exstg or new access to & / or footpaths within Mersey Valley Pk & providing & / or imprg assoc infra & facis in connection with same and assoc costs	28,500.00	n/a	28,879.19	Improvements within Mersey Valley	20,000	Response required from N/hood Lead re project for remaining bal of 8,879.19 (2/10/15)
29-Dec-09	087900 /FO/20 08/S1	72 / 74 Manchester Rd Chorlton	retention of 3 no sty bldg comprg (A1 retail) & (A3 restaurant) uses on grd fl with seven sc flats above (allowed on appeal 13/7/10)	n/a	unilateral undertaking for commuted sum as contribution to cover cost of wks to public realm - resurfacing pavement, kerbstone works & 2 no. trees (see Agreement for details) to be completed by 13th July 2015	6,300.00	n/a	6,300.00	Repairs to footway & kerbs identified on plan in Agreement	6,300.00	Response required from N/hood Lead (11/12/15)
26-Sept-13	102530 /JO/20 13/S1	59 Keppel Road Chorlton	Variation of conditions 3 and 4 of p p ref. 096372/FO/2011/S1 to allow alterations to the parking arrangement (for Change of use of basemt, grd & first floor office building to 6 no self contained apartments with assoc roof terrace incl roof extension, landscaping, parking stack & and new light well to front for access to basement)	n/a	public transport voucher contribution of £960 in value to each of the two apartments without an allocated parking space	1,920	Prior to first occupation	0.00	Development commenced but not occupied as at 18/2/15	n/a	n/a
29-Nov 13	102812 /JO/20 13/S1 to 096370 /FO/20 11/S1	12 Edge Lane Chorlton	terrace of 4 no. dwellings behind retained façade of original Masonic Hall following demolition of later additions & pair of	G5	improvemets / maintenance of environ / public realm / facilities / infrastructure & highways within the (Chorlton) Conservation area (revises 27-Apr-12)	15,000.00	n/a	15,760.82	pedestrian safety / traffic speed reduction project on the highway between 12 Edge Lane & St Clements Road,	15,760.82	n/a as at 27/1/16

	102812 /JO/20 13/S1(2) to 096370 /FO/20 11/S1(2)	semi- detached 3 storey dwellings & terrace of 6 no. pt 2/3 storey dwellings on ading land, with assoc Indspg & pkg / Variation of condition no. 2 attached to planning permission ref: 096370/FO/2011/S1 to allow for alterations to the elevations and layout of the scheme relating to 12 residential units		Towards the cost of providing affordable housing (as defined in 'Providing Housing Choice SPD/ Plg Guidance 2/9/08') (revises 27-Apr-12)	65,000.00	Phased over 12 payments as occupied	69,354.55	Development partially occupied as at 20/10/15	69,354.55	Response required from N/hood Lead (14/12/15)
--	--	--	--	--	-----------	-------------------------------------	-----------	---	-----------	---

Chorlton Park

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
14-Dec-01	060302 /OO/S OUTH2 /00	land bounded by Cavendish Rd / Princess Rd / Nell La & pt Withington Hospital, West Didsbury (Site A - Main Site devel) (related to 73290) (3 plann entries)	offices, housing, a 150 bed hotel with assoc car pkg & access foll demol of extg bldgs (see also 58253 OO approved for comm hospital)	Various. G5 for project 3)	1) training for potential employees (£60,000 max), 2) imps to play prov in Cavendish Rd Pk & prov of classrms etc within local schools serving both Sites A and B (£195,000), 3) contrib to Metrolink & imps to pt facils serving both sites £113,000), 4) imps to Burton Rd Shopping centre namely ped crxg facils at jctn Burton / Cavendish / Lapwing La (£50,000)	418,000.00	n/a	418,000.00	1) empl training (60,000) & 2) seating & playground in Cavendish Rd Park (44,372.50) & new nursery at Cavendish School (105,000) & Cavendish School playground (20,000) & 3) Metrolink TfGM works 113,000 & 4) Burton Rd shopping centre improvements (50,000)	418,000.00	Response required from N/hood Lead on 3)

City Centre

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
23-Feb-04	069771 /FO/20 03/C3	land at River Place / City Road East)	138 residential units, 1 no A1 / A3 unit, assoc. pkg (amendment to 68332	G5	prov of infrastructure / environmental works within land bounded by Manc Way, Chester Rd / Bridgewater Viaduct / Whitworth St West & Oxford Rd (amendment to 17-Oct-03)	130,000.00	n/a	135,516.86	'First St' tree planting on Albion St & for the balance, more environmental improvements within around First Street, adhering to the geographical limit	135,516.86	tbc
02-Mar-05	071268 /FO/20 04/C3	53 to 55 (Langley Buildings) & 57 (Industry House) Dale Street City	convsn, refurb & alts to exstg blgs to form 201 no res units with car pkg & assocd wks	G5	improvements to public realm, environment, public facilities & infrastructure	201,000.00	n/a	201,000.00	133,585.45 towards City Centre Play Area Project -Piccadilly Gardens & Cathedral Gardens coupled with 73709 & 81693 & 67,414.55 for City Centre Pool	201,000.00	201,000.00
28-Jun-05	074667 /FO/	Land at Commercial Street & Jordan St (Hill Quays)	Mixed use of two blocks for 266 apartments & 7 no commecila units at gf, 2 no basement car parls with Indscpg (supercedes 070394)	G5	improving & maintaining the environment, infrastructure, public realm / highways / facils, etc in the City Centre & assoc costs (in partic to fundfootbridge over R Medlock see 060498 19 Dec 01)	532,000.00	n/a	546,896.00	THCTP- St Peters Sq - Peter Street & Oxford Street narrowing	546,896.00	546,896.00
31-Mar-06	082244 /FO/20 07/C3	Deansgate, Great Bridgewater	213 apartments in 2 no blocks with ancil car pkg at gl & base levels & electricity sub-stn & lspg foll demol of exstg bldg (this pp amends 81118) (supersedes 74582)	G5	£460,000 for improvs & maintnce to env, highways, public realm, facilities & infrastructure & similar in the City Centre (various deadlines to spend) (same agrmnt supports 82244)	460,000.00	n/a	460,000.00	THCTP- St Peters Sq - Peter Street & Oxford Street narrowing	460,000.00	460,000.00
13-Apr-06	077202 /FO/20 05/C3	8 - 16 Bridgewater St	12 no flats	G5	improving & maintaining the environ, pub realm, highways / facils / infra etc in the City Centre & assoc costs (Legal recoverd 22,000 only)	24,000.00	on occupation	22,000.00	Peters Sq pub realm imp (THCTP)	22,000.00	22,000.00

06-Aug-10	091920 /FO/20 09/C1	17 New Wakefield Street M1 5NJ	33 sty bldg for accomo for students (pg, mat & o/seas) with gf / mezz common rm, entrance / reception, & ancill accomo comprg post rm, bin & cycle stores & plant rooms	G5	improving & maintaining the environment, infrastructure, public realm / highways / facils, etc in the city centre & assoc costs (one of 2 obligs)	200,000.00	n/a	207,126.94	THCTP- St Peters Sq - Peter Street & Oxford Street narrowing	207,126.94	207,126.94
03-Jul-12	098468 /FO/20 12/C2	123 Oldham Street	Refurbishment of existing building with addition of a storey of accomodation to provide 11 apartments (floors 1 to 3) and ground floor class A1 (shop) units..	n/a	improving & maintaining environ, highways, public realm / facils / infrast etc in the City Centre of Manchester & assoc costs	10,000.00	n/a	10,447.94	Peters Sq pub realm imp (THCTP)	10,447.94	10,447.94
04-Jan-13	100000 /FO/20 12/C1	land at River Street	42 sty bldg for mixed use resid-led devel of up to 600 no. resid/serviced apmnts, ancil recptn areas, bar/lounge, gym, roof gdns, lounges/meeting areas, shop (A1), restaurnt (A3), cafe (A3), bar (A4), business centre / community hub (B1/D1),basemnt car pkg & servicing, Indsp & access	n/a	improving & maintaining environ, highways, public realm / facils / infrast etc in the City Centre of Manchester & assoc costs	200,000.00	on commence ment	0.00	Development not commenced as at 16/6/15 & questionmark over commencement as at 29/1/16	n/a	n/a
26-Apr-13	081894 /FU/20 07/C1	118-124 Deansgate	Elev alts / new shopfronts to commercial premises & plant equip & alts to roof & change of use of 2 nd , 3 rd & 4 th floors to apartments	G5	improving & maintaining the environ, highways, public realm / facils / infrastr etc in City Centre & assoc costs	30,000.00	n/a	30,000.00	Peters Sq pub realm imp (THCTP)	30,000.00	30,000.00
19-Mar-14	/FO/20 13/C1	8 King Street Manchester M2 6AQ	Change of use of 1st, 2nd & 3rd floor to 21 apartments (7 no. 1 bed and 14 no. 2 bed) and associated external alterations	n/a	improving & maintaining the environ, highways, public realm / facils / infrastr etc in City Centre & assoc costs	105,000.00	On commence ment (not comm. as at 16/6/15)	0.00	n/a	n/a	n/a

01-May-14	103444 /FO/20 13/C2	88 - 92 Princess Street Manchester M1 6NG	Change of use of upper floors and single storey roof extension to create 35 residential apartments (Use Class C3), refurb of ground floor for retail (classe A1) Financial & Professional Services (A2) or Restaurant/Café (A3) & ATM.	n/a	improving & maintaining the environ, highways, public realm / facils / infrastr etc in City Centre & assoc costs	52,000.00	tbc	52,000.00	Peters Sq pub realm imp (THCTP)	52,000.00	52,000.00
08-Aug-14	104421 /FO/20 13/C2	56 Dale Street Manchester M1 2HN (Finlay's Warehouse)	Conversion of basement to third floor for 28 no. apartments (7 x 1 bed, 16 x 2 bed, 5 x 3 bed) and associated external alterations	n/a	towards improving & maintaining the environ, highways, public realm / facils / infrastr etc in City Centre & assoc costs	42,000	n/a	42,424.90	Peters Sq pub realm imp (THCTP)	42,424.90	42,424.90
13-Jan-15	105885 /FO/20 14	2 Harter Street Manchester M1 6HY	use of building for 22 apartments (7 x 1 bed & 14 x 2 bed) (class C1) & external alterations including demolition and replacement of existing roof to include roof lights, reinstatement of windows, cycle store & cleaning, repair, repainting and installation of glass to steel frame canopy structure within adjacent yard	n/a	towards improving & maintaining the environ, highways, public realm / facils / infrastr etc in City Centre & assoc costs	23,000	Prior to occupation (not comm. as at 16/6/15)	0.00	n/a	n/a	n/a
24-Feb-15	100982 /FO/20 12/C2	1 Canal Street Manchester M1 3HE	change of use of floors 1 - 4 from commercial office space to 8 no. residential apartments (2 x 1 bed and 6 x 2 bed) & external elevations including the remodelling of the Richmond Street Facade, removal of windows at 3rd floor level to form balcony area and formation of new balcony with doors at 4th floor level.	n/a	improving and maintaining the environment, public realm, highways, public facilities, public infrastructure and the like in the City Centre of Manchester and associated costs	6,000	On commence ment (not comm. as at 16/6/15)	0.00	n/a	n/a	n/a

03-Mar-16	110190 /FO/20 15/C2	Charlotte House 10 Charlotte Street Manchester	Change of use to 14 no. residential apartments (C3) with 240m2 of commercial restaurant (A3) use at lower ground floor and	n/a	improving & maintaining the environment within the Chinatown area of the City & assoc costs (5,000 per dwelling)	70,000	Prior to occupation (not comm. as at 16/3/16)	0.00	n/a	n/a	n/a
-----------	---------------------	--	--	-----	--	--------	---	------	-----	-----	-----

Crumpsall

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
21-Sep-06	075914 /OO/20 05/N1	land south Old Market st Blackley (Miller Brow)	200 no dwells & 1000 sqm of comm floorsp compr Class A1 (retail), Class A2 (office) & Class A3 (café / restrnt), open sp follwing dem of exist bldngs (81760 RM applic)	G5	highway works in vicinity (1 of 3 obligs)	205,000.00	n/a	234,607.69	cul de sac works in vicinity of the development	234,607.69	201,000 with response required from N/hood Lead
	n/a			commuted sum for footpath & cycleway maintenance (1 of 3 obligs)	25,300.00	within 14 days of written notif of footpath & cycleway becoming a 'highway' at public expense (3 no. triggers)	Route was approved at RM so requested constn details for Footpath / Cycleway. Laying out due for completion in May, followed by dedication by Council & then recovery of maintenance contribution	n/a	n/a	n/a	
01-Dec-10	092648 /FO/20 10/N1	land west of of Celia St & Waterloo St Crumpsall (Brightside etc)	res dev comprising 111 no two three and four bed dwells to 2/3 strys with assoc car pkg, new highways & Indscpg with access from Celia St and Waterloo St	G5	environ & rec imp to the Harpurhey Reservoirs site in vicin of devel currently id as Site Number 3 in Irk Valley Local Plan / edged red on Plan 2 in Agrmnt & assoc costs	80,200.25	n/a	83,570.93	environ & rec imp to the Harpurhey Reservoirs specifically Harpurhey reservoirs remediation works (60,000) & Response required from N/hood Lead re improvements to lower ponds 23,570.93	83,570.93	44,154.28

9-Oct-12	099103 /JO/20 12/N1	Land east of 59 Crumpsall lane	15 no two storey dwellinghouses with associated landscaping and car parking (varies cond 3 of 095815/OO/2011/S2)	G1	improving & maintaining the environment, public realm, highways, public facilities, public infrastructure and the like within the Crumpsall Green Renewal Area (reinforces 12-Mar-12)	5,000.00	n/a	5,000.00	Response required from N/hood Lead	Response required from N/hood Lead	n/a
30-April-15	107259 /FO/20 14/N1(2)	land at Charminster Drive / former Central Production Unit NMGH Delauneys Rd Crumpsall	23 no. two storey dwelling houses (Use Class C3) with assoc car parking, landscaping, boundary treatment & other works	n/a	'Parking Scheme Contribution' towards Residents' Parking Scheme for route linking the development to the highway	20,000.00	n/a	20,046.51	tbc	tbc	n/a
13-Aug-15	092264 /FO/20 10/C1	land between Lion Brow / Old Market Street & Middleton Old Road Blackley	22 houses & 2 apartments & conversion of White Lion PH to 5 no. apartments incl a 3 storey side extension with assoc parking, landscaping & boundary treatments & new vehicular access following demolition of industrial buildings	n/a	to contribute towards the costs of works at Lion Brow between Old Market Street & St Peters Church including a) upgrading and resurfacing the carriageway and b) creating footway incl kerbs & surfacing and c) related drainage works and d) placing TRO's and e) installing lining & signing and assoc costs	34,000.00	Prior to commencement of either 092264 or 092265 (for commercial units)	0.00	n/a	n/a	n/a

Didsbury East

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
29-Jun-00	059441 /FO/SO UTH2/00	St James' Court 2 - 4 Moorland Road Didsbury	18 sc flats in 4 storey block with pkg (retrospective) also 56592	n/a	a) environmental & other improvement within vicinity of land incl surface & landscaping works to Moorland Road	35,000.00	n/a	35,000.00	Environmental works & for bal, resurfacing / remedial works to adoptable standards to Moorland Rd etc	35,000.00	Response required from N/bourhoods S106 Lead as at 16/2/16
15-Feb-07	080340 /FO/20 06/S2	former petrol station Fog Lane Didsbury	6 no 3 sty town houses with vehic access from Fog Lane & Clayton Ave with assoc prkg & ldspg (updates 074056)	pending	improving & maintaining highways in vicinity of Land (without predj to constrcn of ped refuge & / or crossing on Fog La) & assoc costs (updates 5 April 06)	15,000.00	n/a	15,000.00	Resurfacing carriageways on Fairfax Ave & Mere Ave off Fog lane	15,000.00	Response required from N/bourhoods S106 Lead

12-Apr-12	097417 /FO/20 11/S1	The Christie Site between Cotton Lane & Kinnaird Road	3 storey cancer research facility (sui generis) with new vehicular access, reconfiguration of the existing car park, servicing, landscaping and assoc infrastructure, following demolition of existing buildings	G5	towards the cost of creating & operating a parking scheme following the necessary studies & consultations required that restricts pkg within the vicinity (other than by residents) within area specified in plan	190,000.00	n/a	190,000.00	study on the impact on street parking of development & implementation (80,000) incorp new highways lining / marking for pay n display / limited parking bays, , & traffic signs and fees (110,000) for consultations, legal agreements, TROs incl adverts	190,000.00	9,500 (fees). Response required from N/hood Lead as at 17/2/16
-----------	---------------------	---	--	----	---	------------	-----	------------	---	------------	--

24-Nov-15	108541/00/2015/S2	former Manchester Metropolitan University Campus & Broomhurst Halls of Residence, Wilmslow Rd Didsbury	42 no. dwellings, 7 no. apartments to four storey building with basement car parking after demol of existing buildings; change of use of the former Main Admin building for 32 dwellings (10 no. townhouses & 22 no. apartments) & including a two storey ext to internal courtyard, elev alts, u/grnd car park with assoc ldspg & bndy treatments, following demolition of existing bldgs within c/rd; change of use of The Chapel for 10 no. apartments incl ss ext, elev alts, u/grnd car park, & assoc amenity space; change of use of The Lodge for a dwellinghouse, two st side & rear extensions following demol of attached electricity sub station; change of use of 801 Wilmslow Road for single dwellinghouse; change of use of 803 Wilmslow Road for single dwellinghouse following demolition of existing two st outrigger ; alts to boundary walls; & provision of assoc parking, landscaping, boundary treatments & other infrastructure works with all matters to be considered for the site of the former Manchester Metropolitan University Campus: and; School building (with max 3,161 sqm of gross int floorspace) & assoc facils on the site of Broomhurst Halls of Residence following the demolition of existing buildings on site, with access from Wilmslow Road & all other matters reserved.		<p>to pay the:</p> <ul style="list-style-type: none"> Tennis Court Contribution (150,000) for resurfacing the existing recreational facilities at Flectcher Moss Park to compensate for loss of existing facils <p>and</p> <ul style="list-style-type: none"> Play Equipment Contribution (50,000) for older childrens' play in Didsbury Park <p>& assoc costs</p>	200,000.00	Commenced & payment imminent as at 23/3/16	n/a	n/a	n/a	n/a
-----------	-------------------	--	--	--	--	------------	--	-----	-----	-----	-----

Didsbury West

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
27-Feb-06	076304 /FO/20 05/S2	129 - 131 Barlow Moor Road (Moor Allerton School & Silverwood House) Didsbury	c of u of Silverwood House from offices (Class B1) to school (Class D1), ss link ext between Silverwood House and Moor Allerton School, additional pkg, staff & visitor parking spaces & elev alts to Silverwood House	G5	UU for the purpose of improving and maintaining highways in the vicinity of the property & without prejudice to generality towards ped crossings	20,000.00	n/a	28,500.00	surface improvements to 30m of Palatine Rd carriageway & 50m of Palatine Rd footway (west) & drainage reinforcement measures on the north-eastern corner of junction between Barlow Moor & Palatine Rd	28,500.00	Response required from N/hood Lead
10-Aug-07	082214 /FO/20 07/S2(2)	land at Needham Hall Palatine Rd	conv of N Hall into 11 no apartments, 4 no 3 stry bldngs, 1 no 3.5 stry bldng (& bsmnt pkg) & 1 no 4 stry bldng for 27 no townhs & 8 no aprts & Indscpng & prkng, aft demoln of stdnt accom (supersedes 64199)	n/a	travel vouchers for residents upon first occupation (supersedes 64199)	9,200.00	n/a	9,200.00	Travel vouchers for residents of new dwellings	9,200.00	Planning to progress
30-Oct-07	083934 /FO/20 07/S2	22 - 24 Oak Road Didsbury M20 3DA	13 no flats in pt 4 / ss rear exten with assoc ldspg & car parking	n/a	public transport voucher contrib for public travel vouchers of £550 per flat upon 1st occup	7,150.00	on commencement	8,840.45	Travel vouchers	8,840.45	Planning to progress
06-Dec-07	080215 /FO/20 06/S2	Linden Court 10 The Beeches	c of u of existing resid premises for 11 no apartments incl 3 st extn, basem accommo, 11 no undercroft car pkg spaces & assoc ldspg	G1	highway safety improvements in vicinity of the Land & rec provision in Mersey Valley & assoc costs	47,500.00	n/a	48,198.20	improvements to Chorlton Water Pk 30,000 (Mersey Valley Wardens) & tbc for balance not reserved	30,000.00	Response required from N/hood Lead
26-Nov-10	092762 /FO/20 10/S2	Shaare Sedek Synagogue Old Lansdowne Rd Didsbury	10 no 3 sty town houses & 1x 2 sty coach house & assoc garages, Indspg & bndy treatmnt, foll demol of exstg synagogue & outbuildings	n/a	for the purpose of providing amenity trees in the vicinity of the Land & assoc costs	10,000.00	n/a	10,000.00	5 no street trees in specified locations on Barlow Moor Rd	10,000.00	Response required from N/hood Lead

13-Jun-12	077757 /FO/20 05/S2	Northern Lawn Tennis Club Palatine Road	new building for 2 no double and 1 no single tennis court with assoc Indspg following demoln of existing indoor court bldg (8.43 m high) (adj to 5A Parkfield Rd S)	n/a	payment of 'Green Roof & Landscaping' contribution to cover costs of Default Work etc (bond) (supplemented by 22 March 13 to reflect replacement of 77756CC with 100419CC)	90,000.00	n/a	90,000.00	Cannot reserve due to payment being a bond, to be spent in event of non-compliance. No current breach as at 2/10/15	n/a	n/a
18-Dec-14 / 4-Sep-15	103991 /FO/20 13/S2 / 107940 /JO/20 15/S2	Wrengate House 221 Palatine Road West Didsbury	seventeen 2 & 3 storey dwellings (9 no.4 bed detached and 8 no. 5 bed semi-detached) with assoc car parking & landscaping, following demolition of existing office building (as varied re house types, road layout, the omission of 1 landscaped & longer driveways)	n/a	'affordable housing contribution' for the provision of AH within Manchester, to be paid in instalments as varied by insertion of new definitions, new 5th Schedule, amendment of defs, deletion of Clause, specification of 'spend by' date as 4/9/25, insertion of new Clause 35, alts to Schedule	185,000	Prior to occupation of each dwelling	0.00	Development commenced / demolition but not occupied as at 21/4/15	n/a	n/a
12-May-15	105955 /FO/20 14/S2	Morris Feinmann House 178 Palatine Road Didsbury	87 unit care home to four storeys (72 no.one bed & 13 one /two no. Extra Care apartments & 2 guest bedrooms) with communal facilities & associated landscaping & car parking following demolition of the existing Morris Feinmann Care Home.	n/a	the Traffic Regulation Order Contribution Sum for the Council to make / implement a TRO(s) / amend existing (incl new signs or alteration & yellow road markings) to address specifically parking restrictions along Sparth Rd, in order to prevent on-street parking hindering the use of Sparth Rd	15,000	On commencement	0.00	n/a	n/a	n/a

Fallowfield

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
28-Feb-11	092641 /FO/20 10/S1(2)	site of St Crispins Church / Social Club & Scaffolding Yard Lloyd St South	foodstore (1,294 sq metre) with assoc car pk & Indscpg & 14 flats in a 3 no stys block & 3 pairs of 2 sty semi det hses & 1 no terrace of 4 no 3 sty town hses with assocd pkg & Indspg following demol of exstg church, social club & yard & reloc of a teleco	n/a	Aldi to contribute b) £9,201.60 for Public Highway Work as defined in Appendices A to D & shown in Appendix E (kerbs, edgings, surfacing & dropped kerb detail)	9,201.60	n/a	9,201.60	Project completed satisfactorily by a n other party so tbc for balance not reserved re possible refund	0.00 / tbc	Planning to progress

1-May-13	098367 /FO/20 12/S1	Orange Grove Public House 304 Wilmslow Road Fallowfield	4 no. retail A1 (450 square metres gross floor space) and two restaurant A3 (450 square metres gross floorspace) units in pt single pt two sty bldg with assoc car parking and servicing	Draft S106 to G1 for noting	highways & parking improvements in the vicinity of the site	30,000.00	On commencement	0.00	Development not commenced as at 18/2/15	n/a	n/a
----------	---------------------	---	--	-----------------------------	---	-----------	-----------------	------	---	-----	-----

Gorton North

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
17-Jun-04	070820 /FO/20 04/N2(3)	land to rear of 53 High Bank Tan Yard Brow Gorton	alts to layout of 16 det houses & public os & fp along southern boundy foll demol of 53 High Bank (067594 FO) then varied by 087863 JO	n/a	UU for contribution towards maintenance of public open space (3 frm same agrmnt) (supercedes 6 Jan 2004)	5,550.00	n/a	5,550.00	maintenance of open space following dedication / transfer to Council	5,550.00	With Legal
28-Sep-10	084665 /FO/20 07/N2(3)	Jubilee Works Constable Street Gorton	supports res dev approved for total 62 units under 87973 for 34 hses & 10 hses under 87972 for & 18 units remining under from from orig plg permission	pending	upgrading King George V Playing Fields & improving & maintaining the environment, highways. This is an informal but binding agreement varying the Terms of the 3 Oct 08 Agreemnt as varied by 6 May 09 (84665 / 87973 / 87972) for new payment profile spreading payments	93,000.00	n/a	93,000.00	Response required from N/hood Lead	0.00 Response required from N/bourhoods S106 Lead as at 16/2/16	n/a

Gorton South

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
20-Dec-11	079575 /FO/20 06/N2(4)	land off Wayland Road South Gorton	240 dwellgs with assoc garages, roadworks and landscaping	n/a	Amends obligation trigger for 2 nd payment dependant on sales for provision & maintenance of all - weather pitch on adj school site & off site traffic calming measures in vicinity of Land & / or for imps & maintenance of environ, highways, pub realm / facils / infrast etc in vicinity of Land & assoc	350,000.00	Various Dependant on sales	0.00	Sales threshold for payment not reached as at 10/3/15	n/a	n/a
4-Jul-13	101869 /FO/20 13/N2	land To Rear Of GMPTE Social Club (former Sports Ground) Mount Road Gorton	110 residential units, comprising 33 no. 2 bedroom houses, 28 no. 3 bedroom houses, 25 no. 2 bedroom bungalows & 24 no. 2 bedroom apartments. with associated in-curtilage parking, private garden spaces, access roads & landscaping.	G1 approved (G5 not required)	to pay the total 'Planning Contribution' of £200,000 towards the cost of highway works withtin the vicinity of the Land; and / or b) upgrading a football pitch and / or providing and / or improving other sport or recreational facilities within the vicinity of the Land & assoc costs	60,000	3 Oct 14 or completion of 20th unit	61,585.90	Ph 1 at Wright Robinson Sports College, dugouts for 3 exiting 3G pitches & increasing height of perimetre fencing at back of each goal of the 3 existing pitches & pedestrian gate to access the site	61,585.90	tbc
	G3 approved			60,000		3 April 15 or completion of 40th unit	21,818.18 + 22,050.46 + 65,000.00 towards 2 nd & 3 rd & 4 th instalments. Balance of monies due by 25/11/16 or sooner if there's a start on the remaining 24 units - 39,395.82 plus infl	Ph 2 refurb or replacement MUGA & synthetic cricket wicket at Greenbank Park & poss u/spend for ph 3	108,868.64	n/a	
				60,000		3 Oct 15 or completion of 60th unit				n/a	
				20,000		3 April 16 or completion of 80th unit (86th unit completed)	Ph 3	n/a	n/a		

Harpurhey

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
16-Feb-07	080162 /FO/20 06/N1	land at 833 - 843 Rochdale Rd former Gala (MCR non trading umb co for Towergate Devels Ltd)	4 storey block of 29 apts & 10 no 3 storey terrace houses with pkg & ldsp	G5	imp & maintain Harpurhey Park & imp & maintain env, public realm, highways, public facilities / infrast in the vicinity	37,700.00	n/a	38,135.92	Harpurhey Park improve ments to pathways including a main access route through	38,135.92	Response required from N/hood Lead

Higher Blackley

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
25-Oct-10	095715 /FO/20 11/N1	Heaton Retail Park Heaton Park Road West Blackley	replacement Class A1 superstore & 3 no new retail units, new petrol filling station & assoc car wash with assoc 711 space car park & relocated servicing rd & Indscpg / recycling facils (replaces 92003) varied by 105894/JO)	G5	footpath, footbridge, litter traps & step works to River Irk & improvements along Heaton Pk Rd West & maintenance (varied by 17 Sept 14)	288,000.00	n/a	299,989.37	Irk Valley environmental improvements	299,989.37	182,000.00
	095715 /FO/20 11/N1(2)			Resp required from N/hood Lead	footpath, footbridge, litter traps & step works to River Irk & improvements along Heaton Pk Rd West & maintenance (varied by 17 Sept 14)	60,000	n/a	62,497.81	Future maintenance of improvements & footpaths	62,497.81	Response required from N/hood Lead

Hulme

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
04-Dec-00	059810 /FO/SO UTH1/00	land at Stretford Rd / Loxford St / Newcastle St / Hulme	97 no apartments & 28 no houses & 2 no retail units in 3 & 4 sty blocks	G5	contrib to overall costs for infrastructure / environmental imps in vicinity of Land to incl ped crossing across Mancunian Way & replacemt fencing to St Phillips Prim Sch	184,000.00	n/a	184,000.00	pedestrian crossing (86,806.85) & replacement fencing at St Phillips School (35,092.80) & more street tree planting on Loxford Cl (10,719.60) on & Gr Spaces Strat Actn Plan (2,000 & bal of 49,380.75 for Newcastle St residents' parking scheme (16,263.92) & Birley Fields residents' parking & 20,000 + 13,116.83 (all in conj with 90348 & 95557)	184,000.00	170,883.17
16-Apr-02	063069 /FO/CI TY3/01	land at Ellesmere Street, Castlefield	mixed use for 215 sc apartments with A1 at gf & assoc car pkg and ldspg after demol of exstg bldg (implemented under amended devel for 222 flats 66436 aprpd May 03)	tbc	env imps to Bridgewater Canal towpath / towpath bridge over basin entrance adj site	40,000.00	n/a	40,000.00	Brit Basin lighting project	40,000.00	36,152.94 with Response required from N/hood Lead
21-Jun-04	070788 /FO/20 04/C3	21 Worsley St (also referred to as 3 Arundel St)	mixed use dev of 104 apts with base pkg & retail & business at grnd & first floor (Dandara Ltd)	G3	imps to amenity of land in locality of dev	9,000.00	n/a	9,000.00	Response required from N/hood Lead	Response required from N/hood Lead	n/a

28-Feb-12	095557 /FO/20 11/S1	land adj to Stretford Rd, Old Birley St, Princess Rd & Bonsall St Hulme	pt full /pt outline applic for university campus, comprsg: A) Full application for five storey academic bldg of 24,900sqm of gross floor area; a 37 sp surface car park; a four sty 318 space multi-storey car park; a pt single/pt two storey energy centre; assoc landspg wks & ped/cycle routes & new POS space. B) Outline application for 5 no. mixed use blocks comprising max 1,200 student bed spaces & max 4,600sqm of gross floor area for commercial (Classes A1 to A5), office (Class B1) & non-residential (Class D1) & leisure (Class D2) uses; 20 surface car parking spaces; assoc ldspg wks a& ped/cycle routes & new public open space.	G5	To design and implement residents' parking scheme	270,000.00	n/a	271,012.92	Birley Fields residents' parking scheme (<i>in conj with monies from 59810 & 90348</i>)	271,012.92	119,931.48 with Response required from N/hood Lead re progress
31-Oct-14	105611 /FO/20 14/C1	1 Water Street Manchester M3 4JU	28 storey building comprising 301 apartments (Use Class C3), 6 town houses (Use Class C3), ground floor commercial units (Use Classes A1, A2, B1, D1 or D2), two levels of basement car parking, landscape and public realm	n/a	improving & maintaining the environ, pub realm, highways / facils / infra & assoc costs in the City Centre & / or Hulme ward	307,000	n/a	309,263.48	Peters Sq pub realm imp (THCTP) and Hulme Residents' Parking Scheme (40,000)	309,263.48	269,263.48
25-Feb-2016	107667 /FO/20 14/S1	land Within The Asda Car Park Greenheys Lane West Hulme	two-storey drive-through restaurant / take away & office development with assoc access, drive- through lane, landscaping and amendments to the parking arrangements, trolley and recycling bays	n/a	towards the costs of the 'Pedestrian Road Works' meaning the installation of a pedestrian crossing phase to the traffic lights at the junction at Hulme High Street & Greenheys Lane West	60,000	n/a	60,000	Not comm. as at 8/3/16	tbc	n/a

Levenshulme

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
05-Nov-01	060327 /FO/NO RTH2/00	32 / 90 Highfield Road Levenshulme	res dev compr 61no dwells & assoc wks (H2 Constn.)	G1	contrib towards cost of wks to Highfield Country Park as per 'Schedule Works'	20,000.00	n/a	20,000.00	landscaping in Highfield Country Park & wild flower bed for balance	20,000.00	19,705.00
05-Aug-02	063409 /FO/NO RTH2/01	former Express Dairy site Lloyd Road Levenshulme	4 no 3 st blocks to form 60 no flats with assoc car pkg & ldspg foll demol of existing bldgs	tbc	contrib twds cost of env imps at Highfield Country Park	20,000.00	n/a	20,000.00	Weed maintenance equipment for balance	20,000.00	19,806.00
28-Sep-07	079113 /FO/2006/N2	Palace Nightclub Farmside Place Levenshulme	c of u from social club to gf restaurant with banqueting hall on 1st fl & takeaway facils with ext alts (Al Waalis)	n/a	env imps to car park adj land & adj to ped routes in vicin of Land & or imprving & upkeeping the environmt, highways, public realm / facils / infra & assoc costs	20,000.00	on commencement	Action was taken to recover overdue contribution - owner bankrupt so now a Charge on the Land to be revealed when property is next put on market for sale	n/a	n/a	n/a

Longsight

Date signed or draft	Plg Ref	Location / Site	Approved Development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
27-Mar-12 / 12-May-14	097689/FO/2011/N2(3) varies 097655/FO/2011/N2 &	84 East Rd Longsight Cricket Club	1) 65 no. dwellings & 18 no. apartments with assoc access rds, boundary treatments, ldspg & car parking following demol of existing club house & 2) detached club house in assoc with retained bowling green	G1	Replacement package of recreational facilities comprising: a) upgrading and refurbishing the MUGA in nearby Crowcroft Park b) providing 2 artifical grass match wickets at Cringle Fields pavilion and works to existing changing rooms in order to provide 2 larger changing rooms	87,953.00	n/a	87,953.00	a improvements to MUGA in Crowcroft Park b) 2 artifical grass match wickets at Cringle Fields pavilion and works to enlarge changing	87,953.00	80,423.50 with further response required from N/hood Lead re progress

Miles Platting & Newton Heath

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project where monies received	£ reserved	£ committed
03-Mar-11	083536/FO/2007/N2(2)	land at junctn of Oldham Road & Dean Lane (former LOreal bldg) Newton Heath	128 units (82 hses & 46 aparts in 3 no 4 sty blocks) with assoc car pkg & ldspg with vehic access from Dean Lane (1 / two obligs)	G5	supplementary in order to regularise payment in retrospect (after due date) / new method of payment in instalments to improve, maintain env, public realm, highways, public facilities / infrast etc in vicinity of Land & assoc costs (replaces 28 Jan 08)	160,000.00	n/a	183,414.50	Highway improvement for jnctn at Oldham Rd Dean La & Old Church St (coupled with monies from 094330 = 269,664.50 total for project)	183,414.50	183,414.50

28-Jul-11	094330/FO/2010/N1	land off Dean Lane Dixon Street Hopwood Street & Warden Street Newton Heath	94 houses & 21 apartments if approved / signed (to replace 82213)	G5	1) upgrade & impr of the Oldham Rd highway jnctn with Dean La & Old Church Street (the Junction) ; 2) providing ped crossing facilis at the 'Junction'; 3) reconfig wks at the 'Junction'; & assoc costs (to replace 8 Feb 08 for £117,000)	86,250.00	n/a	86,250.00	Highway improvement for jnctn at Oldham Rd Dean La & Old Church St (coupled with monies from 083536 = 269,664.50 total for project)	86,250.00	38,952.50
02-Sept-14 replaces 03-Nov-11	095431/REP/2011/N1(2)	Rosedale Building Dulverton Street Newton Heath	114 no 1, 2, 3 bed flats & Class A1 (retail) 568 sqm of fl /spce at gf in pt 10, 6 & 5 sty bldg behind retained facade of the Rosedale Bldg with assoc pkg & ldspg (extended time to implement 082859/FO/2007/N114 Apr 08)	Draft to G1 for noting	variation of oblig dated 3 Nov 2011 under 095431/REP/2011/N1, that being a supplementary planning agreement to extend time to implemt permission supported by obligation (having modified 14 April 08 under 082859 by extending time to implemetn permission that expired 14 Apr 13)) to now pay on two points of occupation, not on comm, still requiring in total £228,000 to a) upgrade & resurface footpaths & resurfacing along Old Church St b) improving the condition of the towpath in the vicinity of the Land; and / or c) improvements works in local parks within the Land, in particular Brookdale & Gasket St Park, and associated costs	114,000.00	on occupation	0.00 Development commenced but not occupied as at 10/3/15	n/a	n/a	n/a
	095431/REP/2011/N1(3)					114,000.00	on occupation of 57th unit	0.00 Development commenced but but 57 th unit not occupied	n/a	n/a	n/a

Moss Side

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
28-Jan-10	091405 /FO/20 09/S1	1 - 5 Maine Rd	6 no terraced properties to 3 no stys with bndry treatmt & Indspg	n/a	installn of alley gates to rear of 382 to 396 Moss La East & 4 to 14 Fairbank Ave & 1 to 15 Haydn Ave & assoc costs	10,000.00	before completion	0.00 Action being taken to recover overdue contribution (with Legal 8/5/15)	Development completed but not occupied	n/a	n/a
05-Nov-10	076455 /OO/20 05/S3(3)	former Manchester City Football Ground land bounded by Maine Rd / Claremont Rd / Carlton Ave / Yew Tree Rd / Thornton Rd Moss Side (3 frm same plg ref) Maine Place	mixed-use phased devel for 444 dwells, primary sch, nursery, 1400 sq m for future NHS health facil, 750 sq m retail units, car prking, Idspg & bndy treatmt (pt OO / FO)	tbc	deed of variation to original agreement of 7 September 2007 agreeing £1,500,000 (as varied by First Supplem Plg Agremnt of 11 Dec 09 to amend date of First payment), to vary timing of Second Payment of £1,000,000 for one or more: 1) affordable housing 2) new school 3) boundy treatmt & providing & / or improving assoc infra & facils in con with 1, 2 & 3 & assoc costs & also incurring retro Plg Mngmnt Fee of £3,581.25	1,000,000.00	phased payments due on drawing down of each of 5 leases	971,164.94	Towards new school (all received so far is spent)	971,164.94	971,164.94
09-Feb-11	093074 FO/201 0/S1	482 – 506 Moss Lane East	416 bed student accommo in pt 4 /5/6 sty bldg with pkg & Indspg (2 pp entries)	G5	1) improvements / maintenance of environ / public realm / facilities / infrastructure & highways in vicin of the Land & 2) imprs to Whitworth Park assoc costs in conctn with 1) & 2) (1of 2 obliqs	166,000.00	n/a	166,000.00	highways improvements to Heald Grove resurfacing the carriageways / footways, a one-way system, new street trees, & fees (£135,000) and Whitworth Art Garden Park. (25,000)	160,000.00 tbc	134,809.20 tbc

21-Feb-11	096176 /FO/20 11/S1	Ducie Court Burleigh Street Moss Side	614 beds in pt 4 / 5 / 9 st bldg compr 190 student units (C2) incorp 124 cluster units & 66 sc flats with grd flr comm units, base car pki & assoc Indspg following demol of existing building (varies 94460) (replaces 086612)	G5 for Park	half contributions to fund a) twds residents' pkg scheme affecting rds in vicinity of Land & b) public realm imp to rds in vicin of Land & c) twds leisure imp to Whitworth Pk & in part new childrens' play area (see 2nd obligation under 096176/FO/2011/S1(2))	300,000.00	n/a	309,458.88	Phase 1 - residents' parking scheme & public realm improvements to the highway, Denmark Rd & Acomb St (180,458.88) & landscaping in Whitworth Park incorp new pathways from Denmark Rd to Wilmslow Rd (£65,000) & fees (£64,000)	309,458.88	Response required from N/hood Lead
	096176 /FO/20 11/S1(2)			G1 for noting	Phase 2 - half contributions to fund a) twds residents' pkg scheme affecting rds in vicinity of Land & b) public realm imp to rds in vicin of Land & c) twds leisure imp to Whitworth Pk & in part new childrens' play area (see 1st oblig)	300,000.00		319,173.41	Phase 2 - in and around the Denmark Rd / Acomb St towards: a 'Residents' Parking Scheme' and fees (£100,000) & public realm and highways improvements (£144,000) and improvements to Whitworth Park , (£75,173.41)	319,173.41	Awaiting sight of G1 submission for Planning's clearance
16-Oct- 13	080958 /FO/20 06/S1	land at 297 Claremont Rd	pt 3 / pt 4 sty block comprising 578 sqm of retail / leisure flspe with 25 aparts above incl roof top gds & terraces & 9 no 3 sty town houses at rear of site fronting Dunworth St	n/a	Modification of agreement of 28 Aug 07 to reduce amount payable for a) providing trees in the vicinity of the Site and b) CCTV coverage c)improving & maint environ, highways, public realm / facilities / infrastructure etc in vicinity of the Land & assoc costs	40,000.00	n/a	40,000.00	Response required from N/hood Lead	Response required from N/hood Lead	n/a

Moston

Date signed or draft	Plg Ref	Location / Site	Approved Development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
----------------------	---------	-----------------	----------------------------------	----------------	------------------------	----------	--------------------	-------------------	------------------	------------	-------------

NONE

Northenden

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
03-Jan-02	061809 /FO/SO UTH2/01	former Royals Hotel Altrincham Road	part 4 / 5st bldg for offices after demolition	G5	contrib towards childrens' play facilities in vicinity of the Land	5,000.00	n/a	5,000.00	Hollyhedge Park Improvements project incl. play area improvements & drainage to sports pitches (coupled with other monies from 69232(3), 69232(2), 72418, 95818)	5,000	500 & rest tbc by N/hood Lead
22-Nov-06	075007 /FO/20 05/S2	6 Beechpark Avenue (former Ferrol House) Northenden	12 flats with car parkg assoc ldspg bin / cycle storage	G5	a) improvements / maintenance of environ / public realm / facilities & highways infrastructure & assoc costs in the Northenden area	20,000.00	n/a	20,865.24	Environmental improvements in Northenden	20,865	Response required from N/hood Lead
3-July-13	101366 /FO/20 13/S2	land at jcnctn of Church Road & Palatine Road Northenden	Pt retrospective application to reduce in size existing 7 storey building to 6 storey including alterations to roof profile, lift shaft & elevational alterations to form retail (A1) (205sqm) at grd floor & 14 apartments above,	pending	retain First Contribution for env works, public realm and facilities, highway works, car parking in North/den ward (40k) (replaces 28 April 05)	40,000.00	n/a	40,000.00	Tbc Development commenced	tbc	Response required from N/hood Lead
	pending			retain Second Contribution for highway imps (20k) to jcnctn of Palatine Rd / Church Rd (replaces 28 April 05)	20,000.00	n/a	20,000.00	Tbc Development commenced	tbc	Response required from N/hood Lead	

	101366 /FO/20 13/S2(3)		basement car parking for 7 and 1 space at ground level (8 tot) & terrace areas & balconies (replaces 74034)	n/a	'Public Transport Voucher' contrib for 10 no Travel Packs (six months public travel vouchers £250 (to flats 1-11 except 9).	2,500.00	n/a	2,500.00	vouchers	2,500.00	Planning to progress
10 Apr- 14	102660 /FO/20 13/S2(4)	Camperlands Ltd Mill Lane	9 no. two storey, two bed houses, 14 no. three-storey, four bed houses and 16 no. one and two bed apartments in three-storey block with associated parking and landscaping (38 units)	n/a	any of the following : improving & maintaining the environ, highways, car parking, public realm / facils & towards the maintenance and / or provision of affordable housing & the like within Northenden ward assoc costs (three obligs totalling 250,000) (replaces 19-Dec-13 due to change in signatories)	20,000.00	n/a	20,000.00	tbc Response required from N/hood Lead	Response required from N/hood Lead	n/a
	102660 /FO/20 13/S2(5)			n/a		115,000.00	prior to occupation of 50% ie 19 units (not half occupied as at 18/2/15	0.00	n/a	n/a	n/a
	102660 /FO/20 13/S2(6)			n/a		115,000.00	prior to occupation of 75% ie 28 units (not 3/4 occupied as at 18/2/15	0.00	n/a	n/a	n/a

Old Moat

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
-------------------------------	---------	-----------------	--	-------------------	------------------------	----------	-----------------------	----------------------	------------------	------------	-------------

NONE

Rusholme

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
03-Sep-01	061653 /FO/NO RTH2/01	site of former St Vincent de Paul RC High School Denison Road / Conyngham Road & Kent Rd West Victoria Park	99 houses, 6 duplex apartmts & 64 apartmts in 4 blocks following demol of extg bldgs	n/a	UU for fin contrib to prov of rec open space for residents of the development & the public incl play equip in Birchfields Park	80,000.00	n/a	80,000.00	Towards childrens' playground & multi sports court & for balance, supplementary additional environ improvements in Birchfields Park	80,000.00	Response required from N/hood Lead
21-Dec-10	091935 /FO/20 09/S1	land bounded by Meldon Road/ Copthorne Crescent & Beresford Road Rusholme	6 no pt 2 sty town houses & 1 no 3 stry block of 6 no flats with assoc car pkg & Indspg	pending	improvements / maintenance of environ / public realm / facilities / infrastructure & highways in vicin of the Land & assoc costs and as contrib twds traffic man measures deemed necc as result of the Devel & assoc costs	22,000.00	n/a	24,330.99	continuing again as at 5/6/15	Response required from N/hood Lead	n/a
03-May-11	095274 /FO/20 11/S1	Manchester Grammar School Old Hall Lane	ss timber 'log' cabin teaching block comprg 6 no classrooms & 1 no multi use space & admin areas & ancill spaces to match adj teaching block (Bexwyke Lodge) - totalling circa 850 m2 gross int area	n/a	twds cost of street trees & / or bollards on the grass verges along Old Hall La in the vicinity of the Land & assoc costs	3,170.00	n/a	3,170.00	Trees on Old Hall Lane	3,170.00	Response required from N/hood Lead

Sharston

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
18-Aug-05	072418 /FO/20 04/S2	land at 192 Altrincham Rd	5 - 6 stry resid aprtmt block of 53 no aprts & assoc grnd flr prkng & Indscpng	G5	improvements to Hollyhedge Park	48,000.00	n/a	48,000.00	Hollyhedge Park Improvements project incl. play area improvements & drainage to sports pitches (coupled with other monies from 69232(3), 69232(2), 61809, 95818)	48,000.00	Response required from N/hood Lead
27-Feb-09	088307 /FO/20 08/S2	The Cedars Poundswick La Wythenshawe	office (Class B1) bldg to 3 st compig 3,120 sqm f/spce with assoc Indspg & car pkg	G3	improve, maintain env, public realm / facils / infrast, highways etc in the Wythenshawe Town Centre Masterplan or amended / repcmnt Plan & assoc costs	200,000.00	n/a	202,838.22	Various environmental projects (SMR Wythen) with contrib. from St Modwens ref 092106 (£110,000 contrib) = tot £312,838	202,838.22	Response required from N/hood Lead
23-Dec-11	095818 /OO/20 11/S2	1 Crossacres Road Sharston	15 no. two storey dwellinghouses with associated landscaping and car parking	G5	Off site amenity improvements at Hollyhedge Park	40,000.00	n/a	41,370.09	Hollyhedge Park Improvements project incl. play area improvements & drainage to sports pitches (coupled with other monies from 69232(3), 69232(2), 61809, 72418)	41,370.09	Response required from N/hood Lead

Whalley Range

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
03-Jul-06	068586 /FO/20 03/S1	Royston Court (former) 72 - 74 Carlton Road Whalley Range	54 apartments comprg 4 sty central building to form 12 no 2 bed apartmts & 2 penthouse aparts & 2 no pt 3 / pt 4 sty side bldgs to form 20 no 2 bed aparts with assoc pkg & ladspg after demol of exstg bldg (see also 68529 CC).	tbc	a) towards the provision of environmental imprs within the Whalley Range Conservation Area	40,000.00	n/a	40,000.00	Range Rd environ imps (£15,000) & addtnl planting (£1,602.73) & replacement Con area street name plaques in conjnt with local con gp 23,397.27)	40,000.00	38,657.06 & Planning to progress spend of bal of 1,342.94
25-Apr-07	080304 /FO/20 06/S1	land at Brantingham Court Brantingham Rd Whalley Range	2nd sty to existing bldg for 6 add flats with assoc car prking (amendment 88670 refused)	n/a	street trees in Whalley Range & assoc costs	4,500.00	n/a	4,918.45	2 or 3 street trees on Egerton Rd South	4,918.45	response still required from N/hood Lead 25/11/15
03-Aug-12	099069 /FO/20 12/S1	grnds Of St Margarets C Of E Primary School Withington Road	control kiosk, pressure relief column, 2.4 metre high security gates & fencing and installtn of new permnt & temp access off highway in assoc with flood relief scheme on land off Burford Road	n/a	planting & maintaining trees in the vicinity of the Land & asscoc costs	6,300.00	n/a	6,300.00	Tree planting in Whalley Range	6,300.00	Response required from N/hood Lead re committments
30-April-14	103149 /FO/20 13/S1	52 College Road Whalley Range Manchester	extn of time of pp 82057 for 20 no 3 stry dwells (Class C3) with prking & Indscaping foll demol of exstg (replaces 095923 REP & 82057)	n/a	improving & maintaining the environment, highways, public realm / facilities / infrastructure & the like in the vicinity of the Land & associated costs (replaces 25 May 11 & 9 Dec 08)	90,000.00	on commencement	0.00	Development not commenced as at 18/2/15	n/a	n/a

Withington

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
14-May-13	099190 /FO/20 12/S1	site adj to White Swan PH Green Street Ladybarn	3 no.st bldg to form 12 no.1 bed, self-contained flats with 8 car parking spaces & assoc landscaping (varied by 105699 re layout / elevs / nos pkg spaces	n/a	Alleygating Scheme to r/o dwellings on Rufus St & Beverley Rd & any works deemed necc by the Council in order to resolve pkg issues on Rufus St & / or other environ works in vicinity as deemed necc by the Council as a result of the development & assoc costs (also manuscript amendment relating to trigger) variation in draft as at	7,500.00	n/a	7,788.00	tbc	tbc	n/a
23-Jul-13	099191 /FO/20 12/S1	Ladybarn & District Royal British Legion Beverly Road Withington	13 no. dwellings comprising 2 pairs of 3 storey semi-detached dwellinghouses, terrace of 7 no 3 storey dwellinghouses, 2 no 1 bed apartments over access driveway & assoc car parking & landscaping	n/a	'Alleygating Scheme' contribution to fund an alleygating scheme to rear of dwellings on Shipecy Street & any environmental or road or footpath works incl street lighting in the vicinity of the Land & assoc costs (superceded by 107126)	7,500.00	6 months after completion or 5 days after (first) sale of 6th unit (whichever is earliest) Not comm. as at 16/3/16	0.00	n/a	n/a	n/a

Woodhouse Park

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
24-Feb-10	090189 /FO/20 09/S2	land bnded by Portway & (former Painswick flats) Painswick Rd Woodhouse Park	88 affordable housing units comprg 44 no 4 sty flats, 30 no 2 sty hses & 14 no bungs incl 1 no accessible bung with assoc rds, Indscpg, pkg & bndy treatments (2 plg entries)	tbc	improving, maintaining the environ, public realm / facils / infrast & highways etc in Painswick Park & assoc costs (1 of 2 obligs)	30,000.00	n/a	30,205.19	new play equipment & stabilisation works of the Pond edges	30,205.19	n/a
01-Apr-10	092106 /FO/20 09/S2	Etrop Way (former Park & Violet Ct) Poundswick Lane / Rowlandsway (St Modwen)	ptt 4, pt 3, pt 2 sty bldg to accommodate 2 ground floor retail units, 4 ground floor kiosk units (3280 sqm), ground floor contact centre with offices above for Manchester City Council (6206 sqm), including car parking and public realm works including lan	G5	improving, maintaining the environ, public realm / facils / infrast & highways etc in the Wythenshawe area in support of the aims & objectives of the Wythenshawe TC Masterplan or as amended / replaced & assoc costs	110,000.00	n/a	110,000.00	110,000.00 (matched with ref 088307 at £202,838) = tot of 312,838	110,000.00	Response required from N/hood Lead
21-Jan-11	092478 /FO/20 10/S2	land off Cornishway / Ravenscar Crescent Woodhouse Park	res dev 26 no 2 sty dwellinghouses with assoc pkg & Indscpg (replaces 071727)	pending	improving Culmere Park & assoc costs (replaces 25 Oct 2004)	10,000.00	n/a	10,000.00	new small play equipment & flower planting & additional fencing of play area & other options tbc	10,000.00	Response required from N/hood Lead
19-Apr-13	099153 /FO/20 12/S2	site of former Talisman Public House at corner of Portway & Oatlands Road	7 no 2 storey townhouses and 9 no flats in three storey bldg fronting Portway & Oatlands Rd & car washing and valeting building to rear & extensions to front and rear of existing MOT premises fronting Oatlands Road	pending	improving, maintaining the environ, public realm / facils / infrast & highways etc in the Wythenshawe area & assoc costs	5,000.00	n/a	5,000.00	& additional water plants to improve water quality and reduce algae for the resident fish (3,500)	5,000.00	1,500 on plants for fishing pond / lake in Painswick Park to improve & maintain the environment & Response required from N/hood Lead