

**Manchester City Council  
Report for Information**

**Report to:** Resources and Governance Scrutiny Committee – 20 July 2017

**Subject:** S106 Annual Monitoring Report 2016/17

**Report of:** Head of Planning, Building Control & Licensing

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**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.

The report has also previously provided information on CIL. The report to Members in September 2016 advised that the Council had not yet decided to adopt the CIL approach, although the intention would be review this decision in the light of policy development and local economic circumstances. Whilst this remains the position a national CIL review group set up in 2015 by a previous Minister for Housing and Planning has now reported its findings and recommendations. It is anticipated that a response on options to reform developer contributions will be made at Autumn Budget 2017.

**Recommendation**

That Members note the content of the report.

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**Wards Affected:** All

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### **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 13 December 2007 – Report of Head of Planning.
- S106 Governance Arrangements - Resources and Governance Overview and Scrutiny Committee 16 July 2009 – Report of Head of Planning.
- S106 Annual Monitoring Report - Resources and Governance Overview and Scrutiny Committee – 22 July 2010 – Report of Head of Planning
- S106 Annual Monitoring Report - Resources and Governance Overview and Scrutiny Committee – 21 July 2011 – Report of Head of Planning.
- S106 Annual Monitoring Report – Finance Scrutiny Committee – 21 June 2012 – Report of Head of Planning
- S106 Annual Monitoring Report – Finance Scrutiny Committee – 20 June 2013 – Report of Head of Planning
- S106 Annual Monitoring Report – Finance Scrutiny Committee – 12 March 2015 – Report of Head of Planning
- S106 Annual Monitoring Report – Resources and Governance Scrutiny Committee – 8 September 2016 – Report of Head of Planning, Building Control & Licensing

## **1.0 Introduction**

- 1.1 The planning process including the use of S106 agreements contributes to the delivery of key City Council objectives. With a focus on outcomes, it strives to support the creation of new homes, jobs and environmental improvements. S106 agreements are a mechanism to assist mitigating harm from development proposals through both financial and non-financial obligations. Both types of obligation cover a range of subjects from a commitment to local labour, necessary off site highway works and where viability supports this, affordable housing.
- 1.2 The focus of the annual report, as with those presented previously to Members provides information on S106 financial related activity, including the accumulated value of all obligations and that from agreements negotiated during the preceding period. It follows a format adopted through previous Committees and includes a comparison of year on year activity where this is possible.
- 1.3 As a recap 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.
- 1.4 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.
- 1.5 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 post 2012.

## **2.0 Current Position**

- 2.1 As of the end of March 2017 450 Agreements had been signed (the earliest recorded in 1994). 13 of these were signed during the 2016/17 period. Whilst a number of the obligations are of a financial nature, a proportion comprise non-financial obligations as set out in 1.1 above; 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 13 agreements signed during 2016/17 only 7 relate to planning applications submitted during the same period, the remaining 6 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 2016/17 period are associated with travel plan measures, environmental improvements, affordable housing, resident parking zone extensions and investment in recreational facilities. 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 all S106 agreements negotiated is £23,033,403. This is net of those agreements containing financial obligations which have fallen away with the expiry of the associated planning permission and not replaced, before any monies were received and also accounts for any variations to previously agreed sums.

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  
**2016/17** - **23,033,403**

#### 2.5 **Received Contributions:**

Over 2016/17, the City Council received an actual amount of £490,355.19 in contributions.

This provides a cumulative total of £20,735,667 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, £18,248,845 is recorded as being reserved or is to be reserved to specific projects.

This means there is £1,886,821 awaiting reservation against a project which will have to be within the parameters of that defined in the original S106 legal agreement. This of course is a snapshot in time as new monies are continually being received and being reserved accordingly.

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.

At the end of 2016/17 an accumulated total of £15,142,396 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>
<b>£15,371,656</b>	<b>£5,364,011</b>	<b>16/17</b>
£14,799,163	£4,576,546	15/16
£13,954,217	£4,667,795	14/15
<b>£11,409,077</b>	<b>£6,695,030</b>	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 decreased from £408,931 in 2015/16 to £167,206 in 2016/17; due to monies being collected and fewer triggers coming forwards this is due to debts being more easily identified although this is set to reduce further 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.
- 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 m<sup>2</sup> 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 137 councils have done so (an increase of 22 since last year's committee report). The majority of these authorities are in the south of England (over 70). In Greater Manchester, districts that are considering CIL include Bolton, Oldham, Stockport and Trafford, although only Trafford have reached the point of adopting CIL. Since the committee considered this report last year, Wigan has decided not to progress CIL at this time.
- 4.5 Officers have previously reported that the City Council has yet to decide on the introduction of CIL. To date key factors for consideration include the lack of flexibility of CIL when compared with the existing S106 and 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. Whilst the recovery from the 2008 recession is now reasonably well-established, there are potential sources of economic uncertainty in the near future, most notably associated with Brexit. It may be advisable to gain a complete understanding of these impacts before introducing substantial changes to Manchester's development context.

4.6 Furthermore, there is potential for changes to the way CIL is managed nationally. In November 2015 a national CIL review group was established. The purpose of the group was to assess the extent to which CIL does or can provide an effective mechanism for funding infrastructure and to recommend changes that would improve its operation in support of the Government's wider housing and growth objectives.

4.7 Based on its findings that, in brief, CIL provides unrealistic expectations (the amount collected is not as much as envisaged by Government or anticipated by local authorities); is divorced from the local plan-making process and has little relationship with infrastructure plans, the group submitted its recommendations to Government in February 2017. The key recommendations are:

- Government replace CIL with a hybrid system of a broad and low level Infrastructure tariff and section 106 for larger developments; and,
- Combined Authorities should be enabled to set up an additional Mayoral type of Strategic Infrastructure Tariff

4.8 The Government agreed to examine options for reforming the system of developer contributions and the expectation is that an announcement would be made at Autumn Budget 2017.

4.9 Given the above it would be prudent to await the outcome of the Government's response before giving further consideration of the matter.

## **5 Conclusion**

5.1 Within the legislative boundaries the Planning Service is continuing to negotiate new S106 agreements and as can be seen contributions are still 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 There is some evidence that schemes, albeit small in number at the present time, are capable of delivering contributions, particularly with regards to affordable housing. This remains subject to viability testing but there are draft agreements under negotiations which seek to deliver this key objective for the City.

- 5.3 The management of money held and reserved for projects has taken on a more focused approach and this has assisted in identifying projects at risk and any contributions that could be vulnerable to time limited restrictions on spend. In addition the coordination of this approach with other parts of the Council ensures consistency and a more effective spend.



**S106 Planning (financial) Obligations ('open Cases') & drafts by Ward - as at 31/03/17 (for year end 2017 - S106 Annual Report )**

**1) extant & implemented Planning Permissions supported by:**

- existing contributions or balances in process of being spent (distinguished on the S106 Worksheet as a **R.A.G.** and which are not shown on it as 'all spent on SAP') (pending refunds are excluded from this list) &
- owing monies, overdue for payment where already known (indicated on the S106 Worksheet as an **O.**) &
- potential contributions that might be received if the related development comes forward (indicated on the S106 Worksheet as **P**)

**2) draft Obligations / 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.

**Ancoats & Clayton**

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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 aparts in 1 no block comprg 14 no 1 bed & 33 no 2 bed with assoc pkg & landspg	G5	contrib towards the provis of resid infra in City Centre & assoc costs (Unilat U/taking)	47,000.00	n/a	47,000.00	THCTP- St Peters Sq - Peter Street & Oxford Street narrowing	47,000.00	47,000.00

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 / reinstatment 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	n/a	21,000.00	tbc	0.00	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 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	n/a	80,602.30	Peters Sq pub realm imps (THCTP) but possibly other options being explored.	80,602.00	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	n/a	n/a	n/a

18-Sept-15	109096 /JO/2015/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 for wider project	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	NA 3/3/17
3 Nov 16 & 25-Nov-15	110486 /JO/2015/N1 & 106592 /OO/2014/N1	Riverpark Trading Estate Riverpark Road Newton Heath	Variation of Condition 4 (height parameters) of 106592OO for 340 dwellings max with assoc open space, highways, landscaping with all matters reserved with the exception of access which is proposed to be taken off Riverpark Road, to change height of block one to between part 4 and part 5 storeys.	n/a	For implementation of either permission, 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	n/a	n/a	n/a

04-Feb-16 & 11-Aug-16	109784 /FO/20 15/C2(2)	47 Houldsworth Street (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 (& varied by 11-Aug 16 (3) for ownership change)	213,000.00	On occupation	0.00 not comm. or occup	n/a	n/a	n/a
05-Aug-16	110351 /FO/20 15/N1	4 Angel Court Ancoats	mixed use development in 9 storey building comprising 64 no. residential apartments (Use Class C3a) with a 325 sq. m (GEA) ground commercial unit (Use Classes A1, A2, A3, B1, or D1) with associated works and pedestrian access, following demolition of existing buildings & structures	n/a	contribution towards cost of bus or Metrolink season tickets for occupiers and / or bicycles and / or other asso equip	64,000.00	Prior to occupation	0.00	n/a	n/a	n/a
28-Aug-16	110074 /FO/20 15/C2	land At 76 - 82 Oldham Street & land bounded by Spear Street, Warwick Street & Houldsworth Street Ancoats	2 no. mixed use buildings after demolition of existing <b>Building A</b> - pt 4/ 5 / 6 / 8 sty ancillary facilities services & commercial use (A1, A3, B1) at gf/ basement levels & 72 apartments (C3) above & 2 green roofs. <b>Building B</b> - pt 3 / 5 storey. 100 cycle parking spaces, 9 car parking spaces, building services & commercial space at basement level, ancillary facilities & services & commercial space (A1, A3, B1) at gf level & 28 apartments (C3) above and 1 green roof.	n/a	improving & maintaining the environment in the Oldham Street area of the City	75,000.00	Prior to occupation	0.00	n/a	n/a	n/a

## Ardwick

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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)	G1	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	tbc
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	G1 pending	improving & maintaining the environ, pub realm, highways / facils / infra etc in the vicinity & assoc costs	153,000.00	On occupation	186,967.00	Rusholme District Centre Parking Scheme	185,000.00 & tbc	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	tbc
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 assocd landscaping, car parking and boundary treatments	G5	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	tbc

10-Feb-17 and 19-Dec-14	112684 /JO/20 16 & 106619 /FO/20 14/N2	55 To 65 Hathersage Road Victoria Park	variation of planning conditions 2, 3, 4, 7, 10 and 19 for 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 to change the site layout ,alteration to refuse area, cycle provision & boundary treatment with elevational alts, materials, roof height and plant on roof.	n/a	'Parking Sceme' contribution for <b>a)</b> 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>(b)</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	tbc	tbc	n/a
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## Baguley

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
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 & lndscpng	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	87,454.07

## Bradford

Date signed or draft	S106 Plg Ref	Location / Site	Approved development description	Gateway status for project	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 & ldsclaping	tbc	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	tbc
28-Aug-07	081589	land at Ashton Old Rd / Mill St	28 no dwellngs & assoc prkg & lndscpng & 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	tbc
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 & lndscpng 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	tbc

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)-	tbc	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	tbc
08-May-13	100388 /JO/2012/N2 (amend s 097342 /OO/2011/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	tbc
	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	tbc
	104315 /FIO/20 13/N2(3)			tbc	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	tbc

13-Feb-14	100991 /OO/20 12/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 mprove, 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 (locational & cost details to be confirmed) and poss use for Lengthmans Hut on Ashton Canal	71,949.64	n/a
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## Brooklands

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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 OO for same agree) (Tatton Green)	339 no. 2, 3 & 4 st resid units with assoc highway layouts, garages, car pkg & ldspg foll demol of exstg college (16 units erected coupled with 74955 for 243 dwells & 74298 for 70 apartmnts with Persimmon Homes (NW) Ltd)	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	tbc	0.00 & tbc	n/a
17-Feb-04	069232 (4)	former Royal Oak School Royal Oak Road	56 aparts & 52 detd hses with assoc access roads with access from Royal Oak Road & ldspg (whole dev) (see also 069233 FO)	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/hoods Lead advise then more drainage works / £ if required once all spent 13/5/15	n/a	n/a

	069232 (2)			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	6,600.00 spent & rest tbc from N/hoods 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/hoods Lead

## Burnage

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
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NONE

## Charlestown

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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 <b>southern</b> 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 <b>northern</b> 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. 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 aptmnts & assoc prkng	G5	improvt 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	tbc
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, Indscpng, 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:  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	116,000.00	n/a	117,441.28	<b>(£236,789.25 total for 3 phases) Phase 1</b> - new football pitch (total 110,000) incl new drainage, goals & relocation of the throwing circles, located in the infield of the athletics track in <b>Boggart Hole Clough</b> (S106 £75,789) .  <b>Phase 2</b> - new ss brick bldg with adj	236,789.25	75,000.00

	086932 /OO/20 08/N1(2 )			Phase 2 G3 pending	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	fenced op yard, for community room, ops office, changing room with showers, kitchen & workshop located on the existing site in <b>Boggart Hole Clough</b> (£78,000) (also with monies from 080267)		
	086932 /OO/20 08/N1(3 )			Phase 3 G1 pending					<b>Phase 3</b> Clean up, path & general infrast improvements to <b>Baileys Wood</b> (£33,000) and  additional 5-12's play equipment incl fenced u5s provision in location tbc in <b>Boggart Hole Clough</b> (£50,000)		n/a
				G1 pending	either 20% for 'on- site' affordable housing or if they are sold as market housing, to pay MCC a commuted sum for each equiv of 26% of mkt val	632,500 approx	On-going as occupied	126,544 & tbc	Learning Disability accommodation across the City	tbc	n/a

## Cheetham

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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	tbc
	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	tbc
	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	11,300.73	tbc
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)	G3	alteration, imp, maintain, upgrade play equipment Smedley Fields (supersedes 2 Dec 05)	118,500.00	n/a	125,866.05	Smedley Lane Plg Flds imps (SLPF) (with monies from 081915) for: entrance gates to include new kissing gates.,	125,866.05	tbc
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		alter, improve & maintain Smedley Fields & upgrade play equipment	72,000.00	n/a	75,177.50	new benches, picnic tables and litter bins throughout. new 'trim trail' path around perimeter of fields & exercise stations, new children's play equipment & safety surfaces & benches in existing play area, re-location of football goals & new synthetic cricket wicket, to the multiuse sports zone , new orchard and wildflower / bee area following ground prep tree planting throughout	75,177.50	tbc

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 (but poss underspend so new project tbc	57,160.05	57,160.05
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## Chorlton

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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 & revenue	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 & facils in connection with same and assoc costs	28,500.00	n/a	28,879.19	Improvements within Mersey Valley <b>and</b> <ul style="list-style-type: none"> <li>new pathways &amp; self closing access gates to the green space and play facilities</li> <li>new seating and waste bins</li> <li>new replacement multi use adventure themed play facilitiesfor toddler, junior and teen play at Chorlton Water Park.</li> <li>new drainage system allowing for greater</li> </ul>	28,879.19	28,879.19

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 works 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	5,545.00
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 apartmentswithout an allocated parking space	1,920	Prior to first occupation	0.00	Development commenced but not occupied	n/a	n/a



29-Nov 13	102812 /JO/20 13/S1( 2) to 096370 /FO/20 11/S1 (2)	terrace of 4 no. dwellings behind retained façade of original Masonic Hall following demolition of later additions & pair of semi-detached 3 storey dwellings & terrace of 6 no. pt 2/3 storey dwellings on adjng 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	terrace of 4 no. dwellings behind retained façade of original Masonic Hall following demolition of later additions & pair of semi-detached 3 storey dwellings & terrace of 6 no. pt 2/3 storey dwellings on adjng 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	G1	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	n/a	69,354.55	towards affordable units for 'learning disability' residents within the City (15-20 unit scheme in North & Wythen & 3-10 units across the City; tenure for units will be social rented (affordable rent) aimed at people who cannot access / afford the market, tenants will be referrals from the learning disability service. <b>Expected Schemes announced in Dec 2017.</b>	69,354.55	N/a
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## Chorlton Park

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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 jnctn 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) <b>Metrolink TfGM works 113,000 &amp;</b> 4) Burton Rd shopping centre improvements (50,000)	418,000.00	tbc

## City Centre

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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 & assoc wks	G5	improvements to public realm, environment, public facilities & infrastructure	201,000.00	n/a	201,000.00	<b>133,585.45</b> towards City Centre Play Area Project -Piccadilly Gardens & Cathedral Gardens coupled with 73709 & 81693 & <b>67,414.55</b> 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 parl with lndscpg (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 aptmnts, 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 questionmark over commencement	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 <sup>nd</sup> , 3 <sup>rd</sup> & 4 <sup>th</sup> 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	103665 /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. completed so retrieving monies	0.00	.Provisionally for THCTP- St Peters Sq	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 (class 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	42,000.00	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 (comm not occ	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	6,000.00	On commence ment (not comm.	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)	70,000.00	Prior to occupation (not comm.)	0.00	n/a	n/a	n/a
20- Feb-17	114146 /FO/20 16	land bounded by Tib Street, Church Street, Joiner Street & Bridgewater Place (surface car park)	7 to 10 storey building for mixed used development. Grd floor commercial (Class A1, A2, A3, A4, B1,D2 (Gym and Cinema) 183 apartments Class C3 (8 no studio, 48 no 1 bed, 125 no 2 bed and 2 no 3 bed) with assoc landscaping etc, following demolition of existing structure & artwork at junction of Tib Street / Church Street	n/a	towards Affordable Housing with City of Manchester in accordance with policy H8 of Manchester's Local Development Framework Core Strategy adopted 11 July 2012	183,000.00	Prior to comm	0.00	n/a	n/a	n/a

## Crumpsall

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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 follwng 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 & tbc
	075914 /OO/20 05/N1( 2)			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 & laid out May 2015. Highways considering adequacy of Scheme details for Footpath / Cycleway., to be followed by adoption / dedication by Council & then collection 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) & tbc re: 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	tbc	tbc	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	'Crumpsall RPZ' extension' project comprising (legal) TRO (Traffic Regulation Order) - traffic signs - road markings on as yet unnamed access road	20,046.51	tbc
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 commence ment of either 092264 or 092265 (for commercial units)	0.00 neither comm.	n/a	n/a	n/a
	092264 /FO/20 10/C1( 2)			n/a	provision of 4 plots 13,14,17,18 - the 'Affordable Housing Requirement' to be ready for sale by Registered Provider (not binding on land disposed of) and to be sold as First Sale and 74% of Market Value, and for occupation only as AH as in NPPF policy / glossary defs and dates for start n completion of First sales to be submitted to Council <b>OR</b> <b>to pay the Council a</b> <b>commuted sum</b> <b>representing 26% of Market</b> <b>Value of AH, to then be</b> <b>sold at Market Value, (with</b> <b>the commuted sum then</b> <b>being used by MCC for</b> <b>(any) housing in the City)</b> <b>and to apply equity from</b> <b>Registered Provider from</b> <b>First Sale towards prov of</b> <b>AH and to remain as AH</b> <b>inperp or Intermediate</b> <b>Housing only</b>	tbc	<b>if Best Endeavour has failed within 9 months to secure a First Sale</b>	n/a	n/a	n/a	n/a



13-Dec-16	108559 /FO/20 15/N1	North Manchester General Hospital Delaunays Road Crumpsall	part single /two/ three storey building for 24 bed intermediate care unit with assoc landscaping & car parking following removal existing car parking area	In progress	payment of the 'North Manchester Residents Parking Scheme' to assist residents of homes within the vicinity of the Land shown on the Plan around the care unit, to park their vehicles within the vicinity of their homes or an alternative parking scheme directed at mitigating additional on-street parking problems within the vicinity of the Land that will result from its development	60,000.00	n/a	60,000.00	NMGH RPZ Expansion incorporating Charminster Drive, Springfield Avenue, Peakfield Avenue, Saddlecote Close.	60,000.00	n/a
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### Didsbury East

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
29-Jun-00	059441 /FO/SO UTH2/0 0	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	32,214.19
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	tbc

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	190,000.00
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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 Idspg & bndy treatments, following demolition of existing bldgs within c/yd; 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. As varied in draft by 111428, 111891/JO & 111835/LO for amendments to buildings & other elements	G1 for projects 1) and 2) G5 for project 1)	<p>to pay the:</p> <ul style="list-style-type: none"> <li>Tennis Court Contribution (150,000) for resurfacing the existing recreational facilities at Flectcher Moss Park to compensate for loss of existing facils</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>Play Equipment Contribution (50,000) for older childrens' play in Didsbury Park</li> </ul> <p>&amp; assoc costs</p> <p>as varied by draft to apply to 111428, 111891/JO &amp; 111835/LO</p>	200,000.00	Commenced	200,154.00	1 resurfacing from shale to porousTarmac including box type floodlights and 3m high perimeter green weldmesh fencing with gates & new tennis posts / nets ) the existing tennis courts at Fletcher Moss Park works: £129,950 fees: £20,050 and 2) older childrens' play equipment at Didsbury Park	200,154.00	150,000.00
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## Didsbury West

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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	tbc
10-Aug-07	082214 /FO/20 07/S2(2)	land at Needham Hall Palatine Rd	conv of N Hall into 11 no aparts, 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 aparts incl 3 st extn, basem accommo, 11 no undercroft car pkg spaces & assoc ldspg	G1	highway safety improvevnts 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) & extension of double yellow lines on Barlow Moor Rd) ( await details)	30,000.00 pending 48,198.20	30,000 .00 & tbc

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	tbc
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	n/a	n/a
18-Dec-14 / 4- Sep-15	103991 /FO/20 13/S2 / <b>107940</b> <b>/JO/20</b> <b>15/S2</b>	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 l 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 / under constn but not occupied	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	15,000.00	n/a	15,208.90	Tbc	tbc	n/a
01-Nov-16	111296 /FO/20 16/S2	Silverwood House 129 Barlow Moor Road Didsbury	change of use & extension of preparatory school / nursery to 11 no. residential units (10 apartments and 1 coach house) and 6 detached houses (4 no 6 beds and 2 no 2 beds), with associated car parking & landscaping	n/a	towards Affordable Housing provision within the City of Manchester & associated cos	34,000.00	On comm.	0.00	n/a	n/a	n/a

## Fallowfield

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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

## Gorton North

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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 remingn under 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 Agreeemnt as varied by 6 May 09 (84665 / 87973 / 87972) for new payment profile spreading payments	93,000.00	n/a	93,000.00	tbc	tbc	n/a

## Gorton South

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
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 within 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 perimeter fencing at back of each goal of the 3 existing pitches & pedestrian gate to access the site	61,585.90	tbc
	101869 /FO/20 13/N2(2)			G3 approved		60,000	3 April 15 or completion of 40th unit	21,818.18 + 22,050.46 + 65,000.00 + 41,778.18 towards 2 <sup>nd</sup> & 3 <sup>rd</sup> & 4 <sup>th</sup>	Ph 2 refurb or replacement MUGA & synthetic cricket wicket at Greenbank Park & poss u/spend for ph 3	108,868.64	n/a
	101869 /FO/20 13/N2(3)					60,000	3 Oct 15 or completion of 60th unit				n/a
	101869 /FO/20 13/N2(4)					20,000	3 April 16 or completion of 80th unit (more than 86th unit completed)	Ph 3 tbc	tbc	n/a	

## Harpurhey

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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	tbc

## Higher Blackley

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
30-Aug-11/ 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 (replaces 25 Oct 10) (varied by 17 Sept 14 n/financial)	288,000.00	n/a	299,989.37	Irk Valley environmental improvements	299,989.37	299,989.37
	095715 /FO/20 11/N1(2)			Resp required from N/hoods Lead	footpath, footbridge, litter traps & step works to River Irk & improvements along Heaton Pk Rd West & maintenance (varied by 17 Sept 14 n/financial)	60,000	n/a	62,497.81	Future maintenance of improvements & footpaths	62,497.81	tbc



## Hulme

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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 appr 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	36,152.00 & tbc
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	tbc	tbc	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 &amp; 90348</i> )	271,012.92	119,931.48 & tbc
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	307,000.00	n/a	309,263.48	Peters Sq pub realm imp (THCTP) (269,263.48) and Hulme Residents' Parking Scheme (40,000 not committed)	309,263.48	269,263.48

20-Sept-16 and 25-Feb-2016	111735 /JO/2016/S11 and 07667/FO/2014/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 and variations to conditions 2, 5, 7, 10, and 11 for amendments to car parking layout, more parking spaces, & revision of pedestrian crossing points & surface water drainage scheme	n/a	Applicable to either permission, towards the costs of the 'Pedestrian Road Works' meaning the Stage 1 upgrade / installation of a pedestrian crossing phase to the traffic lights at the junction at Hulme High Street & Greenheys Lane West	60,000.00	n/a	60,000.00	tbc	tbc	n/a
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## Levenshulme

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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	Refund of 295 balance to be arranged by Plg
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 impvs at Highfield Country Park	20,000.00	n/a	20,000.00	Weed maintenance equipment for balance	20,000.00	Refund of 194 balance to be arranged by Plg

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
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## Longsight

Date signed or draft	PIg Ref	Location / Site	Approved Development description	Gateway status for project	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: <b>a)</b> upgrading and refurbishing the MUGA in nearby Crowcroft Park <b>b)</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	<b>a</b> improvements to MUGA in Crowcroft Park <b>b)</b> 2 artifical grass match wickets at Cringle Fields pavilion and works to enlarge changing	87,953.00	80,423.50 & tbc

## Miles Platting & Newton Heath

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project where monies received	£ reserved	£ committed
03-Mar-11	083536 /FO/20 07/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/20 10/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 facils 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 replace s 03-	095431/ REP/201 1/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	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	114,000.00	on occupation	0.00 Development commenced but not occupied	n/a	n/a	n/a

Nov-11	095431/ REP/201 1/N1(3)		Rosedale Bldg with assoc pkg & ldspg (extended time to implement 082859/FO/2007/N114 Apr 08)		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) ) <b>to now pay on two points of occupation, not on comm,</b> 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 of 57th unit	0.00 Development commenced but but 57 <sup>th</sup> unit not occupied	n/a	n/a	n/a
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### Moss Side

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
28-Jan- 10	0/2009/ 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	Development completed but not occupied	n/a	n/a

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 oblgs	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 imprs to rds in vicin of Land & c) twds leisure imprs 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	tbc
	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 imprs to rds in vicin of Land & c) twds leisure imprs 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	tbc	tbc	n/a
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## Moston

Date signed or draft	Plg Ref	Location / Site	Approved Development description	Gateway status for project	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
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NONE

## Northenden

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
03-Jan-02	061809 /FO/SO UTH2/0 1	former Royals Hotel Altrincham Road	part 4 / 5st bldg for offices after demolition	G5	contrib twards childrens' play facilites 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)	5,000.00	500.00 & tbc



22- Nov-06	075007 /FO/20 05/S2	6 Beechpark Avenue (former Ferrol House) Northenden	12 flats with car park assoc ldsppg 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	20,865.00	tbc
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, basement car parking for 7 and 1 space at ground level (8 tot) & terrace areas & balconies (replaces 74034)	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	tbc
	101366 /FO/20 13/S2(2 )			pending	retain Second Contribution for highway imps (20k) to junctn of Palatine Rd / Church Rd (replaces 28 April 05)	20,000.00	n/a	20,000.00	Tbc Development commenced	tbc	tbc
	101366 /FO/20 13/S2(3 )			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	tbc	n/a
	102660 /FO/20 13/S2(5 )			n/a		115,000.00	prior to occupation of 50% ie 19 units (not half occupied	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	0.00	n/a	n/a	n/a

## Old Moat

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
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**NONE**

## Rusholme

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
03-Sep-01	061653 /FO/NO RTH2/0 1	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	tbc
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	tbc	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	tbc

## Sharston

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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 & lndscpng	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	tbc
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 lndspg & 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	tbc
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	tbc

## Whalley Range

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
03-Jul-06	068586 /FO/2003/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/2006/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	4,918.45
21-Jun 16 and 30-April-14	110883 / 103149 /FO/2013/S1	52 College Road Whalley Range Manchester	Variation of cond no.2 of 103149 for 20 no. 3 storey dwelling houses (Class C3) with assoc parking & landscaping, to allow amendments to boundary treatments, fenestration details, landscaping and bin storage <b>and</b> 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	n/a	92,180.54	Tbc	n/a	n/a

### Withington ward

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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	7,500.00	n/a	7,788.00	Tbc pending variation with Legal	tbc	n/a

### Woodhouse Park

Date signed or draft	Plg Ref	Location / Site	Approved development description	Gateway status for project	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)	G1	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	tbc
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	tbc
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 & tbc