

S106 Planning (financial) Obligations ('open Cases') - as of end of October 2018

1) extant & implemented Planning Permissions supported by:

- existing contributions or balances in process of being committed
- owed monies, overdue for payment where already known
- potential contributions – monies that might be received if the related development comes forward

The information in the work book is based on the pre 2018 Ward boundary changes; this is currently being updated to reflect the new wards. Where a change is known this is reflected under each site address at this time.

Ancoats & Clayton

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
17-Jan-07	079201 /FO/20 06/N1	10 Rochdale Rd Ancoats Ancoats and Beswick	revs to pl perm ref 073047 for elevational alterations to proposed building (amends 073047)	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 4 th Oct 05 for £167,500) (also complements 4 th 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 / mplement nt 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	Spend commence d balance l to be committed
05-Feb-07	078181 /FO/20 06/N1	land at Royal Mill Redhill Street Ancoats Ancoats and Beswick	amendmt to pp 65195 FO for 283 apartments (app 18/10/02) incldng int alts to mplem allowing an incr of 21 aparts	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	Response awaited N/hoods Lead	0.00	n/a
08-Oct-10	092452 /FO/20 10/C2	22 – 26 Edge St Piccadilly	6 sty mple for basement Class A2 (fin & prof) or Class A3 (rest & development) & grd level Class A1 (shop) & 14 apartments above following demo of extg bldg	improving & maintaining the environment & public realm / highways / facils / infrastructure etc in the City Centre & assoc costs	70,000.00	n/a	80,602.30	Millennium Gardens	80,602.00	Committed

18-Sept-15	109096 /JO/2015/C2	40 Laystall Street Ancoats Piccadilly	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.	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 junction 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	Committed
3 Nov 16 & 25-Nov-15	110486 /JO/2015/N1 & 106592 /OO/2014/N1	Riverpark Trading Estate Riverpark Road Newton Heath Miles Platting and 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.	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 implement and c) processing / admin of permits for the max 340 dwellings AND to apply the Man Fee to monitor implement & overseeing the spend process of creating the PPS from start to finish	80,000.00	On commencement	-	n/a	n/a	n/a
04-Feb-16 & 11-Aug-16	109784 /FO/2015/C2(2)	47 Houldsworth Street (Great Ancoats St & Newton St) Piccadilly	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	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	230,613.46	Improvements to Great Ancoats Street env	230,613	Committed

05- Aug-16	110351 /FO/20 15/N1	4 Angel Court Ancoats Piccadilly	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	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 Piccadilly	2 no. mixed use buildings after demolition of existing Building A - 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. Building 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.	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
07- Sep-17	115401 /FO/20 17	Brownsfield Mill Binns Place Manchester M4 5BP Piccadilly	Conversion of building to 31 x apartments (1 x 1 bed, 24 x 2 bed, 6 x 3 bed) with 19 x parking spaces and 31 cycle parking spaces and elevational alterations to include creation of private garden and courtyard spaces with associated hard and soft landscap	Affordable Housng	100,000	Prior to occupation				

16-Jan-18	115178 /FO/2017	Part Site Of Existing Car Park Bounded By Ducie Street, The Rochdale Canal, Peak Street, Tariff Street (Multi-Storey Car Park) And Remainder Of Surface Car Park Manchester M1 2JL Piccadilly	Erection of 2 linked buildings ranging in height from 8 to 10 storeys (plus roof top plant room) to provide residential accommodation (Use Class C3) comprising 18 x 1 bed, 84 x 2 bed, 15 x 3 bed, 2 x duplex (4 bed) and 9 townhouses (7 x 3 bed, 1 x 2 bed a	Affordable Housing	100,000.00	On commencement				
16-Mar-18	118057 /FO/2017	Land Bounded By Cable Street, Cross Keys Street, Addington Street And Mason Street Manchester M4 5FT Piccadilly	Erection of a 9 storey building to form a 224-bed apart-hotel (use class C1) with associated public realm, landscaping and other associated works	Deed of Variation – environmental improvements within the New Cross NDF	0.00	On commencement				
28-Mar-18	117749 /JO/2017	4 Angel Court Manchester M4 4HT Piccadilly	Variation of conditions 19 (servicing hours) and condition 20 (commercial use opening hours) attached to planning permission 110351/FO/2015/N1	Dee of Variation – Travel Scheme (bus, metrolink, bicycles, other associated equipment)	64,000	Prior to occupation				

Ardwick

Date signed or draft	Plg Ref	Location / Site	Approved development description	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 mple with p 12 sty incl pkg in base (siting and means of access)	towards improvements to Swinton Grove Pk	20,000.00	n/a	21,434.87	towards continud improvements & refurbis of Swinton Grove Park as per the Green Flag Man Plan in consult with Friends / Members	21,434.87	Balance remaining of 3,451 under discussion to spend in line with the agreement.
12-Apr-07	081558 /FO/2006/N2	Wilmslow Park Phase 3 Rusholme Place Ducie Street	pt 3, 6 & 9 st mple of 51 aparts & assoc car pkg & ldspg	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	Balance 1.900 committed

25-Jun-10	091730 /FO/20 09/C1	University Campus Booth St East & Upper Brook St M13 9RZ	5 no sty mple 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	funding study into pkg scheme within Grove Village in Ardwick ward & mplement, 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	Balance remaining of 92,000 for spend in line with original agreement
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.	'Parking Sceme' contribution for a) progressing implementation & management of Residents' Parking Scheme within the streets surrounding the Land to mitigate the small number of parking spaces comprised within the Development; and / or (b) any alternative scheme created to alleviate the on-street parking problems within the vicinity of the Land & assoc costs	85,000.00	commenced	85,000.00	Response required from N/hoods Lead	Response required from N/hoods Lead	n/a
26-July-17	115475 /FO/20 17	Brunswick Street (vacant plot north east of The Vallance Centre	16 no. residential dwellings in 5 no. storey building with basement incl front boundary treatment and associated works	RPZ to assist residents of homes within and around the development to mitigate the on street parking problems, to fund costs for TRO and / or signs and highway linings and admin costs	10,000	Not commenced	0.00	n/a	n/a	n/a

Baguley

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

Bradford

Date signed or draft	S106 Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
12-Jan-07	080557	former Kwik Save Ashton Old Road Bradford Ancoats and Beswick	retail foodstore (class A1) 1,635 sqm foll demol of exstg bldgs with assoc prking & servicing & ldscaping	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	Spend commenced 16,000 balance
28-Aug-07	081589	land at Ashton Old Rd / Mill St Ancoats and Beswick	28 no dwellings & assoc prkg & ldscpng & 3 vehicr access points off Herne Street for prkng	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	Spend commenced balance of 1,960
11-Aug-11	075171 (2)	land adj to Ashton Canal Pollard St / Carruthers St & Bond St Milliners Wharf Ancoats and Beswick	mixed use comp 420 no aprts in 9, 7 & 22 stry blocks, offices (1808 sqm) & retail (585 sqm) & 235 prkg sp & ldscpng aft dem of exstng bldngs	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	Balance of 5,000
13-Feb-14	104315 /FIO/20 13/N2	Etihad Campus Rowsley Street Bradford Ancoats and Beswick	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)	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	Spend commenced balance of 79,000
	104315 /FIO/20 13/N2(2)			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	committed

	104315 /FIO/2013/N2(3)			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	Spend commenced balance of 5,000
13-Feb-14	100991 /OO/2012/N2	land adj to Ashton Canal Pollard St / Carruthers St & Bond St Milliners Wharf Ancoats and Beswick	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))	phase 2 to improve, maintain env, public realm, highways, public facilities / infrast, traffic safety & like in the vicinity to include any of the following: gen improvements to the Canal links, public access links to New Islington & the new Metrolink station, improvements to Pollard St & other nearby highway networks, & other general environmental / landscaping improvements to Pollard St & the surrounding areas & associated costs (replaces 11 Aug 11)	71,000.00	n/a	71,949.64			n/a

Brooklands

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
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 & Idspg (whole dev) (see also 069233 FO)	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	Balance of 2,300 committed

Burnage

Date signed or draft	Plg Ref	Location / Site	Approved development description	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	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
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.	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	Committed
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	'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) towds the provision of community sports facils / infrast at Boggart Hole	116,000.00	n/a	117,441.28	(£236,789.25 total for 3 phases) Phase 1 - new football pitch (total 110,000) incl new drainage, goals & relocation of the throwing circles, located in the infield of the athletics track in Boggart Hole Clough (S106 £75,789) . Phase 2 - new ss brick bldg with adj	236,789.25	75,000.00

	086932 /OO/20 08/N1(2)			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 Boggart Hole Clough (£78,000) (also with monies from 080267) Phase 3 Clean up, path & general infrast improvements to Baileys Wood (£33,000) and additional 5-12's play equipment incl fenced u5s provision in location tbc in Boggart Hole Clough (£50,000)		n/a
	086932 /OO/20 08/N1(3)			either 20% for 'on- site' affordable housing or if they are sold as market housing, to pay MCC a committed sum for each equiv of 26% of mkt val	676,500 approx	On-going as occupied	697,000	Affordable Housing	697,000	Committed (Affordable Housing Fund)

Cheetham

Date signed or draft	Plg Ref	Location / Site	Approved development description	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)	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	Balance of 6,000 committed
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		75,177.50	18,000 balanceand awaiting draw down

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	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	Spend commenced, 11,000 balance
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Chorlton

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
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)	public transport voucher contribution of £960 in value to each of the two apartments without an allocated parking space	1,920	Prior to first occupation	0.00	Development commenced checking triggers	n/a	n/a
29-Nov 13	102812 /JO/20 13/S1(2) to 096370 /FO/20 11/S1(2)	12 Edge Lane Chorlton	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 ading land, with assoc Indspg & pkg / Variation of condition no. 2 attached to planning permission ref: 096370/FO/2011/S1 to allow for alterations to the elevations and layout of the scheme relating to 12 residential units	Towards the cost of providing affordable housing (as defined in 'Providing Housing Choice SPD/ Plg Guidance 2/9/08') (revises 27-Apr-12)	65,000.00	n/a	72,000	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.	69,354.55	Committed

Chorlton Park

Date signed or draft	Plg Ref	Location / Site	Approved development description	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)	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) Metrolink TfGM works 113,000 & 4) Burton Rd shopping centre improvements (50,000)	418,000.00	Balance 2,450.

City Centre

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
19-Mar-14	103665 /FO/20 13/C1	8 King Street Manchester M2 6AQ Deansgate	Change of use of 1st, 2nd & 3rd floor to 21 apartments (7 no. 1 bed and 14 no. 2 bed) and associated external alterations	improving & maintaining the environ, highways, public realm / facils / infrastr etc in City Centre & assoc costs	105,000.00	On commencement...	111,964.29	Millennium Garden	111,946	Committed

13-Jan-15	105885 /FO/20 14	2 Harter Street Manchester M1 6HY Piccadilly	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	towards improving & maintaining the environ, highways, public realm / facils / infrastr etc in City Centre & assoc costs	23,000	Prior to occupation Money now due	0.00	n/a	n/a	n/a
24-Feb-15	100982 /FO/20 12/C2	1 Canal Street Manchester M1 3HE Piccadilly	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.	improving and maintaining the environment, public realm, highways, public facilities, public infrastructure and the like in the City Centre of Manchester and associated costs	6,000	On commencement	6,294.50	Millennium Garden	6,294	Committed
03-Mar-16	110190 /FO/20 15/C2	Charlotte House 10 Charlotte Street Manchester Deansgate	Change of use to 14 no. residential apartments (C3) with 240m2 of commercial restaurant (A3) use at lower ground floor and	improving & maintaining the environment within the Chinatown area of the City & assoc costs (5,000 per dwelling)	70,000	Prior to occupation	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) Piccadilly	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	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	Prior to occupation	0.00	n/a	n/a	n/a

05-April-17	113870 /FO/20 16	2 - 4 Chester Road Manchester M15 4QG Deansgate	2 no apartment buildings with ancillary residents' gym, terrace, swimming pool, public realm / landscaping and two new pedestrian connections to the Castlefield basin from Chester Road, basemt car parking & related highway, access, servicing and assoc works.	towards the provision of AH affordable housing outside the Land but within the City in accordance with Policy H8 of the LDF Core Strategy adopted 11/7/12	282,000	within 6 months of commencement	0.00	n/a	n/a	n/a
22-Dec-17	117054 /FO/20 17	1-5 New Wakefield Street Manchester M1 5NP Deansgate	Erection of a 30 storey building to form 573 student apartments (Use Class Sui Generis) with associated basement, ground and first floor commercial unit (use class A1, A2, A3, A4 and A5 and D1) (454 sqm) following demolition of existing buildings and oth	affordable housing	500,000.00	On first occupation				
26-Mar-18	118839 /JO/20 18	1 - 5 New Wakefield Street Manchester M1 5NP Deansgate	Variation to planning conditions 2, 14, 16, 19, 20, 24, 25, 26, 27 and 30 and removal of planning conditions 32, 38 and 39 of planning permission 117054/FO/2017 to allow for alternations to basement and ground floor including removal of car parking, reloc	Deed of Variation	0.00					
23-May-18	118120 /FO/20 17	Land Bounded By Thompson Street / Mason Street / Bendix Street And Rochdale Road Manchester Piccadilly	Erection of a part 15, part 9, part 7 storey building to form 155 residential apartments together with ground floor commercial uses (Use Classes A1, A3 and B1) (288 sqm) with associated car parking, access arrangements and other associated works following the demolition of existing buildings and structure and the closure of Hatter Street	Public Realm / Affordable Housing	550,000.00	On first occupation				

03-Aug-18	119380 /FO/20 18	1-5 New Wakefield Street Manchester M1 5NP Deansgate	Erection of a 32 storey building to form 603 student apartments (Use Class Sui Generis) with associated ground and first floor commercial unit (use class A1, A2, A3, A4 and A5 and D1) (232 sqm) following demolition of existing buildings and other associated works	Provision / improvement of general infrastructure within the vicinity of the development	500,000.00	On first occupation				
07-Aug-18	117059 /FO/20 17	32 Mason Street Manchester M4 5EY Piccadilly	Change of use of light industrial building (Class B1) to 7 x 2 bedroom apartments and 6 x 1 bedroom apartments (Class C3)	Environmental improvements within part of the New Cross Development Framework Area	37,500.00	Prior to occupation				

Crumpsall

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
21-Sep-06	075914 /OO/20 05/N1(2)	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)	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		25,300	Spend commenced 17,000 balance
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	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		environ & rec imp to the Harpurhey Reservoirs specifically Harpurhey reservoirs remediation works (60,000) & Response required from N/hoods Lead re improvements to lower ponds 23,570.93	83,570.93	Spend commenced, balance 23,000

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)	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			n/a
30-April-15	107259 /FO/20 14/N1(2)	land at Charminster Drive / former Central Production Unit NMGH Delaunays Rd Crumpsall	23 no. two storey dwelling houses (Use Class C3) with assoc car parking, landscaping, boundary treatment & other works	'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	Committed
3-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	to contribute towards the costs of works at Lion Brow between Old Market Street & St Peters Church including a) upgrading and resurfacing the carriageway and b) creating footway incl kerbs & surfacing and c) related drainage works and d) placing TRO's and e) installing lining & signing and assoc costs	34,000.00	Prior to commencement of either 092264 or 092265 (for commercial units)	0.00 neither comm.	n/a	n/a	n/a
	092264 /FO/20 10/C1(2)			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 OR to pay the Council a commuted sum representing 26% of Market Value of AH, to then be sold at Market Value, (with the commuted sum then being used by MCC for (any) housing in the City) and to apply equity from Registered Provider from First Sale towards prov of AH and to remain as AH inperp or Intermediate Housing only	tbc	if Best Endeavour has failed within 9 months to secure a First Sale	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	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	Committed
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Didsbury East

Date signed or draft	Plg Ref	Location / Site	Approved development description	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	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	balance of 2,785.81
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)	improving & maintaining highways in vicinity of Land (without predj to constrctn 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	update pending on committed project

24 -Nov-15 /	108541/ OO/2015/S2 / 111428	former Manchester Metropolitan University Campus & Broomhurst Halls of Residence, Wilmslow Rd Didsbury	<p>42 no. dwellings, 7 no. apartments to four storey building with basement car parking after demol of existing buildings; change of use of the former Main Admin building for 32 dwellings (10 no. townhouses & 22 no. apartments) & including a two storey ext to internal courtyard, elev alts, u/grnd car park with assoc ldspg & bndy treatments, following demolition of existing bldgs within c/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</p>	<p>to pay the:</p> <ul style="list-style-type: none"> Tennis Court Contribution (150,000) for resurfacing the existing recreational facilities at Flectcher Moss Park to compensate for loss of existing facils <p>and</p> <ul style="list-style-type: none"> Play Equipment Contribution (50,000) for older childrens' play in Didsbury Park <p>& assoc costs</p> <p>as varied by draft to apply to 111428, 111891/JO & 111835/LO</p>	200,000.00	Commenced	200,154.00	<p>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</p> <p>2) older childrens' play equipment at Didsbury Park</p>	200,154.00	200,154 (check all now spent)
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Didsbury West

Date signed or draft	Plg Ref	Location / Site	Approved development description	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	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	Balance of 2,000
10-Aug-07	082214 /FO/20 07/S2(2)	land at Needham Hall Palatine Rd	conv of N Hall into 11 no flats, 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)	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 with Neighbourhoods and Highways
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	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 flats incl 3 st extn, basem accommo, 11 no undercroft car pkg spaces & assoc ldspg	highway safety improvements in vicinity of the Land & rec provision in Mersey Valley & assoc costs	47,500.00	n/a	48,198.20	improvements to Chorlton Water Pk 30,000 (Mersey Valley Wardens) & extension of double yellow lines on Barlow Moor Rd	30,000.00 pending 48,198.20	30,000.00 committed/spe nt balance of 18,189 under discussion
18-Dec-14 / 4-Sep-15	103991 /FO/20 13/S2 / 107940 /JO/20 15/S2	Wrengate House 221 Palatine Road West Didsbury	seventeen 2 & 3 storey dwellings (9 no.4 bed detached and 8 no. 5 bed semi-detached) with assoc car parking & landscaping, following demolition of existing office building (as varied re house types, road layout, the omission of landscaped & longer driveways)	'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	185,000.00	Prior to occupation of each dwelling 13 plots occupied as at 16/6/16	194,086.21	Affordable Housing	194,086	Committed Affordable Housing Fund

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.	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	With Highways for confirmation	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	towards Affordable Housing provision within the City of Manchester & associated cos	34,000.00	On commence ment. Trigger met and money being chased	0.00	n/a	n/a	n/a

Fallowfield

Date signed or draft	Plg Ref	Location / Site	Approved development description	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	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 9,201	/ tbc	Planning to progress With highways

Gorton North

Date signed or draft	Plg Ref	Location / Site	Approved development description	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 Gorton and Abbey Hey	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	UU for contribution towards maintenance of public open space (3 frm same agrmnt) (supercedes 6 Jan 2004)	5,550.00	n/a	5,500	maintenance of open space following dedication / transfer to Council	5,550.00	With Legal
28-Sep-10	084665 /FO/20 07/N2(3) y	Jubilee Works Constable Street Gorton Gorton and Abbey Hey	supports res dev approved for total 62 units under 87973 for 34 hses & 10 hses under 87972 for & 18 units remaining under from from orig plg permission	upgrading King George V Playing Fields & improving & maintaining the environment, highways. This is an informal but binding agreement varying the Terms of the 3 Oct 08 Agreemnt as varied by 6 May 09 (84665 / 87973 / 87972) for new payment profile spreading payments	93,000.00	n/a	93,000.00	Playing field, MUGA, bespoke young peoples'play area, green space for socialising	93,000.00	Committed

Gorton South

Date signed or draft	Plg Ref	Location / Site	Approved development description	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 Levenshulme	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.	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	spend commenced 54,000 balance
	101869 /FO/20 13/N2(2)				60,000	3 April 15 or completion of 40th unit	21,818.18 + 22,050.46 + 65,000.00 + 41,778.18 towards 2 nd & 3 rd & 4 th	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 Response required from N/hoods Lead	Response required from N/hoods Lead	n/a
11-Jul-17	115299 /FO/20 17	land North Of Melland Road Sports Field (former running track) South Of Melland Road Manchester Longsight	131 two storey dwellinghouses with associated boundary treatment & landscaping & new internal access road with 2 new vehicular access points to Melland Road.	First instalment towards £750,000 as inflated as a contribution towards the providing and / or improving sports or recreational facilities within the vicinity of the land and associated costs	250,000.00	occupation of 20th unit or 12 months after commencement (whichever is sooner)	0.00	n/a	n/a	n/a
	115299 /FO/20 17(2)			Second instalment towards £750,000 as inflated as a contribution towards the providing and / or improving sports or recreational facilities within the vicinity of the land and associated costs	250,000.00	occupation of 40th unit or 21 months after commencement (whichever is sooner)	0.00	n/a	n/a	n/a
	115299 /FO/20 17(3)			Second instalment towards £750,000 as inflated as a contribution towards the providing and / or improving sports or recreational facilities within the vicinity of the land and associated costs	250,000.00	occupation of 60th unit or 30 months after commencement (whichever is sooner)	0.00	n/a	n/a	n/a

Harpurhey

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

Higher Blackley

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
30-Aug-11/ 25-Oct-10	095715 /FO/20 11/N1(2)	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)	footpath, footbridge, litter traps & step works to River Irk & improvements along Heaton PK Rd West & maintenance (varied by 17 Sept 14 n/financial)	60,000.00	n/a	62,497.81	Future maintenance of improvements & footpaths	62,497.81	Committed

Hulme

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
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 grd & first floor (Dandara Ltd)	imps to amenity of land in locality of dev	9,000.00	n/a	9,000.00	Env imp	9,000	Committed

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.	To design and implement residents' parking scheme	270,000.00	n/a	271,012.92	Birley Fields residents' parking scheme (<i>in conj with monies from 59810 & 90348</i>)	271,012.92	Spend commemnced balance 119,931.48 committed
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	improving & maintaining the environ, pub realm, highways / facils / infra & assoc costs in the City Centre & / or Hulme ward	307,000	n/a	309,263.48	Hulme Residents' Parking Scheme (50,000 not committed) and Millennium Gardens	309,263.48	Committed

20-Sept-16 and 25-Feb-2016	111735 /JO/2016/S11 and 107667 /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	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	With highways for confirmation	60,000	n/a
17-Aug-17	115821 /JO/2017	Land Under Development Between Radnor Street And Greenheys Lane West Hulme High Street Manchester M15 5JR	Variation of Condition nos. 2, 3, 4, 5 and 10 attached to planning permission ref: 111735/JO/2016/S1 to allow amendments to car park layout and elevational alterations	Deed of Variation	0.00	On commencement				
13-Oct-17	115919 /FO/2017	Land Adjacent To Hulme Hall Road Manchester M15 4LY	Construction of new 8 storey (plus basement) residential building (Use Class C3) to incorporate 108 no. apartments together with access and servicing arrangements, car and cycle parking, and associated works	Affordable Housing	100,000.00	On first occupation				
19-Mar-18	116881 /FO/2017	Unit 5 Bentinck Street Industrial Estate Bentinck Street Manchester M15 4LN	Erection of new 11 storey building to accommodate 79 no. residential apartments (Use Class C3) together with associated roof terrace, car parking, landscaping, boundary treatment and public realm, following demolition of existing building on the site	Affordable Housing	50,000.00	50% on commencement 50% on first occ				

22-Mar-18	117595 /FO/20 17	Talbot Mills 44 Ellesmere Street Manchester M15 4JY	Conversion of the Talbot Mill complex to create 114 residential apartments (Use Class C3), including rooftop extensions to Mill 1 and 2, and rear extension to Mill 1; demolition of Buildings A, B and C; retrospective application for demolition of Building	Affordable Housing	50,000.00	On commence ment				
25-jul-18	118625 /FO/20 17	Land Bounded By Dinton Street, Cornbrook Road, Chester Road And Trentham Street Manchester M15 4FX	Full planning application for the erection of a part 14, part 15 storey building to form 280 residential apartments (C3a) together with ground floor commercial unit (373 sqm) (Use Classes A1, A2 or A3) with associated car parking, landscaping, public realm and other associated works following demolition of existing buildings and; Outline planning application (with all matters reserved) for the erection of part 11, part 15 building to form a 154 bed hotel and 88 bed apart-hotel building (Use Class C1) together with a single storey retail building (140 sqm) (Use Classes A1, A2, A3, A4 or A5) with associated public realm, car parking, and other associated works following demolition of existing buildings		150,000.00	On commence ment	150,000.00			

Levenshulme

Date signed or draft	Plg Ref	Location / Site	Approved development description	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.)	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	Committed/spent with balance of £240
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	contrib twds cost of env imps at Highfield Country Park	20,000.00	n/a	20,000.00	Weed maintenance equipment for balance	20,000.00	Committed/spent with balance of £194
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)	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 -	20,000	To be confirmed now money received	n/a

Longsight

Date signed or draft	Plg Ref	Location / Site	Approved Development description	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	Replacement package of recreational facilities comprising: a) upgrading and refurbishing the MUGA in nearby Crowcroft Park b) providing 2 artifical grass match wickets at Cringle Fields pavilion and works to existing changing rooms in order to provide 2 larger changing rooms	87,953.00	n/a	87,953.00	a improvements to MUGA in Crowcroft Park b) 2 artifical grass match wickets at Cringle Fields pavilion and works to enlarge changing	87,953.00	80,423.50 spent 7529 balance remaining

Miles Platting & Newton Heath

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project where monies received	£ reserved	£ committed
28-Jul-11	094330 /FO/2010/N1	land off Dean Lane Dixon Street Hopwood Street & Warden Street Newton Heath	94 houses & 21 apartments if approved / signed (to replace 82213)	1) upgrade & impr of the Oldham Rd highway jcnct with Dean La & Old Church Street (the Junction); 2) providing ped crossing facils at the 'Junction'; 3) reconfi gws at the 'Junction'; & assoc costs (to replace 8 Feb 08 for £117,000)	86,250.00	n/a	86,250.00	Highway improvement for jcnct at Oldham Rd Dean La & Old Church St (coupled with monies from 083536 = 269,664.50 total for project)	86,250.00	spend commenced balance of 1,600
02-Sept-14 replace s 03-Nov-11	095431/REP/2011/N1(2)	Rosedale Building Dulverton Street Newton Heath	114 no 1, 2, 3 bed flats & Class A1 (retail) 568 sqm of fl /spce at gf in pt 10, 6 & 5 sty bldg behind retained facade of the Rosedale Bldg with assoc pkg & ldspg (extended time to implement 082859/FO/2007/N114 Apr 08)	variation of oblig dated 3 Nov 2011 under 095431/REP/2011/N1, that being a supplementary planning agreement to extend time to implemt permission supported by obligation (having modified 14 April 08 under 082859 by extending time to implemetn permission that expired 14 Apr 13)) to now pay on two points of occupation, not on comm, still requiring in total £228,000 to a) upgrade & resurface footpaths & resurfacing along Old Church St b) improving the condition of the towpath in the vicinity of the Land; and / or c) improvements works in local parks within the Land, in particular Brookdale & Gasket St Park, and associated costs	114,000.00	on occupation	0.00 Development commenced	n/a	n/a	n/a
	095431/REP/2011/N1(3)			114,000.00	on occupation of 57th unit	0.00 Development commenced	n/a	n/a	n/a	

Moss Side

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
28-Jan-10	091405 /FO/2009/S1	1 - 5 Maine Rd	6 no terraced properties to 3 no stys with bndry treatmt & Indspg	installn of alley gates to rear of 382 to 396 Moss La East & 4 to 14 Fairbank Ave & 1 to 15 Haydn Ave & assoc costs	10,000.00	before completion	0.00 Action being taken to recover overdue contribution (with Legal)	Development completed – monitor for occupation	n/a	n/a
09-Feb-11	093074 FO/2010/S1	482 – 506 Moss Lane East	416 bed student accommo in pt 4 /5/6 sty bldg with pkg & Indspg (2 pp entries)	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 obligs	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 t	Spend commenced balance 52,000
21-Feb-11	096176 /FO/2011/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) Ardwick	half contributions to fund a) twds residents' pkg scheme affecting rds in vicinity of Land & b) public realm impms to rds in vicin of Land & c) twds leisure impms 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	Spend commenced balance of 132,000 under discussion

	096176 /FO/20 11/S1(2)			Phase 2 - half contributions to fund a) twds residents' pkg scheme affecting rds in vicinity of Land & b) public realm imps to rds in vicin of Land & c) twds leisure imps 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	Committed
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	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	Confirmation awaited		n/a

Moston

Date signed or draft	Plg Ref	Location / Site	Approved Development description	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	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
22-Nov-06	075007 /FO/20 05/S2	6 Beechpark Avenue (former Ferrol House) Northenden	12 flats with car parkg assoc ldspg bin / cycle storage	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	20,865.24	Commenced commenced balance 16,000

3-July-13	101366 /FO/20 13/S2	land at jcnct 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)	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	Development commenced	40,000	committed
	101366 /FO/20 13/S2(2)			retain Second Contribution for highway imps (20k) to jcnctn of Palatine Rd / Church Rd (replaces 28 April 05)	20,000.00	n/a	20,000.00	Development commenced	20,000	committed
	101366 /FO/20 13/S2(3)			'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)	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	Response required from N/hoods Lead as understand project under design	Response required from N/hoods Lead	n/a
	102660 /FO/20 13/S2(5)				115,000.00	prior to occupation of 50% ie 19 units	121,701.21	n/a	n/a	n/a
	102660 /FO/20 13/S2(6)				115,000.00	prior to occupation of 75% ie 28 units 50% or 19 units or more occupied as at 11/5/17 but rest not until	0.00	n/a	n/a	n/a

Old Moat

Date signed or draft	Plg Ref	Location / Site	Approved development description	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	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
03-Sep-01	061653 /FO/NO RTH2/01	site of former St Vincent de Paul RC High School Denison Road / Conyngham Road & Kent Rd West Victoria Park	99 houses, 6 duplex apartmts & 64 apartmts in 4 blocks following demol of extg bldgs	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	Spend commenced balance 1,500
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	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	Awaiting confirmation		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	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		Trees on Old Hall Lane	3,170.00	Awaiting confirmation

Sharston

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
23-Dec-11	095818 /OO/20 11/S2	1 Crossacres Road Sharston	15 no. two storey dwellinghouses with associated landscaping and car parking	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	spend commenced blance 7,500

Whalley Range

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
03-Jul-06	068586 /FO/20 03/S1	Royston Court (former) 72 - 74 Carlton Road Whalley Range	54 apartments comprg 4 sty central building to form 12 no 2 bed apartmts & 2 penthouse aparts & 2 no pt 3 / pt 4 sty side bldgs to form 20 no 2 bed aparts with assoc pkg & ladspg after demol of exstg bldg (see also 68529 CC).	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	Spend commenced bal of 29,000
21-Jun 16 and 30-April-14	110883 / 103149 /FO/20 13/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 and 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)	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	Awaiting confirmation		n/a
09-May-17	112570 /FO/20 16/S1	45 St Werburghs Road	detached 3 storey 5 bedroom dwellinghouse (Plot 1) and 2 pairs of 2 storey 3 bedroom semi-detached dwellings (Plot 3,4,5 and 6) with associated car parking, landscaping and boundary treatments	Planting of seven trees planted in the immediate vicinity and maintenance for 5 years & associated costs	23,847.05	On commencement	23,847.05	n/a	n/a	n/a

Withington ward

Date signed or draft	Plg Ref	Location / Site	Approved development description	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	Alleygating Scheme to r/o dwellings on Rufus St & Beverley Rd & any works deemed necc by the Council in order to resolve pkg issues on Rufus St & / or other environ works in vicinity as deemed necc by the Council as a result of the development & assoc costs (also manuscript amendment relating to trigger) variation in draft as at	7,500.00	n/a	7,788.00	Tbc pending variation with Legal	tbc	n/a

Woodhouse Park

Date signed or draft	Plg Ref	Location / Site	Approved development description	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)	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	Committed
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)	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	Committed

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	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	Blanace 3,500 committed
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