

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132294/JO/2021

Date registered valid: 22 November 2021

Proposal: Variation of planning condition 2 associated with planning permission 128037/FO/2019 to allow increase in parapet height

Address: 6 Loom Street, Manchester, M4 6AN

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Lyndon Forshaw Forshaw Land & Property Group 6 Loom Street, Manchester, M4 6AN

Agent (if any): Mr Mike Foulkes DLA Architecture 86 King Street, Manchester, M2 4WQ

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adammitchell@manchester.gov.uk

Recommendation: Approval

Date of recommendation: 21.01.2022

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 November 2021

Expired: 17 December 2021

Site notice

Posted: 01.12.2021 Expired: 22.12.2021

Press advert

Published: 30 November 2021

Expired: 21 December 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The site is located within the Ancoats Conservation Area, to the east of the city centre, a short distance from the city's inner relief road.

The site is situated on a narrow road which forms part of a tight urban grid characterised by large 19th century, red brick warehouses and a high concentration of listed buildings, many of which have been converted to provide a mixture of commercial office space and residential apartments. The area is interspersed with modern infill development, as well as number of buildings of a more contemporary construction, including The Express Building on Great Ancoats Street.

Description of development

The application seeks to vary condition 2 of previously approved application to allow elevational alterations which include the increase in parapet height. The original application sought permission for the erection five storey building to form two duplex apartments including roof terrace and associated car parking.

Planning History

Erection of four-storey single dwelling following the demolition of the existing single-storey garage- application ref. 108469/FO/2015/N1 APPROVED 21/08/2015

Erection five storey building to form two duplex apartments including roof terrace and associated car parking ref. 125037/FO/2019 APPROVED 10.08.2020

Consultations & Notification Responses

Publicity- The application was advertised as a public interest development, and the occupiers of adjacent properties were notified about the application. A site notice was displayed adjacent to the site. No representations have been received.

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 - 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy T2 states that all new development should provide appropriate car parking facilities.

Policy H1 states that the proportionate distribution of new housing, and the mix within each area, will depend on a number of factors and goes on to state that new residential development should take account of the need to:

- o Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- o Reflect the spatial distribution set out above which supports growth on previously developed sites in sustainable locations and which takes account of the availability of developable sites in these areas;

- o Contribute to the design principles of Manchester LDF including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space. schemes should make provision for parking cars and bicycles (in line with policy T2) and the need for appropriate sound insulation;
- o Prioritise sites which are in close proximity to centres of high frequency public transport routes;
- o Be designed to give privacy to both its residents and neighbours.
- o Character, setting and accessibility of areas and buildings (including conservation areas).

Policy H4 -East Manchester, over the lifetime of the Core Strategy, will accommodate around 30% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre. These neighbourhoods include Ancoats, New Islington, Holt Town and Chancellor's Place; to the west of Alan Turing Way, and within Eastlands, Newton Heath, Openshaw and Gorton district centres as part of mixed use schemes.

Policy EN3 relates to heritage and states that throughout the city, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

In addition, the following saved policy of the Unitary Development Plan is also considered relevant:

Policy DC18.1 relates to development proposals within conservation areas and seeks to preserve and enhance to the character of its Conservation Areas by considering the relationship of new structures to neighbouring buildings and spaces, the effect of changes to existing buildings and the desirability of retaining existing features. Consent to demolish a building within a Conservation Area will be granted only where it can be shown that is beyond repair, incapable of beneficial use or where its replacement would benefit the appearance or character of the area.

The Guide to Development in Manchester (SPG/SPD) (2007) - The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

National Planning Policy Framework

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, the NPPF states that `at the heart of the Framework is a presumption

in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted. Relevant sections of the NPPF to this application are:

Chapter 16: Conserving and enhancing the historic environment Paragraph 193 - 208- Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

Paragraph 199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Issues

The proposal would result in an alteration to an approved application (125037/FO/2019) within Ancoats Conservation Area. The significance of the conservation area is derived from the variety of scale in the area from the larger mill buildings to the smaller industrial buildings and terrace properties which once formed workers housing and small businesses which were connected to the larger mill buildings. This proposal would result in an increase in parapet height to the approved residential building. Given in low rise characteristics it contributes, or be in a limited way given its position along Loom Street, to the character and significance of the conservation area. As such, the increase in parapet height amounts to '*less than substantial harm*' as defined by paragraph 202 of the NPPF. As such, it is necessary to determine whether there are sufficient public benefits to outweigh the harm caused to the conservation area.

It is considered that the original state of the building was in a poor state of repair and was not an exemplar of such a building of this nature within the conservation area. In addition, the demolition of the building and the erection of additional residential accommodation on this site has already been established under previous planning permission which sought to introduce a residential development at the site. This proposal seeks to increase the parapet height associated with planning permission 125037/FO/2019, these new homes provide high quality, space standard complaint housing in a popular area of the city. The building design of the parapet is considered to be high quality with a contemporary approach whilst complementing the characteristics of the conservation area with a masonry approach to the extended elevation, maintaining the design of the approved proposal for the application site. As such, it is considered that the necessary public benefits outweigh the potential harm caused to the conservation area.

Heritage and Impact upon the Conservation Area

The design of the increased parapet height, including choice of materials, largely responds to the comments raised and has resulted in a building considered acceptable.

The proposed increase in parapet height by 1.1 metres is considered to sit comfortably between the adjacent buildings and the roof would sit approximately 1.4 metres above the roofline of the building next door, therefore maintaining the aesthetic of ranging heights whilst not creating an incongruous element to the surrounding landscape. It is not considered that this additional height will have a harmful impact on the Conservation Area.

This alteration to the approved development would introduce a taller building to the site, where currently a low rise building exists, thereby altering the character and significance of this part of the conservation area, it is considered that this impact amounts to a low level of '*less than substantial harm*' as defined by paragraph 202 of the NPPF.

Residential Amenity

The elevational changes are not considered to give rise to any detrimental impacts on residential amenity. It is not considered that the increase in parapet height by 1.1m would give rise to any significant potential impacts on in terms of overshadowing on the neighbouring properties given the orientation and relationship of the property towards the adjoining properties.

Visual Amenity

In this case the impact upon the design of the original property, the character and appearance of the host building and the overall impact on visual amenity is considered acceptable and compliant with principles stated in DM1, SP1 and EN3 of the Core Strategy.

Scale and Appearance

The proposal introduces an elevational change to the approved five storey building within the application site, the increase in parapet height would maintain the scale and mass of the street-scene and the traditional form of development more appropriate for the site. The scale of the proposal is therefore considered to be entirely acceptable and accords with Paragraph 197 Chapter 16 of NPPF and DC18.1.

Design

This part of the building would be largely unseen from the road and does not significantly affect the character and appearance of the original design rationale. On this basis, the change is considered minor and would not undermine the heritage credentials of the host building and acceptable against DC18.1.

On this basis, the proposed minor alterations are considered satisfactory.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approval

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The development must be begun not later than the 10.08.2023

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Documents approved as part of planning permission 132294/JO/2021:

263 REV G, 264 REV C, 265 REV F stamped as received by the City Council, as Local Planning Authority, on the 22 November 2021

Documents approved as part of planning permission 125037/FO/2019:

-Location Plan stamped and received by the City Council as Local Planning Authority on 13 January 2020.

- Drawings referenced: 2015-044/267, 2015-044/301, 2015-044/261, 2015-044/266 & 2015-044/112 stamped and received by the City Council as Local Planning Authority on 13 January 2020.

-Preliminary Bat Roost Assessment prepared by Pennine ecological stamped and received by the City Council as Local Planning Authority on 13 January 2020.

-Dusk Survey Results in Relation to Bats prepared by Pennine ecological received via email by the City Council as Local Planning Authority on 22 June 2020.

-Archaeological Desk-Based Assessment Document Number: 3472.R01 dated January 2020 stamped and received by the City Council as Local Planning Authority on 13 January 2020.

-Heritage Statement prepared by Butress stamped and received by the City Council as Local Planning Authority on 13 January 2020.

-Hand Deconstruction of former flat Method Statement no. FDL001 stamped and received by the City Council as Local Planning Authority on 13 January 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

- 3) Prior to the commencement of the development, samples and specifications of all materials to be used on all external elevations of the development have been submitted for approval in writing by the City Council as local planning authority. This shall include details of the window reveals, brick soffits, windows and doors together with jointing and fixing details. The development shall only be implemented in accordance with the approved materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

- 4) Prior to the first use of the development a scheme for the storage and disposal of refuse (including provision of pulpable recycling and food waste), shall be submitted for approval in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development, be in place prior to first occupation and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

- 5) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- i. Display of an emergency contact number and consultation with residents;
- ii. Details of wheel washing;
- iii. Compound locations where relevant;
- iv. Location, removal and recycling of waste;
- v. Routing strategy and swept path analysis;
- vi. Parking of construction vehicles and staff;
- vii. Sheeting over of construction vehicles.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

- 6) Prior to the commencement of the development hereby approved, details of a surface water drainage layout for the site, based on sustainable drainage principles shall be submitted for approval by the City Council as Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and that there is a maintenance mechanism for the lifetime of the development pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

- 7) The development hereby approved shall be carried out in accordance with Written Scheme of Investigation for an Archaeological Watching Brief (Nexus Heritage, June 2021) ref. 3534.R01b stamped as received by the City Council, as Local Planning Authority, on 2 September 2021.

Prior to the first occupation of the development hereby the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

2. A programme for post investigation assessment to include:
 - production of a final report on the significance of the below-ground archaeological interest.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible in accordance with the NPPF Section 12, Core Strategy Policy EN3 and Saved UDP policy DC20.

- 8) (a) The development hereby approved shall be carried in accordance with Noise Assessment-AEC Report: P4393/R1d/RDC, stamped as received by email on 15 October 202 and Application for Approval of Details reserved by Condition Form, stamped as received by the City Council, as Local Planning Authority on 7 September 2021. The noise insulation scheme shall be completed before the first occupation of dwelling.

(b) Upon completion of the development and before first occupation of the residential unit, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the internal noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Reason - To secure a reduction in noise from nearby commercial uses and other noise generating uses in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy

- 9) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted for approval in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to for approval in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) shall be submitted to for approval in writing by the City Council as local planning authority.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to EN18 of the Unitary Development Plan for the City of Manchester.

- 10) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to EN18 of the Unitary Development Plan for the City of Manchester.

- 11) No removal or other work to trees and or hedges shall be undertaken in the main bird breeding season (1 March to 31 August inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local bio-diversity and nature conservation pursuant to policy EN15 of the Core Strategy for the City of Manchester.

- 12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

- 13) Prior to the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority relating to the provision, position and specification of a fast charging electric vehicle charging point within the proposed garage. The development shall be fully implemented in accordance with the approved scheme prior to the occupation of the authorised houses and maintained in situ thereafter. For the avoidance of doubt this shall include a fast charging point for each dwelling.

Reason - In the interests of residential amenity and to contribute to the reduction of carbon emissions and improve air quality pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

- 14) Prior to the first occupation of the development hereby approved, details of the specifications, siting and appearance of secured cycle storage shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented within one month of approval and maintained in situ thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

- 15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not

commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

- 16) The development hereby approved shall be carried out in accordance with Floor Plan ref. 20/LS/SK-02, in relation to external lighting received on 7 September 2021, and Application for Approval of Details reserved by Condition Form, received on 7 September 2021. The approved details shall be implemented in full prior occupation of the development and shall remain in operation for so long as the development is occupied.

Reason- To ensure adequate lighting within the development and in order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Core Strategy.

- 17) The garage hereby approved shall be retained for the purpose of storing a motor vehicle and for no other purpose.

Reason - In order to car parking available for the proposed development pursuant to policies T2 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

8A Loom Street, Manchester, M4 6AN

Flat 15, Alumni Court, 1 Cotton Street, Manchester, M4 5BR

Flat 14, Alumni Court, 1 Cotton Street, Manchester, M4 5BR

Flat 13, Alumni Court, 1 Cotton Street, Manchester, M4 5BR

Flat 12, Alumni Court, 1 Cotton Street, Manchester, M4 5BR

Flat 11, Alumni Court, 1 Cotton Street, Manchester, M4 5BR

Flat 10, Alumni Court, 1 Cotton Street, Manchester, M4 5BR

Flat 9, Alumni Court, 1 Cotton Street, Manchester, M4 5BR

Flat 8, Alumni Court, 1 Cotton Street, Manchester, M4 5BR

Flat 7, Alumni Court, 1 Cotton Street, Manchester, M4 5BR

Flat 6, Alumni Court, 1 Cotton Street, Manchester, M4 5BR

Flat 5, Alumni Court, 1 Cotton Street, Manchester, M4 5BR

Flat 4, Alumni Court, 1 Cotton Street, Manchester, M4 5BR

Flat 3, Alumni Court, 1 Cotton Street, Manchester, M4 5BR

Flat 2, Alumni Court, 1 Cotton Street, Manchester, M4 5BR

Flat 1, Alumni Court, 1 Cotton Street, Manchester, M4 5BR

22 Cotton House, 21 Blossom Street, Manchester, M4 5EP

23 Blossom Street, Manchester, M4 5EP

21 Cotton House, 21 Blossom Street, Manchester, M4 5EP

20 Cotton House, 21 Blossom Street, Manchester, M4 5EP

19 Cotton House, 21 Blossom Street, Manchester, M4 5EP

18 Cotton House, 21 Blossom Street, Manchester, M4 5EP

17 Cotton House, 21 Blossom Street, Manchester, M4 5EP

16 Cotton House, 21 Blossom Street, Manchester, M4 5EP

15 Cotton House, 21 Blossom Street, Manchester, M4 5EP

14 Cotton House, 21 Blossom Street, Manchester, M4 5EP

13 Cotton House, 21 Blossom Street, Manchester, M4 5EP

12 Cotton House, 21 Blossom Street, Manchester, M4 5EP

11 Cotton House, 21 Blossom Street, Manchester, M4 5EP

10 Cotton House, 21 Blossom Street, Manchester, M4 5EP

9 Cotton House, 21 Blossom Street, Manchester, M4 5EP

8 Cotton House, 21 Blossom Street, Manchester, M4 5EP

7 Cotton House, 21 Blossom Street, Manchester, M4 5EP

6 Cotton House, 21 Blossom Street, Manchester, M4 5EP

5 Cotton House, 21 Blossom Street, Manchester, M4 5EP

4 Cotton House, 21 Blossom Street, Manchester, M4 5EP

3 Cotton House, 21 Blossom Street, Manchester, M4 5EP

2 Cotton House, 21 Blossom Street, Manchester, M4 5EP

1 Cotton House, 21 Blossom Street, Manchester, M4 5EP

30 George Leigh Street, Manchester, M4 5DG

21 Loom Street, Manchester, M4 6FG

19 Loom Street, Manchester, M4 6FG

17 Loom Street, Manchester, M4 6FG

15 Loom Street, Manchester, M4 6FG

Halle St Michaels, 36 - 38 George Leigh Street, Manchester, M4 5DG

LATITUDE LAW LIMITED, Rebs Corner, 2 Loom Street, Manchester, M4 6AN

First Floor And Second Floor, 24 - 28 George Leigh Street, Manchester, M4 5DQ

Second Floor, 24 - 28 George Leigh Street, Manchester, M4 5DQ

Ground Floor, 24 - 28 George Leigh Street, Manchester, M4 5DQ

The Counter House, 35 Blossom Street, Manchester, M4 6AJ

29 Blossom Street, Manchester, M4 6AJ
33 Blossom Street, Manchester, M4 6AJ
24 - 28 George Leigh Street, Manchester, M4 5DQ
Flat 10, 8 Loom Street, Manchester, M4 6AN
Flat 9, 8 Loom Street, Manchester, M4 6AN
Flat 8, 8 Loom Street, Manchester, M4 6AN
Flat 7, 8 Loom Street, Manchester, M4 6AN
Flat 6, 8 Loom Street, Manchester, M4 6AN
Flat 5, 8 Loom Street, Manchester, M4 6AN
Flat 4, 8 Loom Street, Manchester, M4 6AN
Flat 3, 8 Loom Street, Manchester, M4 6AN
Ground Floor And Basement, 8 Loom Street, Manchester, M4 6AN
8 Loom Street, Manchester, M4 6AN
27 Blossom Street, Manchester, M4 6AJ
31 Blossom Street, Manchester, M4 6AJ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Area Team Boundary - Name: NORTH1