

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132196/FO/2021

Date registered valid: 10 November 2021

Proposal: Increase of the parapet by 400mm to the internal and external perimeter faces of the building to facilitate a new roof system.

Address: 6 Ludgate Hill, Manchester, M4 4BW

Ward(s): Piccadilly Ward

Applicant: Natalie Chamber Grays Inn Capital Limited Botanic House, Hills Road, Cambridge, CB2 1PH

Agent (if any): Christopher Lenehan DMWR Architects 41 Spring Gardens, Manchester, M2 2BG

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 January 2022

Application details

Type of application: Full Application Consent

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 16 November 2021

Expired: 7 December 2021

Neighbour notifications

Printed: 16 November 2021

Expired: 7 December 2021

Site notice

Posted:

Expired:

Press advert

Published: 23 November 2021

Expired: 14 December 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application sites consists of a part 7, part 6 storey residential building with a ground floor commercial unit. The building dates back to the early 2000s and due to its rendered exterior has started to stain and detract from the appearance of the building. The building is situated to the back of footpath which is a characteristic of this area and is located along Rochdale Road which is a strategic road route into the city centre.



Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site is located in the Northern Gateway Strategic Regeneration Framework (SRF) area which is also known as Victoria North. The SRF seek to transform the area over the next 15-20 years through various regeneration initiatives. There are a number of developments in the area taking place in the area as part of releasing the vision for the SRF.

The application site is located adjacent to the Marble Arch Inn which is a grade II listed building.

Rochdale Road is major road route connecting the City Centre and North Manchester and is located in front of the application site.

Description of development

Increase of the parapet by 400mm to the internal and external perimeter faces of the building

Consultations & Notification Responses

Local residents/public opinion – One letters of objection have been received. The comments can be summarised as follows:

- Concern that the top floor apartments would be subject to noise and disturbance;

Comments have also been received from the Marble Arch Public House. They state that the proposal would affect the main habitable rooms along Gould Street as a result of the increase in height and create a sense of enclosure.

Highway Services – No comments

Environmental Health – No comments

Policy

Manchester Core Strategy (2012) – Relevant policies include SP1, EN1, EN3 and DM1

Unitary Development Plan for the City of Manchester (1995) – Relevant saved policies include E3.3 and DC19.

Other legislative requirements

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

S149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty

involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Issues

Principle

The proposed works are considered to be acceptable in principle. The proposal would see the entire façade of the building re-rendered and therefore the increase in height would provide a seamless addition to the building. The increase in height is required in association with maintenance to the roof of the building.

Visual amenity

The works to the building are in conjunction with the re-rendering of the main façade of the building. This would ensure a seamless increase in height ensuring that there will be no joint between the elements. This will improve the overall appearance of the building which is looking tired and worn.

Residential amenity

There are likely to be some short term disruption to local residents as the exterior of the building is improved. This is temporary in nature and will cease once the works are complete.

It is noted that the Marble Arch Inn has raised objections to the proposal on the grounds of loss of daylight and sunlight. However, it is not considered that the increase in the building height would have a material impact on the amount of available daylight and sunlight to these rooms.

Impact on the historic environment

The application site is located adjacent to the Marble Arch Inn which is a grade II listed building. The interior and exterior of the building holds significance. The exterior is well preserved and is an good example of a Victorian Public House with detailing and marble features.

The increase in height of the building by 400 mm is not considered to have a material impact on the setting of the listed building or its significance. Whilst the building will be taller the increase is marginal and will allow the listed building to remain appreciated as it currently does.

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: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and the application is therefore determined in a timely manner.

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 expiration of three years beginning with the date of this permission.

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:

Drawings DR-001 A, DR-002 A, DR-003 A, DR-004 A, DR-005 A, DR-006 A, DR-007 A and DR-008 A stamped as received by the City Council, as Local Planning Authority, on the 10 November 2021

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 any works associated with the rendering of the development hereby approved, details of the material and colour shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved materials shall then be implemented as part of the development.

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Apartment 109, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Hampton By Hilton Manchester Northern Quarter, 41 Rochdale Road, Manchester, M4 4HT
Pgs District Office Corner Of Gould Street, Rochdale Road, Manchester, M9 5TT
Flat, The Marble Arch, 73 Rochdale Road, Manchester, M4 4HY
Flat 115, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 604, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 603, 6 Ludgate Hill, Manchester, M4 4BW
The Marble Arch, 73 Rochdale Road, Manchester, M4 4HY
Apartment 506, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 507, 6 Ludgate Hill, Manchester, M4 4BW
69 Rochdale Road, Manchester, M4 4HU
67 Rochdale Road, Manchester, M4 4HU
Apartment 404, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 203, 6 Ludgate Hill, Manchester, M4 4BW
Post Office Limited, Manchester CIT Depot, Admiral House, Thompson Street, Manchester, M60 0AA
Flat 511, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 508, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 506, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 502, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 410, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 319, 5 Ludgate Hill, Manchester, M4 4TG
Flat 307, 5 Ludgate Hill, Manchester, M4 4TG
Flat 303, 5 Ludgate Hill, Manchester, M4 4TG
Flat 220, 5 Ludgate Hill, Manchester, M4 4TG
Flat 217, 5 Ludgate Hill, Manchester, M4 4TG
Flat 216, 5 Ludgate Hill, Manchester, M4 4TG
Flat 116, 5 Ludgate Hill, Manchester, M4 4TG
Flat 108, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 401, 33 Simpson Street, Manchester, M4 4BG
Apartment 106, 33 Simpson Street, Manchester, M4 4BG
Apartment 410, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 303, 6 Ludgate Hill, Manchester, M4 4BW
Flat 20, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 315, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 314, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 209, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 204, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 12, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 98, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 91, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 90, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 45, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 43, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 28, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 104, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Flat 40, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 25, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 602, 6 Ludgate Hill, Manchester, M4 4BW

Apartment 513, 6 Ludgate Hill, Manchester, M4 4BW
Flat 603, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 515, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 509, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 501, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 416, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 406, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 314, 5 Ludgate Hill, Manchester, M4 4TG
Flat 306, 5 Ludgate Hill, Manchester, M4 4TG
Flat 301, 5 Ludgate Hill, Manchester, M4 4TG
Flat 209, 5 Ludgate Hill, Manchester, M4 4TG
Flat 109, 5 Ludgate Hill, Manchester, M4 4TG
Flat 103, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 403, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 311, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 114, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 106, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 96, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 88, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 57, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 31, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 20, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 101, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 1, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Flat 13, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 35, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 42, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 18, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 412, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 409, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 97, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 82, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 74, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 56, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 51, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 50, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 47, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 4, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 32, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 23, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 107, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 10, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Flat 9, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 41, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 1, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 601, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 512, 6 Ludgate Hill, Manchester, M4 4BW
Flat 420, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 606, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 512, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 504, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 414, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 413, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 412, 5 Ludgate Hill, Manchester, M4 4TJ

Flat 320, 5 Ludgate Hill, Manchester, M4 4TG
Flat 317, 5 Ludgate Hill, Manchester, M4 4TG
Flat 315, 5 Ludgate Hill, Manchester, M4 4TG
Flat 219, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 503, 33 Simpson Street, Manchester, M4 4BG
Apartment 405, 33 Simpson Street, Manchester, M4 4BG
Apartment 403, 33 Simpson Street, Manchester, M4 4BG
Apartment 305, 33 Simpson Street, Manchester, M4 4BG
Apartment 302, 33 Simpson Street, Manchester, M4 4BG
Apartment 63, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 6, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 55, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 33, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 22, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 16, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Flat 2, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 7, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 306, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 304, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 205, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 201, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 1, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 87, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 73, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 44, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 42, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 3, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 24, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 21, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 105, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Flat 6, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 11, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 34, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 38, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 27, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 509, 6 Ludgate Hill, Manchester, M4 4BW
Flat 610, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 607, 5 Ludgate Hill, Manchester, M4 4TJ
Serviced Apartment 517, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 510, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 417, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 408, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 405, 5 Ludgate Hill, Manchester, M4 4TJ
Serviced Apartment 402, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 401, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 304, 5 Ludgate Hill, Manchester, M4 4TG
Flat 318, 5 Ludgate Hill, Manchester, M4 4TG
Flat 311, 5 Ludgate Hill, Manchester, M4 4TG
Flat 309, 5 Ludgate Hill, Manchester, M4 4TG
Flat 302, 5 Ludgate Hill, Manchester, M4 4TG
Flat 212, 5 Ludgate Hill, Manchester, M4 4TG
Flat 211, 5 Ludgate Hill, Manchester, M4 4TG
Flat 210, 5 Ludgate Hill, Manchester, M4 4TG
Flat 207, 5 Ludgate Hill, Manchester, M4 4TG

Flat 119, 5 Ludgate Hill, Manchester, M4 4TG
Flat 110, 5 Ludgate Hill, Manchester, M4 4TG
Flat 107, 5 Ludgate Hill, Manchester, M4 4TG
Flat 104, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 201, 33 Simpson Street, Manchester, M4 4BG
Apartment 105, 33 Simpson Street, Manchester, M4 4BG
Apartment 103, 33 Simpson Street, Manchester, M4 4BG
Apartment 415, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 308, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 111, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 72, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 70, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 29, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 108, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Flat 15, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 26, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 504, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 414, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 407, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 309, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 212, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 113, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 105, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 102, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 84, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 78, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 64, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 30, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 17, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Flat 19, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 511, 6 Ludgate Hill, Manchester, M4 4BW
Flat 609, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 518, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 514, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 411, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 308, 5 Ludgate Hill, Manchester, M4 4TG
Flat 215, 5 Ludgate Hill, Manchester, M4 4TG
Flat 214, 5 Ludgate Hill, Manchester, M4 4TG
Flat 206, 5 Ludgate Hill, Manchester, M4 4TG
Flat 202, 5 Ludgate Hill, Manchester, M4 4TG
Flat 111, 5 Ludgate Hill, Manchester, M4 4TG
Apartment G03, 33 Simpson Street, Manchester, M4 4BG
Apartment 502, 33 Simpson Street, Manchester, M4 4BG
Apartment 404, 33 Simpson Street, Manchester, M4 4BG
Apartment 101, 33 Simpson Street, Manchester, M4 4BG
Apartment 205, 33 Simpson Street, Manchester, M4 4BG
Apartment 204, 33 Simpson Street, Manchester, M4 4BG
Apartment 104, 33 Simpson Street, Manchester, M4 4BG
Apartment 4, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 103, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 92, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 83, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 79, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 36, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL

Apartment 18, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 12, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 103, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Flat 37, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 501, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 5, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 411, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 405, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 302, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 215, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 213, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 115, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 112, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 89, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 7, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 69, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 48, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 35, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 34, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 19, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 510, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 508, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 408, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 206, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 108, 6 Ludgate Hill, Manchester, M4 4BW
Flat 310, 5 Ludgate Hill, Manchester, M4 4TG
Flat 12, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 14, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 608, 5 Ludgate Hill, Manchester, M4 4TJ
Serviced Apartment 102, 5 Ludgate Hill, Manchester, M4 4TG
Flat 106, 5 Ludgate Hill, Manchester, M4 4TG
Flat 105, 5 Ludgate Hill, Manchester, M4 4TG
Flat 101, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 602, 33 Simpson Street, Manchester, M4 4BG
Apartment 501, 33 Simpson Street, Manchester, M4 4BG
Apartment 601, 33 Simpson Street, Manchester, M4 4BG
Apartment 8, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 505, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 413, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 502, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 402, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 401, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 8, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 202, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 2, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 81, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 58, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 54, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 60, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 59, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 100, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 14, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 102, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 2, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL

Apartment 15, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 11, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Flat 24, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 5, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 601, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 516, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 507, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 418, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 415, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 403, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 316, 5 Ludgate Hill, Manchester, M4 4TG
Flat 313, 5 Ludgate Hill, Manchester, M4 4TG
Flat 312, 5 Ludgate Hill, Manchester, M4 4TG
Flat 114, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 206, 33 Simpson Street, Manchester, M4 4BG
Apartment 406, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 3, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 11, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 9, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 85, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 80, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 106, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Flat 10, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 3, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 312, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 307, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 214, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 107, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 104, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 71, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 67, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 65, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 62, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 53, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Flat 36, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 4, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 602, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 419, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 409, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 404, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 112, 5 Ludgate Hill, Manchester, M4 4TG
Flat 218, 5 Ludgate Hill, Manchester, M4 4TG
Flat 118, 5 Ludgate Hill, Manchester, M4 4TG
Flat 113, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 402, 33 Simpson Street, Manchester, M4 4BG
Apartment 304, 33 Simpson Street, Manchester, M4 4BG
Apartment 203, 33 Simpson Street, Manchester, M4 4BG
Apartment 202, 33 Simpson Street, Manchester, M4 4BG
Apartment 305, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 77, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 68, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 52, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 40, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Flat 39, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH

Flat 30, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 33, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 23, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 7, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 6, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 503, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 310, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 211, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 210, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 109, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 95, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 86, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 49, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 46, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Flat 32, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 604, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 513, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 505, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 503, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 407, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 605, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 213, 5 Ludgate Hill, Manchester, M4 4TG
Serviced Apartment 205, 5 Ludgate Hill, Manchester, M4 4TG
Flat 204, 5 Ludgate Hill, Manchester, M4 4TG
Flat 208, 5 Ludgate Hill, Manchester, M4 4TG
Flat 201, 5 Ludgate Hill, Manchester, M4 4TG
Flat 117, 5 Ludgate Hill, Manchester, M4 4TG
Flat 203, 5 Ludgate Hill, Manchester, M4 4TG
Flat 305, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 303, 33 Simpson Street, Manchester, M4 4BG
Apartment 301, 33 Simpson Street, Manchester, M4 4BG
Apartment 313, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 101, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 99, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 94, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment G01, 33 Simpson Street, Manchester, M4 4BG
Apartment 102, 33 Simpson Street, Manchester, M4 4BG
Apartment G02, 33 Simpson Street, Manchester, M4 4BG
Flat 28, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 38, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Flat 16, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 66, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 61, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 27, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 25, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Flat 8, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Apartment 9, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 301, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 208, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 207, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 110, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 10, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 93, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 76, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP

Apartment 75, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 41, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 39, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 37, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 5, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 26, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Flat 29, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 31, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 17, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 21, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH
Flat 22, The Tobacco Factory Phase 3, 2A Naples Street, Manchester, M4 4DH

Appendix 2 – Planning constraints

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