

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128431/FO/2020

Date registered valid: 9 December 2020

Proposal: Installation of 2no. pressure reduction stations with associated boundary treatment and associated works.

Address: Land To The East Of Gould Street And Land To The South Of Bilbrook Street, Manchester, M4 4TF

Ward(s): Piccadilly Ward

Applicant: National Grid Property Holdings Ltd C/o Agent

Agent (if any): Mr Peter Campbell WYG Quay West at MediaCity UK, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH

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

Recommendation: Approve

Date of recommendation: 28.04.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 14 December 2020

Expired: 4 January 2021

Neighbour notifications

Printed: 14 December 2020

Expired: 4 January 2021

Site notice

Posted: Expired:

Press advert

Published: 22 December 2020

Expired: 12 January 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site consists of two parcels of land off Gould Street and Billbrook Street which form part of a wider site used by the applicant for gas infrastructure in the Manchester area. The site currently consist of infrastructure associated with the wide site which is visible from the surrounding road network.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site is located within the Northern Gateway Strategic Regeneration Area. There are a number of sites, either under construction or have received planning permission in the area, for high density residential developments as part of delivering thousands of new homes in this part of the city centre.

Description of development

The applicant, National Grid Ltd, is seeking planning permission for the installation of 2no. pressure reduction stations with associated boundary treatment and associated works to Gould Street and Billbrook Street respectively. These installations will replace an existing Pressure Reduction Station (PRS) on the wider site which can then be removed, and the ground beneath it remediated so as to allow future redevelopment proposals to be brought forward which is currently being considered under planning application 128248/FO/2020.

The application proposals comprise the following two elements:

1. A new Medium/Low Pressure PRS and associated facilities which will be located adjacent to Gould Street. This will comprise the plant itself contained within a purpose designed and constructed kiosk. The equipment would be surrounded by a secure fence enclosure. A related parking area would be formed as is required for maintenance vehicles. These vehicles would be able to pull onto the parking space directly from Gould Street as indicated on the application plans.

2. A new Medium/Intermediate Pressure PRS which will be located to the south of Bilbrook Street. The site would be accessed from Bilbrook Street via a new ramped access. The plant itself sits below ground level for operational reasons. A compound area would be formed for maintenance vehicle parking and turning. The equipment would again be housed within a purposely designed kiosk and held behind a secure fence enclosure.

Consultations & Notification Responses

Local residents/public opinion – One neutral comment has been received from a member of the public. The comments raised are as follows:

- Why is it deemed appropriate to locate the Gould St PRS closer to existing residential property rather than elsewhere within the vast undeveloped site?
- What existing protocols are being followed and were alternative sites proposed?
- Whilst recognizing the system will be contained within an acoustic shell, how will resultant noise reduction be offset by the moving the existing infrastructure closer to residents? Has this been measured?
- What mitigation is in place to measure future emitted noise and ensures it adheres to legal levels on completion?
- How will potential failures be rectified promptly should they not meet standards?
- What is the "worst case" H&S threat of a PRS failure in terms of pollution release and explosive potential in regard to the adjoining residential buildings?

Highway Services consider that the proposal would not impact on the local highway network. Any alterations to the footways would require highway consent. There would be infrequent servicing and parking is provided. Confirmation of the visibility splays needs to be provided together the ramp access from Billbrook Street. A construction management plan should be agreed.

Flood Risk Management Team consider a drainage scheme for the site should be agreed.

Environmental Health recommend a condition is imposed in respect of the acoustic insulation of the plant and a watching brief in respect of the ground conditions.

Environment Agency states that they have no objections to the proposals. The development site is situated within a sensitive location in respect of controlled waters. The site is underlain by glacial deposits comprised of fluvio-glacial sands and till designated a Secondary Undifferentiated aquifer which in turn are underlain by bedrock comprised of the Wilmslow Sandstone Formation designated a Principle Aquifer.

A secondary undifferentiated aquifer classification is assigned where it has not been possible to attribute either a Secondary A or B aquifer classification. However, given a continuous groundwater body has been recorded within the glacial deposits we consider these deposits should be assigned a Secondary A aquifer designation.

The nearest surface water course is the River Irk located ~140m north west of the site. However, we do not consider this receptor to be at risk. We consider the shallow groundwater within the glacial deposits and deeper groundwater within the principal aquifer to be the primary receptors at risk.

The former Gould Street gasworks has been subject to various phases of remediation works with the last round of remedial works completed in 2011. However, both parcels of land have not been fully investigated to date, notably the eastern land parcel which is partially occupied by the 'pigging compound'.

We have previously provided advice and guidance in relation to the voluntary works completed in 2011. However, it was stated that further works would be required to investigate areas that were not currently accessible. In addition, given the time that has elapsed since the various phases of remedial works were completed a review of previous remedial works will be required in line with current standards and guidance to determine whether any additional remedial works are required in areas which have already been subject to remedial efforts.

Given further works are required to assess the risks to controlled waters and to determine whether any mitigation measures are required to protect controlled water receptors of concern we consider that planning permission should only be granted to the proposed development as submitted subject to planning conditions to consider this further.

Greater Manchester Ecology Unit (GMEU) advise that they have no objection to the proposal provided that there is no vegetation clearance in bird nesting season and that mitigation is secured for vegetation loss.

Greater Manchester Archaeological Advisory Service (GMAS) consider that there would be no below ground archaeology that would be of interest at this site.

Design for Security at Greater Manchester Police consider the existing CCTV for the site is upgraded.

Policy

Manchester Core Strategy (2012) – Relevant policies SP1, EN1, EN3, EN9, EN17, EN18 and DM1

Unitary Development Plan for the City of Manchester (1995) – Relevant saved policy DC26.

National Planning Policy Framework

Northern Gateway Strategic Regeneration Framework

Issues

Principle

The application site is currently being used in association with infrastructure for the National Grid. This infrastructure would be largely consolidated or removed from the site in order to facilitate the redevelopment of the site for residential purposes. This proposal would involve the creation of two areas at the site which would include plant and other associated equipment to ensure the required level of infrastructure is retained to serve the local area.

The principle of the development is considered to be acceptable as it will support the ongoing energy demands at the site whilst facilitate the redevelopment of the wider National Grid site.

Visual amenity

The proposal would consolidate and re-locate the existing pressure equipment at the wider site. This would result in two compound areas being created – one off Gould Street and the other off Billbrook Street.

The Gould Street compound would be surrounded by a Corten structure which would complement the wider development scheme being brought forward by the adjacent land owner. Bollards would be initially installed to allow servicing and restrict access. When the wider scheme is development, this will become the car park entrance to the site and the bollards will be removed. The Corten boundary treatment would provide a high quality finish to this development and complement the wider residential scheme.

The second compound are will located on Bilbrook Street. Due to the site levels in this location, the compound area will sit below the road level in a discrete location accessed via a ramp area which would also form the ramp to the car parking area for the adjacent residential block. The plans have been updated since submitted to improve the security of this area and improve the quality of the boundary treatment.

The compound areas, particularly the one located on Gould Street, would be visible from within the adjacent development plots and form a visible feature in the context of the regeneration area. The proposal include high quality boundary treatment to minimise their appearance and ensure that they appear appropriate in the context of the wider redevelopment plans for the adjacent site.

Impact on the historic environment

GMASS have stated that they do not consider that there would be any below ground archaeology which would be affected by the proposals.

The nearest listed buildings to the application are the Union Bridge (Grade II) on Dantzie Street, the Ragged School (Grade II) Aspin Lane and the former Printing Press (Grade II) on New Mount Street. Given the relative distances of the application site from these listed buildings and structures, it is not consider that the proposal would result in a material alteration to their setting or overall significance.

Highways Impacts

Highway Services do not consider the proposal would have material impact on the local highway network. Matters relating to access (including ramp access) and on site parking have been clarified to the satisfaction of Highway Services through the course of the application.

Noise and disturbance

The proposal would include new plant equipment to support the infrastructure at the site. It is noted that there are surrounding residential properties at the site including new homes which would be constructed as part of the Gould Street development which will wrap around this proposed infrastructure which would be the most affected at the development. In line with the comments of Environmental Health, the acoustic insulation of the plant should be agreed and verification that the attenuation has been implemented to the required standard. This should form part of the conditions of the planning approval.

Ground conditions

The application site is known to be contaminated and without appropriate remediation is at risk of polluting ground water and nearby water sources. In line with the comments of the Environment Agency, it is recommended that a condition of the planning approval is that a strategy to remediate the site is agreed and undertaken prior to the commencement of the works to install the new equipment.

Impact on Green Infrastructure

The proposal would result in the removal of vegetation from the Gould Street part of the site in the form of 1 cherry tree (category B) and 1 group of cherry trees (category C). There would be no vegetation removal of the Billbrook part of the site.

Greater Manchester Ecology Unit have considered the proposals. It is acknowledged that the existing vegetation is largely self seeded and poor and has a neutral contribution to the street scene. In line with the comments of the ecology unit, the vegetation must not be removed during bird nesting season and mitigation in the form of replacements must be agreed.

Designing out Crime

Design for Security have raised no significant concerns with the proposal and recommend upgrading of the local CCTV. An informative should be imposed in this regard. The site is secured by a 3 metre high fence which would prevent intruders into the site. The new developments taking place in the area would also ensure natural surveillance is improved to the benefit of safety in the local area.

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:

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. Discussions

have taken place during the course of the application and modifications have been made to the proposal. The proposal is considered to be acceptable and 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

70067897-WSP-00-01-DR-CV-0001 Rev P4 and 70067897-WSP-02-XX-DR-CV-0001 Rev P03 stamped as received by the City Council, as Local Planning Authority, 22 March 2022

GS-AHR-SO-ZZ-DR-A-90-100 Rev 5, Q24449, GS-AHR-SO-ZZ-DR-A-90-102 Rev 5 and SO-18022 stamped as received by the City Council, as Local Planning Authority, on the 21 March 2022

Arboriculture and ecology note stamped as received by the City Council, as Local Planning Authority, on the 9 December 2020

Acoustic report, noise impact assessment stamped as received by the City Council, as Local Planning Authority, on the 28 October 2020

Interpretative Land Condition Summary Statement Report stamped as received by the City Council, as Local Planning Authority, on the 10 December 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, all material to be used on all external elevations of the development (including boundary treatment) shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel where appropriate) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, and a strategy for quality control management.

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.

4) Prior to the commencement of development, a detailed construction management plan outlining working practices for the proposed development construction shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the construction management plans shall include:

- o Display of an emergency contact number;
- o Communication strategy with residents;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5) (a) The development shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Maximise use of green SuDS solution including aberrance to the drainage hierarchy;
- Surface water drainage layout including discharge points, proposed attenuation and proposed overland flow routes for extreme events (up to a 1 in 100 year including 40% climate change allowance).
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Where surface water is connected to the public sewer, CCTV & condition survey is required to understand existing network and connectivity on site.
- Hydraulic calculations to support the drainage proposal.
- Details of how the scheme shall be maintained and managed after completion

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) Prior to the commencement of the development hereby approved, details of a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby approved shall be submitted for approval in writing by the City Council, as Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses

- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off -site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

7) Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted for approval in writing, by the City Council, as Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with policy EN18 of the Manchester Core Strategy (2012).

8) If, during the development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation report has submitted for approval in writing by the City Council, as Local Planning Authority detailing how this unsuspected contamination shall be dealt. The remediation strategy shall be implemented as approved.

Reason - To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with policy EN18 of the Manchester Core Strategy (2012).

9) (a) Prior to any above ground works, details of the externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (L_{aeq}) below the typical background (LA₉₀) level at the nearest noise sensitive location.

(b) Prior to the first use of the development hereby approved, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure

compliance with the 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.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

10) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

11) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

12) Prior to any above ground works, details of tree replacement mitigation strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the development hereby approved and thereafter retained and maintained in situ.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory tree replacement is put in place pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

13) The Boundary treatment hereby approved shall be carried out in accordance with the drawings specified in condition 2.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason – In interest of preserving the boundary treatment that is installed at the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informative

The existing CCTV system within the site will need to be reviewed to ensure that the CCTV cameras within the vicinity of the proposal is located to cover the proposed new pressure reduction stations.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Environment Agency
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Network Rail
Friends Of Angel Meadow

The Great American Car Wash, Back St Georges Road, Manchester, M4 4JD
Apartment 604, 6 Ludgate Hill, Manchester, M4 4BW
Flat, The Marble Arch, 73 Rochdale Road, Manchester, M4 4HY
125 - 133 Rochdale Road, Manchester, M4 4HZ
36 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Apartment 410, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 303, 6 Ludgate Hill, Manchester, M4 4BW
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
Apartment 602, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 513, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 506, 6 Ludgate Hill, Manchester, M4 4BW
1 Burstock Street, Manchester, M4 4JB
Apartment 109, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 404, 6 Ludgate Hill, Manchester, M4 4BW
31 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
23 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
21 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
4 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
2 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
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
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
Apartment 601, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 512, 6 Ludgate Hill, Manchester, M4 4BW
34 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
37 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
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
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
Apartment 509, 6 Ludgate Hill, Manchester, M4 4BW
71 Rochdale Road, Manchester, M4 4HU
30 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
29 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
26 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
22 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
17 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
14 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Apartment 3, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 505, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 413, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 406, 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
87 Rochdale Road, Manchester, M4 4HY

Apartment 402, 6 Ludgate Hill, Manchester, M4 4BW
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 202, 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 58, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 415, 6 Ludgate Hill, Manchester, M4 4BW
11 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
8 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
3 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
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
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
Apartment 603, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 511, 6 Ludgate Hill, Manchester, M4 4BW
67 - 71 Rochdale Road, Manchester, M4 4HU
6 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
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
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 102, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 54, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 53, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 14, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
The Marble Arch, 73 Rochdale Road, Manchester, M4 4HY
Pgs District Office Corner Of Gould Street, Rochdale Road, Manchester, M9 5TT
Flat 3, 85 Rochdale Road, Manchester, M4 4HY
Apartment 510, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 508, 6 Ludgate Hill, Manchester, M4 4BW
67 Rochdale Road, Manchester, M4 4HU
Apartment 206, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 108, 6 Ludgate Hill, Manchester, M4 4BW
35 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
33 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
27 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
18 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
16 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Apartment 502, 6 Ludgate Hill, Manchester, M4 4BW
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
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 401, 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 2, 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 81, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 8, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 60, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 59, 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
Apartment 2, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 15, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
87A Rochdale Road, Manchester, M4 4HY
85 Rochdale Road, Manchester, M4 4HY
NORTHERN AUTO ELECTRICAL SERVICES, 117 - 119 Rochdale Road, Manchester, M4 4HZ

32 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
28 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
25 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
19 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
15 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
13 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Apartment 507, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 19, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 11, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 100, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 203, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 408, 6 Ludgate Hill, Manchester, M4 4BW
24 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
20 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
12 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
7 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
5 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
1 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Apartment 8, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 101, 6 Ludgate Hill, Manchester, M4 4BW
10 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
9 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Apartment 313, 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 75, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 66, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 61, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 38, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 27, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 25, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
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 5, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
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 26, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL

Appendix 2 – Planning constraints

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1

