

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132352/FO/2021

Date registered valid: 29 November 2021

Proposal: Elevational alterations to replace external facade materials and decking material to the balconies.

Address: 6 Ludgate Hill, Manchester, M4 4BW

Ward(s): Piccadilly Ward

Applicant: Mr Daniel Morris FR Consultants Ltd Abbey House, Premier Way, Romsey, SO51 9AQ

Agent (if any): Mr Daniel Morris Fire Remedial Consultants Ltd Abbey House , Premier Way, Romsey, SO51 9AQ

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Withdrawn Withdrawn

Date of recommendation: 25 March 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 7 December 2021 Expired: 28 December 2021

Neighbour notifications

Printed: 7 December 2021 Expired: 28 December 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

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: Withdrawn WithdrawnWithdrawn

Article 35 Declaration

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

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

Health & Safety Executive (Land Use)

Apartment 109, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP

69 - 71 Rochdale Road, Manchester, M4 4HU

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

Apartment 4, 6 Ludgate Hill, Manchester, M4 4BW

Apartment 101, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP

Apartment 1, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL

Apartment 103, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP

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

Apartment 602, 6 Ludgate Hill, Manchester, M4 4BW

Apartment 513, 6 Ludgate Hill, Manchester, M4 4BW

Apartment 601, 6 Ludgate Hill, Manchester, M4 4BW

Apartment 512, 6 Ludgate Hill, Manchester, M4 4BW

Apartment 509, 6 Ludgate Hill, Manchester, M4 4BW

Apartment 511, 6 Ludgate Hill, Manchester, M4 4BW

Apartment 510, 6 Ludgate Hill, Manchester, M4 4BW

Apartment 508, 6 Ludgate Hill, Manchester, M4 4BW

67 Rochdale Road, Manchester, M4 4HU

Apartment 404, 6 Ludgate Hill, Manchester, M4 4BW

Apartment 203, 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

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 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
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 97, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 20, 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 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
Flat 512, 5 Ludgate Hill, Manchester, M4 4TJ
Apartment 107, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 10, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Flat 606, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 504, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 420, 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 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
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 318, 5 Ludgate Hill, Manchester, M4 4TG
Flat 311, 5 Ludgate Hill, Manchester, M4 4TG
Flat 309, 5 Ludgate Hill, Manchester, M4 4TG
Flat 304, 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 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
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 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 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 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 7, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
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 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
Flat 310, 5 Ludgate Hill, Manchester, M4 4TG
Apartment 406, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 106, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Flat 608, 5 Ludgate Hill, Manchester, M4 4TJ
Flat 113, 5 Ludgate Hill, Manchester, M4 4TG
Flat 112, 5 Ludgate Hill, Manchester, M4 4TG
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 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 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 8, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
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 11, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
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 19, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
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 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 214, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 80, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 312, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 307, 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 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 218, 5 Ludgate Hill, Manchester, M4 4TG
Flat 118, 5 Ludgate Hill, Manchester, M4 4TG
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 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 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 208, 5 Ludgate Hill, Manchester, M4 4TG
Flat 203, 5 Ludgate Hill, Manchester, M4 4TG
Flat 201, 5 Ludgate Hill, Manchester, M4 4TG
Flat 117, 5 Ludgate Hill, Manchester, M4 4TG
Flat 204, 5 Ludgate Hill, Manchester, M4 4TG
Flat 305, 5 Ludgate Hill, Manchester, M4 4TG
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 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 75, 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
Apartment 101, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 9, 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 301, 6 Ludgate Hill, Manchester, M4 4BW
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 - 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