

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131380/JO/2021

Date registered valid: 16 August 2021

Proposal: Variation of planning conditions 1 (specified plans) attached to listed building consent referenced 119357/JO/2018 to enable the omission of cycle parking from the basement and the creation of cycle stores at floors 1- 5, the omission of the waste chute to staircase A, the omission of home working offices adjacent to central stair core, and the use of rooms at floors 1-5 as bin stores

Address: Victoria Mill , 10 Lower Vickers Street, Manchester, M40 7LH

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Signature Victoria Mill Ltd (in administration) C/o Agent

Agent (if any): Don Murphy Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 March 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 31 August 2021

Standard consultations:

Printed: 13 September 2021 Expired: 4 October 2021

Neighbour notifications

Printed: 13 September 2021 Expired: 4 October 2021

Site notice

Posted: 31 August 2021 Expired: 21 September 2021

Press advert

Published: 21 September 2021 Expired: 12 October 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building and Surroundings

The application site comprises the northern mill block of the Grade II* listed Victoria Mill. A former cotton spinning mill built between 1867 and 1873. The double mill is 6 stories high, constructed in red brick with some yellow brick detailing and slate roof.

The Mill comprises two conjoined buildings forming a U-plan layout which creates a courtyard to the rear. There is a large area of car parking to the north and east of the Mill.

The building currently operates a mix of uses with residential use occupying the southern wing of the building, with the upper floors of the northern wing mid-conversion from office to apartments. The ground floor of the northern wing is currently occupied by the NHS.

The works subject to this application relate principally to internal works.

The building is bounded by Rochdale Canal to the south, Victoria Mill Park to the west and residential properties within the Miles Platting area to the north and east.

The immediate area is principally residential in character, comprising a mixture of two storey terraced and semi-detached dwellinghouses.

Background

Planning Permission and Listed Building Consent was originally secured for a residential conversion in September 2017 (Ref 114600 and 114601), with variations to those consents approved in June 2018 (Ref 119321 and 119357). The approved scheme for 85 apartments, including associated internal and external works, was partially implemented, however works ceased due to the developer falling into administration.

A number of discrepancies with regard to the approved scheme were identified which have means that if the scheme is built out as approved, it would not be safe, or in accordance with other requirements such as secure by design and building regulations.

Variation of condition applications are therefore submitted to secure minor material amendments to the above consents; and limited-scope fresh applications for planning permission and Listed Building Consent are also submitted to secure approval for works which are not regarded as 'minor material' and are not therefore covered by the variation applications.

Listed building: Grade II Star

Conservation area: No

Tree Preservation Order: No

Description of development

Variation of planning conditions 1 (specified plans) attached to listed building consent referenced 119357/JO/2018 to enable the omission of cycle parking from the basement and the creation of cycle stores at floors 1- 5, the omission of the waste chute to staircase A, the omission of home working offices adjacent to central stair core, and the use of rooms at floors 1-5 as bin stores.

The keys changes are as follows:

- The cycle storage, originally to be located in the basement is now located in storerooms on uppers floors;
- Staircase A is now a maintenance stair only and a door will be added into the NHS corridor;
- Staircase B requires a smoke vent to the top of the staircase;
- The ground floor lobby to staircase C will now be divided between the NHS use on the ground floor and the new apartments above;
- One new firefighting lift is proposed instead of refurbishing the two existing lifts which will be removed;
- Smoke vents are to be added to protect the route to staircase B & C.
- The home working spaces are to be omitted;
- The central refuse area in the basement is to be replaced with bin stores on each floor;
- Internal steps have been introduced due to existing floor level changes;
- Existing cross corridor doors have been moved and additional ones proposed;
- Addition of a door in the corridor to staircase B;
- Modern ceilings are proposed to some areas of the development;
- External works, repair works were proposed as part of the original planning application. This application seeks up update these drawings to reflect the current condition of the building.

-Upgrades to the elevations also include a new external door to the basement which is in poor condition and additional external lighting to meet Secure by Design standards.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Historic England – No comments to make. It is suggested that the views of the Council's specialist conservation and archaeological advisers are sought, as relevant.

Highways Services – No objection regarding the proposed variation of specified plans. It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network.

Greater Manchester Police (Design for Security) – No objection.

Planning History

<u>Reference</u>	<u>Description</u>	<u>Decision and Date</u>
034725	Alterations and conversion of former Mill to form residential and Class B1 commercial uses.	Approved Oct 1989
034800	Listed Building Consent for renovation of mill including demolition of extensions made since 1950 and provision of additional floor.	Approved Oct 1989
046720/LO/NORTH2/94	Listed Building Consent renovation and partial demolition to provide residential and office accommodation	Approved Sept 1995
050149/FO/NORTH2/96	Change of use of the north block ground floor to cafe, doctors surgery, and commercial office space	Approved Jan 1997
053921/FO/NORTH2/98	Conversion of part of lower ground floor to 3 self-contained flats and associated elevational alterations	Approved April 1998
053679/LO/NORTH2/98	Listed Building Consent for internal and external works to Lower Ground	Approved April 1998

	Floor in connection with use as 3no. dwellings	
108840/LO/2015/N1	Listed Building Consent for internal alterations to layouts of existing residential units	Approved July 2015
110872/LO/2015/N1	Listed Building Consent for internal alterations to layout and installation and removal of partition walls of existing residential units	Approved Feb 2016
111646/LO/2016/N1	Listed Building Consent for Internal alterations to layout of existing residential units	Approved May 2016
114600/FO/2016	Proposed change of use of the first to fifth floors of the north side of Victoria Mill from offices (Class B1) to create 80 no. residential apartments (Class C3a) comprising 65 x 2 no. bedroom units and 15 x 1 no. bedroom units and communal home working offices for residents, with associated internal and external alterations to the listed building.	Approved Sept 2017
114601/LO/2016	Listed Building Consent for the internal and external alterations associated with the change of the use of the north side of Victoria Mill to create 80 no. residential units on the first to fifth floors.	Approved Sept 2017
119321/JO/2018	Application to vary Conditions 2 (specified plans) and 3 (windows) attached to planning permission 114600/FO/2016 to allow the replacement of the existing windows, the relocation of the waste	Approved June 2018

storage area for all
apartments to the ground
floor and the creation of 5
no. additional apartments
(Class C3)

119357/JO/2018

Application to vary
Conditions 2 (specified
plans) and 3 (windows)
attached to planning
permission
114601/LO/2016 to allow
the replacement of the

Approved June 2018

Policy

The below policy and guidance is considered relevant to the consideration of this application;

- Policies DM1, EN3, T” and SP1 of the Manchester Core Strategy;
- Saved policy DC19.1 of the Unitary Development Plan for the City of Manchester;
- National Planning Policy Framework (NPPF) (2021) - Section 16.

Issues

Principle and Heritage Impact

The proposed variations comprise the following elements:

Cycle Storage

The original scheme housed cycle storage in the existing basement. This was to be accessed by a long ramp and narrow internal corridor. This was viewed to not be very convenient for residents

The alternative proposal involves cycle storage areas on each floor of the building in one of the existing storerooms.

As a result of this change, no works are now proposed to the basement area of the building.

Staircase A

The existing building has three staircases. It is proposed to change staircase A from an accommodation staircase into a maintenance staircase. The reason for omitting this staircase as an escape route for the residents is that at ground floor the escape route from the staircase would merge with the escape route from the ground floor offices which is in contravention of building regulations part B. An additional door has also been added in the NHS corridor to comply with building regulations.

Staircase C

The original scheme involves an escape route from the apartments merged with the escape route from the offices in the ground floor lobby of staircase C. In order to comply with the

requirements of Part B of the Building Regulations, each use needs to have a separate escape route.

In order to provide this a dividing wall is required in the ground floor lobby of staircase C.

To the newly created residential entrance lobby fire rated mailboxes will be installed, as well as the creation of an internal secure lobby with secure by design certified doors. The addition of the doors means that the existing listed external main entrance doors will be retained, and the timber frames will be refurbished.

To the top of staircase C to enable this existing stair to be used as a fire fighting stair a smoke vent needs to be installed that connects directly to fresh air. This is located on the flat roof behind the chimney. The location has been chosen to limit the impact upon the listed building and will not be seen from the ground due to the position of the historic chimney.

Firefighting Lift

The original proposal involved the refurbishment of the existing lift. However, due to the age of the lift, they are in need of replacement. It is proposed that the existing lifts will be removed and replaced with a single 8 person lift. This new lift will be a firefighting lift which is a building control requirement. Currently there are no firefighting lifts on either side of this building and as this is a building over 18 metres high this provision greatly improves the fire brigades' access to all the upper floors of this building in a fire situation.

Homeworking Space

The original proposal included four home working spaces per floor. However, contrary to building regulations, the home working spaces do not fit into the live/work unit Part B category, and therefore these need to be removed in order to comply with Part B of the Approved Building Regulations. In the updated scheme these spaces are to become store-rooms.

Refuse Storage Areas

The approved scheme has bin store areas which do not comply with building regulations.

To comply with building regulations the proposed solution is to locate a bin store on each floor within the central core.

Another building regulation requirement of the bin stores is that they have permanent ventilation. This will be provided by ductwork going vertically between each bin store, which will require openings in the brick jack arch floors.

Internal Steps

It is proposed to include some additional steps and a ramp to overcome differences in floor levels. At second and third floor a small flight of steps is required between staircase C and the lift lobby.

At second floor only, an internal ramp is required in the circulation corridor as there is an existing beam within the floor construction that is raised up from the floor level.

Cross Corridor Doors

The approved scheme included two cross corridor doors per floor. However, the position of these doors were not in accordance with the requirements of building regulations

There are two dead end corridors in the design and at the end of each one there is a requirement for an alternative protected means of escape and is a necessary for a residential building.

Additional Door to Corridor to Staircase B

In order to comply with 'Secure by Design' the rear ground floor fire exit door needs to be made secure. To protect the existing, listed external door, it is proposed that an additional, internal Secure by Design door would be added to comply with this requirement.

Smoke Vents – roof alteration

In accordance with BS9991 and relevant building regulations, the common escape routes between the apartments and protected staircases should be provided with smoke ventilation (only the section of corridor directly outside the staircases needs to be ventilated). This was not considered in the approved scheme

To comply with this building regulation requirement two smoke vents need to be incorporated into the scheme, one to protect each stair.

The ventilation shaft is proposed to be located in the store-room adjacent to the protected corridor to staircase B which complies with the requirements of the British standard. The shaft for staircase C is located one in the disused lift shafts next to the new firefighting lift. This is an existing shaft and does not require any new openings through the floor, only one opening at roof level, involving a chimney, as shown on the submitted drawings.

To create the opening for the smoke vent for staircase B, openings will need to be formed in the jack arch brick floor construction at each level. This smoke vent is required in order to make the building safe for a residential use.

It is considered that the proposed changes are minor in nature and are necessary for the building to function safely for the approved use.

The application has involved extensive negotiations with the Council's Urban Design and Conservation team. It is considered that the changes have minimised the impact to the fabric of the existing building and will achieve a suitable balance between the long term, sustainable use of a heritage asset and preservation of heritage features.

Through approval of the host application to which this variation of condition application relates, a level of harm has previously been accepted by the City Council outweighed by the significant public benefits (including restoration of parts of the Listed mill) of the scheme.

The proposed variations will enable the completion of the conversion of the building to residential use, which in turn will provide public benefit by adding to the diversification of housing stock in the area, whilst allowing vacant floorspace associated with a listed building and priority heritage asset to be refurbished and repaired, to the benefit of the local area which will allow will also halt its decline to ensure its longer term use.

The heritage significance of the building has informed the various design interventions, and impact upon sensitive parts of the building has been minimised as far as possible. The majority of amendments and proposed works will have a neutral impact upon the significance of the

Listed Building. Where works are proposed which will result in a degree of harm, this harm is regarded as less than substantial, and outweighed by the public benefits of the scheme.

On this basis, the proposed variation is considered to comply with the aforementioned policy and guidance, as well as S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Waste Management

The approved scheme incorporates bin store areas which do not comply with building regulations.

To comply with building regulations the proposed solution is to locate a bin store on each floor within the central core.

Another building regulation requirement of the bin stores is that they have permanent ventilation. This will be provided by ductwork going vertically between each bin store, which will require openings in the brick jack arch floors.

The proposed arrangement has been agreed with Environmental Health and will involve minimal intervention to the building fabric via the use of a vent. This approach has been agreed with the Urban Design and Conservation team. The arrangement is therefore considered satisfactory.

Cycle Storage

The original scheme housed cycle storage in the existing basement. This was to be accessed by a long ramp and narrow internal corridor. This was viewed to not be very convenient for residents

The alternative proposal involves cycle storage areas on each floor of the building in one of the existing storerooms.

The proposed arrangement due to the use of existing storerooms would have negligible heritage impact and would allow for convenient use by residents. Highways raise no objection to the proposed arrangement and on this basis, is considered acceptable.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

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

- Drawings referenced: 10130 EX 100, 10130 EX 101, 10130 EX 102, 10130 EX 103, 10130 EX 104, 10130 EX 105, 10130 EX 106, 10130 EX 107, 10130 CP 200, 10130 CP 202, 10130 CP 203, 10130 CP 204, 10130 CP 205, 10130 CP 206, 10130 DP 302, 10130 DP 303, 10130 DP 304, 10130 DP 305, 10130 DP 306, 10130 S 01, 10130 R P01, 10130 R P02, 10130 R P03, 10130 R P04, 10130 R P05, 10130 R P07, 10130 PE 600 received by the Local Planning Authority on the 9 June 2017

- Drawings referenced: 1607-E-(SP) 002 received by the City Council as Local Planning Authority on the 24 January 2017;

- Drawings referenced: 1607-P-(DT)002 and 1607-P-(EL)-001 received by the City Council as Local Planning Authority on the 8 March 2018;

- Drawings referenced: Location Plan Ref: AP01, Proposed Ground Floor Lobby Alterations Ref: AP107 REV A, Dyer External Dome Vent Ref: F100 001 REV B, Proposed South East Elevation Ref: AP202 REV A, Proposed South West Elevation Ref: AP203 REV A, Proposed Cycle Storage Plan Ref: AP301, Proposed Smoke Shaft Room Plan Ref: AP401 and Smoke Shaft Demolition Plan Ref: AP403 received by the City Council as Local Planning Authority on 9 August 2021.

Drawings referenced: Smoke Shield Schematic Plan Ref: PA1484-TCE-XX-XX-DR-E-47001 REV C1, Smoke Ventilation Schematic Plan Ref: PA1484-TCE-XX-XX-DR-M-37001 REV C1, Proposed Above Ground Drainage Layout Ground Floor Ref: VMM-TCE-XX-00-DR-M-52001 Ref: C1, Proposed Above Ground Drainage Layout First Floor Ref: VMM-TCE-XX-01-DR-M-52001 Ref: C1, Proposed Domestic Services Layout First Floor Ref: VMM-TCE-XX-01-DR-M-53001 Ref: C1, Proposed Ventilation Layout First Floor Ref: VMM-TCE-XX-01-DR-M-57001 Ref: C3, Proposed Ventilation Layout Level 01 Ref: VMM-TCE-XX-01-DR-M-57002 Ref: C1, Proposed Above Ground Drainage Layout Second Floor Ref: VMM-TCE-XX-02-DR-M-52001 Ref: C1, Proposed Domestic Services Layout Second Floor Ref: VMM-TCE-XX-02-DR-M-53001 Ref: C1, Proposed Ventilation Layout Second Floor Ref: VMM-TCE-XX-02-DR-M-57001 Ref: C3, Proposed Smoke Ventilation Layout Level 02 Ref: VMM-TCE-XX-02-DR-M-57002 Ref: C1, Proposed Above Ground Drainage Layout Third Floor Ref: VMM-TCE-XX-03-DR-M-52001 Ref: C1, Proposed Domestic Services Layout Third Floor Ref: VMM-TCE-XX-03-DR-M-53001 Ref: C1, Proposed Ventilation Layout Third Floor Ref: VMM-TCE-XX-03-DR-M-57001 Ref: C3, Proposed Smoke Ventilation Layout Level 03 Ref: VMM-TCE-XX-03-DR-M-57002 Ref: C1, Proposed Above Ground Drainage Layout Fourth Floor Ref: VMM-TCE-XX-04-DR-M-52001

Ref: C1, Proposed Domestic Services Layout Fourth Floor Ref: VMM-TCE-XX-04-DR-M-53001
Ref: C1, Proposed Ventilation Layout Fourth Floor Ref: VMM-TCE-XX-04-DR-M-57001 Ref: C3
Proposed Smoke Ventilation Layout Level 04 Ref: VMM-TCE-XX-04-DR-M-57002 Ref: C1,
Proposed Above Ground Drainage Layout Fifth Floor Ref: VMM-TCE-XX-05-DR-M-52001 Ref:
C1, Proposed Domestic Services Layout Fifth Floor Ref: VMM-TCE-XX-05-DR-M-53001 Ref:
C1, Proposed Ventilation Layout Fifth Floor Ref: VMM-TCE-XX-05-DR-M-57001 Ref: C3,
Proposed Smoke Ventilation Layout Level 05 Ref: VMM-TCE-XX-05-DR-M-57002 Ref: C1,
Proposed Ventilation Layout Part Roof Ref: VMM-TCE-XX-RL-DR-M-57001 Ref: C4, Typical 1
Bedroom Apartment Ventilation Layout Type A Ref: VMM-TCE-XX-XX-DR-M-50001 Rev C1,
Typical 2 Bedroom Apartment Ventilation Layout Type A Ref: VMM-TCE-XX-XX-DR-M-50002
Rev C1 received by the City Council as Local Planning Authority on 1 October 2021.

Drawings referenced: Proposed External Lighting Plan Ref: AP12 REV A, Ceiling Finishes Plan
- First Floor Ref: AP80, Ceiling Finishes Plan - Second Floor Ref: AP81, Ceiling Finishes Plan -
Third Floor Ref: AP82, Ceiling Finishes Plan - Fourth Floor Ref: AP83, Ceiling Finishes Plan -
Fifth Floor Ref: AP84, Replacement Basement External Door Plan Ref: AP700, Proposed
Ground Floor GA Ref: AP100 REV C, Proposed 1st Floor GA Ref: AP101 REV B, Proposed
2nd Floor GA Ref: AP102 REV B, Proposed 3rd Floor GA Ref: AP103 REV B, Proposed 4th
Floor GA Ref: AP104 REV B, Proposed 5th Floor GA Ref: AP105 REV B, Proposed Roof Plan
GA Ref: AP106 REV B, North West Elevation Ref: AP200 REV C, North East Elevation Ref:
AP201 REV C, Proposed Smoke Shaft to Staircase B Ref: AP402 REV A and Bin Store
Ventilation Shaft Demolition Plan Ref: AP501 REV A received by the City Council as Local
Planning Authority on 19 November 2021.

Drawings referenced: Refuse Strategy Plan Ref: AP300 REV B and Bin Store Proposed Plan
Ref: AP502 REV A, received by the City Council as Local Planning Authority on 17 December
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.

2) The development hereby approved shall be constructed in accordance with the drawing
'Proposed Elevations Indicating Window Types and Sections' numbered 1607-P-(EL)-001
stamped as received by the Local Planning Authority on 8th March 2018 in relation to the
replacement and repair of the windows and all repaired and replaced windows must match the
existing in size, profile, design, proportions, materials and paint colour.

Reason - To ensure that the appearance of the development is acceptable to the City Council
as Local Planning Authority in the interests of protecting the character of the Listed Building and
the visual amenity of the area within which the site is located, as specified in policies SP1, EN3
and DM1 of the Core Strategy and saved Policy DC19.1 of the Unitary Development Plan.

3) Prior to the installation of any M & E equipment into the building, a fully detailed schedule of
works and specifications shall be submitted to and approved in writing by the City Council as
the Local Planning Authority. The development shall then be completed in accordance with the
approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council
as local planning authority in the interests of protecting the character of the Listed Building and
the visual amenity of the area within which the site is located, as specified in policies SP1, EN3
and DM1 of the Core Strategy and saved Policy DC19.1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Historic England (North West)
National Amenity Societies

30 John Hogan VC Road, Manchester, M40 7QU
Flat 503, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Second Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH
12 Blackford Walk, Manchester, M40 7WG
1 Denver Avenue, Manchester, M40 7LZ
3 Denver Avenue, Manchester, M40 7LZ
29 Berkshire Road, Manchester, M40 7NQ
27 Berkshire Road, Manchester, M40 7NQ
32 John Hogan VC Road, Manchester, M40 7QU
Flat 217, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 412, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Park View Community School, 31 Varley Street, Manchester, M40 7EJ
1 Stanbury Walk, Manchester, M40 7LY
12 Raja Ahmed Street, Manchester, M40 7RY
Ancoats And Miles Platting Sure Start And Childrens Centre, Holland Street, Manchester, M40 7DA
Flat 402, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 411, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
46 Varley Street, Manchester, M40 8BW
1 James Street, Manchester, M40 8BX
48 Varley Street, Manchester, M40 8BW
7 James Street, Manchester, M40 8BX
5 James Street, Manchester, M40 8BX
3 James Street, Manchester, M40 8BX
Flat 504, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 404, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 304, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 204, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 104, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Unit 1, Varley Business Centre, James Street, Manchester, M40 8EL
Unit 2, Varley Business Centre, James Street, Manchester, M40 8EL
8 Raja Ahmed Street, Manchester, M40 7RY
6 Raja Ahmed Street, Manchester, M40 7RY
10 Raja Ahmed Street, Manchester, M40 7RY
16 Raja Ahmed Street, Manchester, M40 7RY
14 Raja Ahmed Street, Manchester, M40 7RY
Third Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH
Victoria Mill Medical Practice, Ground Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH
Flat 115, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 7, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 4, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 501, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 311, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
15 Stanbury Walk, Manchester, M40 7LY
5 Stanbury Walk, Manchester, M40 7LY

Flat 208, Victoria Mill, 8 Lower Vickers Street, Manchester, M40 7NA
Fourth Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 208, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 117, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 111, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 12, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 408, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 302, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 116, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 109, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 101, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 14, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 409, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 218, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 303, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
3 Stanbury Walk, Manchester, M40 7LY
Flat 508, Victoria Mill, 8 Lower Vickers Street, Manchester, M40 7NA
Flat 102, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 10, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 5, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 401, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 317, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 513, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 509, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 507, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 414, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 318, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
9 Stanbury Walk, Manchester, M40 7LY
Ground Floor Cafe, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH
Flat 212, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 205, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 110, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 301, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 510, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 308, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 515, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 209, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 206, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 207, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 113, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 107, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 103, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 9, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 514, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 506, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 502, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 418, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 13, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 11, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 407, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 405, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 403, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
7 Stanbury Walk, Manchester, M40 7LY
Flat 15, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 3, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 114, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 108, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 105, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 8, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 202, Victoria Mill, 8 Lower Vickers Street, Manchester, M40 7NA
Flat 316, Victoria Mill, 8 Lower Vickers Street, Manchester, M40 7NA
Flat 215, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 202, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 512, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 518, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 106, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 6, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 508, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 415, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 305, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 516, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 410, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 406, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 216, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 211, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 203, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 505, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 316, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 307, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
11 Stanbury Walk, Manchester, M40 7LY
Flat 210, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 313, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 213, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 201, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 112, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 2, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 416, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 314, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
34 Berkshire Road, Manchester, M40 7WA
Basement, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
First Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH
Flat 214, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 315, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 310, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 306, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 517, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 511, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 417, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 413, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 312, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 309, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
13 Stanbury Walk, Manchester, M40 7LY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin

Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Hazard - Degussa Limited

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH1