

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132855/FO/2022

Date registered valid: 7 February 2022

Proposal: Recladding of building

Address: Ibis Hotel , Charles Street, Manchester, Manchester, M1 7DG

Ward(s): Piccadilly Ward

Applicant: Daniel Besse Accor UK Business & Leisure Hotels Limited 10
Hammersmith Grove, London, W6 7AP

Agent (if any): Miss Frost Walsingham Planning Bourne House, Cores End Road,
Bourne End, SL8 5AR

Case officer: Gerry Reilly
Tel: 0161 234 4163
Email: gerry.reilly@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 April 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 23 February 2022

Standard consultations:

Printed: 23 February 2022 Expired: 16 March 2022

Neighbour notifications

Printed: 23 February 2022 Expired: 16 March 2022

Site notice

Posted: 23 February 2022 Expired: 16 March 2022

Press advert

Published: 1 March 2022 Expired: 22 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

The application site is the existing Ibis Hotel at the junction of Princess Street and Charles Street. The 9-storey building was constructed in 2000 and comprised 126 bedrooms over 8 floors. The building was designed in a contemporary style, with varying masses denoted by the use of different materials. The main entrance of the hotel is located off Charles Street underneath a large canopy. The building is not listed and is not in a conservation area, but is adjacent to the Whitworth Street Conservation area.

In July 2020 planning permission was granted at the site for "Change of use of ground floor from Restaurant (Use Class A3) to Hotel (Use Class C1) to provide an additional 6no. guest rooms and staff facilities and associated external alterations".

Planning permission is sought for "Recladding of building".

The building is constructed using a combination of cast in place reinforced concrete panels and structural steelwork.

The building façade primarily consists of brick and concrete masonry, insulated aluminium panels, operable windows and curtainwall. The structure is reinforced concrete, and the backup wall construction consists of precast concrete panels. The projection at Princess Street is composite Cladding Panels fixed to a structural steel frame.

An intrusive investigation was commissioned in March 2020 and analysis of the materials on the building was carried out and compared against Approved Document B 2019 edition with 2020

amendments by WJE Engineering. It was found that the aluminium composite panels have an EPS insulation core which is Class E (high contribution to fire) and cavity barriers were not found within the cavity zone behind the cladding.

The report concluded the overall building risk to be substantial and recommended the removal of metal cladding or alternatively if the existing assemblies can be shown to meet BR 135 criteria in a full-scale assembly test, they can remain in place.

In practical terms, the replacement of all metal cladding was judged to be the correct approach.

The external systems replacement proposal can be summarized as follows:

O Existing Aluminium cladding: to be replaced with a rainscreen system with all components by Britfab class A2 panels. The proposed system is a 3mm solid aluminium panel with a ppc coating to match the existing panel colour, backed with rainscreen mineral insulation class A1, providing an external finish identical to the existing aluminium cladding.

O The proposed systems would have no impact on the external appearance of the existing hotel, as they constitute a like for like replacement in terms of visual considerations.

Description of area

Description of development

Consultations & Notification Responses

The application has been advertised in the Manchester Evening News as: Affecting a Conservation Area and Affecting the setting of a Listed Building. A site notice was displayed and the occupiers of nearby properties have been notified.

No representations have been received as a result of this publicity.

Highway Services - Highways have no objection to the proposal but have stated that should the planning application be approved it is required that a Construction Management Plan be conditioned

Environmental Health - recommend a condition to control construction hours

Health & Safety Executive (Fire Safety) have stated that, from the information provided for this planning application it does not appear to fall under the remit of planning application gateway one because the purposed of a relevant building is not met.

Greater Manchester Ecology Unit - recommend the following informative

Whilst the cladding replacement is low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately in the vicinity of that area and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Issues

The main issues for consideration relate to the impact of the proposals on amenity, (environmental impact and visual amenity) and highway and public safety. The main policies that relate to the proposal are Section 12 (Requiring Good Design) and Section 2 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), CC10 (A Place for Everyone), EN1 (Design Principles and Strategic Character Areas) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Visual Amenity

The external systems replacement proposal can be summarised as follows:

O Existing Aluminium cladding: to be replaced with a rainscreen system with all components by Britfab class A2 panels. The proposed system is a 3mm solid aluminium panel with a ppc coating to match the existing panel colour, backed with rainscreen mineral insulation class A1, providing an external finish identical to the existing aluminium cladding.

In view of the fact that there will be no change to the appearance of the building the proposals are considered to be acceptable in terms of their impact on the surrounding street scene and that there will be no harmful impact on visual amenity within the area.

Amenity - Environmental Health have been consulted on this issue and have recommended a condition to control construction hours. This will be attached to this permission.

Highway Safety - Highway Services have been consulted on this issue and have said that should a planning application be approved it is required that a Construction Management Plan be conditioned. This will be attached to the permission.

Public Safety - The proposals will have a positive impact on public safety by reducing the building risk.

Environmental Impact - GMEU have been consulted on this issue and they have recommended the following informative

Whilst the cladding replacement is low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately in the vicinity of that area and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

This will be attached to this permission

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. Appropriate conditions were attached to the decision to ensure an acceptable development.

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:

Ground Floor Layout As Proposed L(01)000 received 7th February 2022
Proposed drawing Ground Floor Layout As Proposed L(01)001
Princess Street and South Elevations As Proposed L(02)001
East and Charles Street Elevations As Proposed L(02)002
Sections As Proposed L(03)001
Cladding Details as Existing and Proposed 2308D(21)001 Revision A
Site Plan L(00)002
Location Plan L(00)001 all received 7th February 2022

Documents

The Covering Letter

General Specification by LMA Architects

Planning Support Statement by LMA Architects

Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information all received 7th February 2022

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 a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority which for the avoidance of doubt shall include:

- O The routing of construction traffic;
- O Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- O Details of the location and arrangements for contractor parking;
- O The identification of the vehicular access points into the site;
- O Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- O The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;

Development shall be carried out in accordance with the approved construction management plan.

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).

4) CONSTRUCTION HOURS

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- O Monday - Friday: 7.30am - 6pm
- O Saturday: 8.30am - 2pm
- O Sunday / Bank holidays: No work

In the interests of the amenities of the residents of nearby residential properties pursuant to policy SP1 and DM1 of the adopted Core Strategy for the City of Manchester.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

2) Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

3) Whilst the cladding replacement is low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately in the vicinity of that area and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Health & Safety Executive (Fire Safety)
Greater Manchester Ecology Unit

Bouzouki By Night, 88 Princess Street, Manchester, M1 6NG
Orient House, Granby Row, Manchester, M1 7AS
Flat 1 Red Core, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
Spar, 88A Princess Street, Manchester, M1 6NG
FLAT S6 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
118 - 120 Princess Street, Manchester, M1 7EN
106 Princess Street, Manchester, M1 6NG
Echoes Day Nursery, 63 Charles Street, Manchester, M1 7DQ
Montana House, 136 Princess Street, Manchester, M1 7AF
116 Princess Street, Manchester, M1 7EN
FLAT S2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat At Old Garratt, 79 Granby Row, Manchester, M1 7AB
Eastz East, 129 Princess Street, Manchester, M1 7AG
Pendulum Hotel, Weston Building, Sackville Street, Manchester, M1 3BB
Manchester Conference Centre, Weston Building, Sackville Street, Manchester, M1 3BB
Weston Building, Sackville Street, Manchester, M1 3BB
Flat Green Core, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 2 Red Core, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat At, 106 Princess Street, Manchester, M1 6NG
Old Garratt, 127 Princess Street, Manchester, M1 7AG
Flat 616, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 611, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 516, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 508, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 411, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 305, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 207, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 111, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 107, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 106, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 402, 90 Princess Street, Manchester, M1 6NG
Flat 103, 90 Princess Street, Manchester, M1 6NG
Flat 101, 90 Princess Street, Manchester, M1 6NG
FLAT B4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 48, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 36, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 34, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 3, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 28, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 22, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 506, Orient House, Granby Row, Manchester, M1 7AP

Flat 102, Orient House, Granby Row, Manchester, M1 7AJ
Apartment 59, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 17, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 15, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 11, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 808, Orient House, Granby Row, Manchester, M1 7AS
Flat 805, Orient House, Granby Row, Manchester, M1 7AS
Flat 718, Orient House, Granby Row, Manchester, M1 7AS
Flat 707, Orient House, Granby Row, Manchester, M1 7AS
Flat 620, Orient House, Granby Row, Manchester, M1 7AS
Flat 607, Orient House, Granby Row, Manchester, M1 7AS
Flat 513, Orient House, Granby Row, Manchester, M1 7AP
Flat 511, Orient House, Granby Row, Manchester, M1 7AP
Flat 306, Orient House, Granby Row, Manchester, M1 7AP
Flat 216, Orient House, Granby Row, Manchester, M1 7AJ
Flat 214, Orient House, Granby Row, Manchester, M1 7AJ
Flat 209, Orient House, Granby Row, Manchester, M1 7AJ
Flat 10, Orient House, Granby Row, Manchester, M1 7AJ
Flat 2, Orient House, Granby Row, Manchester, M1 7AJ
Flat 1, Orient House, Granby Row, Manchester, M1 7AJ
Room 21 FLAT Y5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 608, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 502, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 410, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 407, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 404, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 403, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 313, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 310, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 215, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 213, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 115, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 113, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 202, 90 Princess Street, Manchester, M1 6NG
Flat 109, 90 Princess Street, Manchester, M1 6NG
Flat 108, 90 Princess Street, Manchester, M1 6NG
FLAT S7 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S4 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R2 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B6 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 44, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 804, Orient House, Granby Row, Manchester, M1 7AS
Flat 706, Orient House, Granby Row, Manchester, M1 7AS
Flat 504, Orient House, Granby Row, Manchester, M1 7AP
Flat 411, Orient House, Granby Row, Manchester, M1 7AP
Flat 112, Orient House, Granby Row, Manchester, M1 7AJ
Flat 104, Orient House, Granby Row, Manchester, M1 7AJ
Flat 11, Orient House, Granby Row, Manchester, M1 7AJ
Flat 8, Orient House, Granby Row, Manchester, M1 7AJ
Apartment 58, Montana House, 136 Princess Street, Manchester, M1 7AF

Apartment 37, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 29, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 21, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 19, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 803, Orient House, Granby Row, Manchester, M1 7AS
Flat 614, Orient House, Granby Row, Manchester, M1 7AS
Flat 516, Orient House, Granby Row, Manchester, M1 7AP
Flat 508, Orient House, Granby Row, Manchester, M1 7AP
Flat 502, Orient House, Granby Row, Manchester, M1 7AP
Flat 319, Orient House, Granby Row, Manchester, M1 7AP
Flat 218, Orient House, Granby Row, Manchester, M1 7AJ
Flat 212, Orient House, Granby Row, Manchester, M1 7AJ
Flat 201, Orient House, Granby Row, Manchester, M1 7AJ
Flat 117, Orient House, Granby Row, Manchester, M1 7AJ
Flat 103, Orient House, Granby Row, Manchester, M1 7AJ
Flat 17, Orient House, Granby Row, Manchester, M1 7AJ
Flat 7, Orient House, Granby Row, Manchester, M1 7AJ
Room 38 FLAT G4 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B6 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S2 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G2 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 118, Orient House, Granby Row, Manchester, M1 7AJ
Flat 116, Orient House, Granby Row, Manchester, M1 7AJ
Flat 115, Orient House, Granby Row, Manchester, M1 7AJ
Flat 4, Orient House, Granby Row, Manchester, M1 7AJ
FLAT B5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G6 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 1, Montana House, 136 Princess Street, Manchester, M1 7AF
FLAT R5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R2 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B6 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G3 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 806, Orient House, Granby Row, Manchester, M1 7AS
Flat 801, Orient House, Granby Row, Manchester, M1 7AS
FLAT B2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S6 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S7 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB

FLAT B3 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G4 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G3 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 6, Orient House, Granby Row, Manchester, M1 7AJ
Flat 3, Orient House, Granby Row, Manchester, M1 7AJ
Apartment 62, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 8, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 60, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 49, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 314, Orient House, Granby Row, Manchester, M1 7AP
Flat 313, Orient House, Granby Row, Manchester, M1 7AP
Flat 316, Orient House, Granby Row, Manchester, M1 7AP
FLAT R2 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 205, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 404, 90 Princess Street, Manchester, M1 6NG
Flat 403, 90 Princess Street, Manchester, M1 6NG
FLAT B2 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S3 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G6 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 24, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 18, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 14, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 32, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 12, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 10, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 26, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 2, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 16, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 814, Orient House, Granby Row, Manchester, M1 7AS
Flat 809, Orient House, Granby Row, Manchester, M1 7AS
Flat 811, Orient House, Granby Row, Manchester, M1 7AS
Flat 107, Orient House, Granby Row, Manchester, M1 7AJ
Flat 16, Orient House, Granby Row, Manchester, M1 7AJ
Flat 14, Orient House, Granby Row, Manchester, M1 7AJ
Flat 110, Orient House, Granby Row, Manchester, M1 7AJ
Apartment 13, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 815, Orient House, Granby Row, Manchester, M1 7AS
Flat 813, Orient House, Granby Row, Manchester, M1 7AS
Flat 807, Orient House, Granby Row, Manchester, M1 7AS
Flat 812, Orient House, Granby Row, Manchester, M1 7AS
Flat 810, Orient House, Granby Row, Manchester, M1 7AS
Flat 816, Orient House, Granby Row, Manchester, M1 7AS
Flat 610, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 604, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 501, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 414, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 315, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 307, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 306, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 302, Salisbury House, 77 Granby Row, Manchester, M1 7BF

Flat 212, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 204, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 116, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 108, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 104, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 308, 90 Princess Street, Manchester, M1 6NG
Flat 304, 90 Princess Street, Manchester, M1 6NG
Flat 302, 90 Princess Street, Manchester, M1 6NG
Apartment 53, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 711, Orient House, Granby Row, Manchester, M1 7AS
Flat 509, Orient House, Granby Row, Manchester, M1 7AP
Flat 403, Orient House, Granby Row, Manchester, M1 7AP
Flat 318, Orient House, Granby Row, Manchester, M1 7AP
Flat 302, Orient House, Granby Row, Manchester, M1 7AP
Apartment 42, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 33, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 27, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 25, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 705, Orient House, Granby Row, Manchester, M1 7AS
Flat 619, Orient House, Granby Row, Manchester, M1 7AS
Flat 617, Orient House, Granby Row, Manchester, M1 7AS
Flat 519, Orient House, Granby Row, Manchester, M1 7AP
Flat 407, Orient House, Granby Row, Manchester, M1 7AP
Flat 406, Orient House, Granby Row, Manchester, M1 7AP
Flat 304, Orient House, Granby Row, Manchester, M1 7AP
Flat 210, Orient House, Granby Row, Manchester, M1 7AJ
Flat 202, Orient House, Granby Row, Manchester, M1 7AJ
Flat 109, Orient House, Granby Row, Manchester, M1 7AJ
Flat 613, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 612, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 515, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 514, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 512, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 504, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 415, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 413, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 408, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 401, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 316, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 309, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 216, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 203, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 201, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 112, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 110, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 105, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 102, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 401, 90 Princess Street, Manchester, M1 6NG
Flat 309, 90 Princess Street, Manchester, M1 6NG
Flat 206, 90 Princess Street, Manchester, M1 6NG
FLAT R3 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 9, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 7, Montana House, 136 Princess Street, Manchester, M1 7AF

Apartment 6, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 55, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 716, Orient House, Granby Row, Manchester, M1 7AS
Flat 320, Orient House, Granby Row, Manchester, M1 7AP
Apartment 40, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 31, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 30, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 618, Orient House, Granby Row, Manchester, M1 7AS
Flat 613, Orient House, Granby Row, Manchester, M1 7AS
Flat 612, Orient House, Granby Row, Manchester, M1 7AS
Flat 514, Orient House, Granby Row, Manchester, M1 7AP
Flat 507, Orient House, Granby Row, Manchester, M1 7AP
Flat 401, Orient House, Granby Row, Manchester, M1 7AP
Flat 317, Orient House, Granby Row, Manchester, M1 7AP
Flat 219, Orient House, Granby Row, Manchester, M1 7AJ
Flat 213, Orient House, Granby Row, Manchester, M1 7AJ
Flat 211, Orient House, Granby Row, Manchester, M1 7AJ
Flat 207, Orient House, Granby Row, Manchester, M1 7AJ
Flat 204, Orient House, Granby Row, Manchester, M1 7AJ
Flat 114, Orient House, Granby Row, Manchester, M1 7AJ
Flat 111, Orient House, Granby Row, Manchester, M1 7AJ
Flat 12, Orient House, Granby Row, Manchester, M1 7AJ
Flat 9, Orient House, Granby Row, Manchester, M1 7AJ
Flat 614, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 606, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 603, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 601, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 505, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 402, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 314, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 311, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 301, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 209, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 202, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 117, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 109, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 101, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 405, 90 Princess Street, Manchester, M1 6NG
Flat 301, 90 Princess Street, Manchester, M1 6NG
Flat 204, 90 Princess Street, Manchester, M1 6NG
Flat 201, 90 Princess Street, Manchester, M1 6NG
Flat 104, 90 Princess Street, Manchester, M1 6NG
Apartment 51, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 41, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 608, Orient House, Granby Row, Manchester, M1 7AS
Flat 416, Orient House, Granby Row, Manchester, M1 7AP
Flat 413, Orient House, Granby Row, Manchester, M1 7AP
Apartment 56, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 52, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 50, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 35, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 715, Orient House, Granby Row, Manchester, M1 7AS
Flat 704, Orient House, Granby Row, Manchester, M1 7AS
Flat 616, Orient House, Granby Row, Manchester, M1 7AS

Flat 609, Orient House, Granby Row, Manchester, M1 7AS
Flat 602, Orient House, Granby Row, Manchester, M1 7AS
Flat 517, Orient House, Granby Row, Manchester, M1 7AP
Flat 412, Orient House, Granby Row, Manchester, M1 7AP
Flat 311, Orient House, Granby Row, Manchester, M1 7AP
Flat 206, Orient House, Granby Row, Manchester, M1 7AJ
Flat 120, Orient House, Granby Row, Manchester, M1 7AJ
Flat 113, Orient House, Granby Row, Manchester, M1 7AJ
Flat 609, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 605, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 511, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 509, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 507, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 416, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 412, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 409, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 304, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 214, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 210, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 114, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 103, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 306, 90 Princess Street, Manchester, M1 6NG
FLAT B4 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 57, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 46, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 708, Orient House, Granby Row, Manchester, M1 7AS
Flat 501, Orient House, Granby Row, Manchester, M1 7AP
Flat 307, Orient House, Granby Row, Manchester, M1 7AP
Flat 305, Orient House, Granby Row, Manchester, M1 7AP
Apartment 47, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 39, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 713, Orient House, Granby Row, Manchester, M1 7AS
Flat 702, Orient House, Granby Row, Manchester, M1 7AS
Flat 606, Orient House, Granby Row, Manchester, M1 7AS
Flat 601, Orient House, Granby Row, Manchester, M1 7AS
Flat 520, Orient House, Granby Row, Manchester, M1 7AP
Flat 510, Orient House, Granby Row, Manchester, M1 7AP
Flat 505, Orient House, Granby Row, Manchester, M1 7AP
Flat 419, Orient House, Granby Row, Manchester, M1 7AP
Flat 415, Orient House, Granby Row, Manchester, M1 7AP
Flat 108, Orient House, Granby Row, Manchester, M1 7AJ
Flat 101, Orient House, Granby Row, Manchester, M1 7AJ
Flat 15, Orient House, Granby Row, Manchester, M1 7AJ
Flat 13, Orient House, Granby Row, Manchester, M1 7AJ
Flat 615, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 503, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 406, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 405, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 312, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 308, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 208, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 408, 90 Princess Street, Manchester, M1 6NG
Flat 406, 90 Princess Street, Manchester, M1 6NG
Flat 307, 90 Princess Street, Manchester, M1 6NG

Flat 305, 90 Princess Street, Manchester, M1 6NG
Flat 303, 90 Princess Street, Manchester, M1 6NG
Flat 209, 90 Princess Street, Manchester, M1 6NG
Flat 207, 90 Princess Street, Manchester, M1 6NG
Flat 203, 90 Princess Street, Manchester, M1 6NG
Flat 107, 90 Princess Street, Manchester, M1 6NG
Flat 106, 90 Princess Street, Manchester, M1 6NG
Flat 105, 90 Princess Street, Manchester, M1 6NG
Apartment 4, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 418, Orient House, Granby Row, Manchester, M1 7AP
Flat 312, Orient House, Granby Row, Manchester, M1 7AP
Flat 310, Orient House, Granby Row, Manchester, M1 7AP
Apartment 45, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 43, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 20, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 802, Orient House, Granby Row, Manchester, M1 7AS
Flat 712, Orient House, Granby Row, Manchester, M1 7AS
Flat 710, Orient House, Granby Row, Manchester, M1 7AS
Flat 709, Orient House, Granby Row, Manchester, M1 7AS
Flat 717, Orient House, Granby Row, Manchester, M1 7AS
Flat 605, Orient House, Granby Row, Manchester, M1 7AS
Flat 603, Orient House, Granby Row, Manchester, M1 7AS
Flat 518, Orient House, Granby Row, Manchester, M1 7AP
Flat 515, Orient House, Granby Row, Manchester, M1 7AP
Flat 208, Orient House, Granby Row, Manchester, M1 7AJ
Flat 604, Orient House, Granby Row, Manchester, M1 7AS
Flat 503, Orient House, Granby Row, Manchester, M1 7AP
Flat 420, Orient House, Granby Row, Manchester, M1 7AP
Flat 417, Orient House, Granby Row, Manchester, M1 7AP
Flat 414, Orient House, Granby Row, Manchester, M1 7AP
Flat 303, Orient House, Granby Row, Manchester, M1 7AP
Flat 220, Orient House, Granby Row, Manchester, M1 7AJ
Flat 217, Orient House, Granby Row, Manchester, M1 7AJ
Flat 205, Orient House, Granby Row, Manchester, M1 7AJ
Flat 203, Orient House, Granby Row, Manchester, M1 7AJ
Flat 106, Orient House, Granby Row, Manchester, M1 7AJ
Flat 5, Orient House, Granby Row, Manchester, M1 7AJ
Room 7 FLAT R2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 607, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 602, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 513, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 510, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 506, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 303, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 211, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 206, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 118, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 407, 90 Princess Street, Manchester, M1 6NG
Flat 208, 90 Princess Street, Manchester, M1 6NG
Flat 205, 90 Princess Street, Manchester, M1 6NG
Flat 102, 90 Princess Street, Manchester, M1 6NG
FLAT S5 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB

FLAT B4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B2 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G6 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 61, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 5, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 38, Montana House, 136 Princess Street, Manchester, M1 7AF
FLAT R3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 714, Orient House, Granby Row, Manchester, M1 7AS
Flat 703, Orient House, Granby Row, Manchester, M1 7AS
Flat 408, Orient House, Granby Row, Manchester, M1 7AP
Flat 405, Orient House, Granby Row, Manchester, M1 7AP
Flat 315, Orient House, Granby Row, Manchester, M1 7AP
Apartment 54, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 23, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 512, Orient House, Granby Row, Manchester, M1 7AP
Flat 615, Orient House, Granby Row, Manchester, M1 7AS
Flat 611, Orient House, Granby Row, Manchester, M1 7AS
Flat 610, Orient House, Granby Row, Manchester, M1 7AS
Flat 701, Orient House, Granby Row, Manchester, M1 7AS
Flat 409, Orient House, Granby Row, Manchester, M1 7AP
Flat 404, Orient House, Granby Row, Manchester, M1 7AP
Flat 402, Orient House, Granby Row, Manchester, M1 7AP
Flat 410, Orient House, Granby Row, Manchester, M1 7AP
Flat 309, Orient House, Granby Row, Manchester, M1 7AP
Flat 308, Orient House, Granby Row, Manchester, M1 7AP
Flat 301, Orient House, Granby Row, Manchester, M1 7AP
Flat 215, Orient House, Granby Row, Manchester, M1 7AJ
Flat 119, Orient House, Granby Row, Manchester, M1 7AJ
Flat 105, Orient House, Granby Row, Manchester, M1 7AJ

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(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1