

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132122/FO/2021

Date registered valid: 3 November 2021

Proposal: Installation of wall mounted plant to exterior of the building

Address: Royal Mills , 16 Jersey Street, Manchester, M4 6JA

Ward(s): Ancoats & Beswick Ward

Applicant: Ms Helen Sonola NQC Ltd 5 Brooklands Place, Brooklands Road,
Amazon House, Brazil Street, M33 3SD

Agent (if any): Andrew Burns Atelier MB Suite 1A, Amazon House , Brazil Street,
Manchester, M1 3PJ

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

Recommendation: Approve

Date of recommendation: 15 December 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 9 November 2021 Expired: 30 November 2021

Neighbour notifications

Printed: 9 November 2021 Expired: 30 November 2021

Site notice

Posted: Expired:

Press advert

Published: 16 November 2021 Expired: 7 December 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Star

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

The application is sited within the Ancoats Conservation Area, Paragon Mill forms part of the Royal Mills mixed use complex of former industrial mills. The wider area is also characterised by a wide mix of residential and commercial properties.

Description of Works

The application seeks planning permission for elevational alterations to install wall mounted plant to exterior of the building.

Planning Permission and Listed Building consent was granted approval in July 2020 under ref: 126171/LO/2020 and 126170/FO/2020), for the internal fitout and associated works including plant and equipment. However, the approved plant was undersized, and therefore required a redesign and relocation as the approved plant did not meet the acoustic requirements within the space available between the wall of Paragon Mill and the car park. The approved scheme was for 2 large units. The current proposal is for 3 small units with lower acoustic output.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and the proposal was advertised in the local press and a site notice was erected close to the site. Two letters were received from local residents raising concerns that air condition units are synonymous with generating noise which would have a detrimental impact for occupiers of close by apartments. One of the objections included concern that the principle of attaching air condition units onto a listed building should not be acceptable.

Historic England were consulted and raised no objection to the proposal.

Environmental Health was consulted and confirmed that the external plant should be installed in accordance with the submitted acoustic report (RS Acoustic Engineering, 3 November 2021), including the recommendations for vibration control. Part a) of the condition has therefore been complied with and a compliance condition has been attached to the consent.

Furthermore, environmental health requested an hour's restriction be attached to the operational hours of the equipment in the previous consent. Therefore, an hours restriction has been attached to this current proposal to protect the amenity of the occupiers of the surrounding properties.

Response to objections

The location of the air conditioning units have been established under a previous consent and the impact on the listed building is considered to be acceptable due to the discrete location. Furthermore, environmental health is satisfied that the noise output of the units during the hours of operation would operate to a satisfactory level which would not be to the detriment of the occupiers of the surrounding properties.

Issues

Policy SP1 (Spatial Principles),- which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- o creating well designed places that enhance or create character;
- o making a positive contribution to the health, safety and wellbeing of residents;
- o considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- o protect and enhance the built and natural environment;
- o minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- o Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- o provide good access to sustainable transport provision.

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN1 Design Principles and Strategic Character Areas- which states, ' all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised.

Objectives. 1. City Centre Character Area The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas Developments within conservation area should also contribute positively to the experience of all at street level. The external alteration including the doors, gates and canopy are considered to be of an acceptable design as they do not detract from the architecture of the host building and from within the conservation area.

Policy EN 3 Heritage - which states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Policy DM1 (Development Management) - Which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:- which says that in determining applications consideration should be given to amongst others, the effects on amenity, including privacy light, noise.

- o Appropriate siting, layout, scale, form, massing, materials and detail.
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- o Development should have regard to the character of the surrounding area.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The Unitary Development Plan for Manchester - Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC26 Development and Noise. Policy DC26 Development and noise - The following elements of policy DC26 are considered to be relevant:

Policy DC26.1- The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. The effect of new development proposals which are likely to be generators of noise and

b. The implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.3 - Developments likely to result in unacceptably high levels of noises will not be permitted:

a. In residential areas;

Policy DC26.4 - Where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following:

a. Engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers;

DC18 (Conservation Areas) The Council will give particularly careful consideration to development proposals within Conservation Areas. a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: ii) the effect of major changes to the appearance of existing building. This proposed external alterations are considered not harm the appearance or character of the area.

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and in the case of the proposed demolition, to section 12 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 7). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

Section 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Section 194 stated that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

Section 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Visual amenity and the impact of the works on the appearance of the listed building and the conservation area-

The external condensing unit are to be located at ground floor level within the adjacent car park with any pipework penetrations being through the same non-original blockwork wall as the ventilation system. The air condition units are smaller than originally approved and are wall hung. The original approval included a shroud around the units that would offer acoustic and visual screening. However, the shroud would have the potential to appear bulky and encroach into car parking bays. The proposed condensers are to be wrapped in brick effect to match the wall behind and this is considered to be a satisfactory approach to masking the soften the appearance of the units.

Amenity Noise

Residential amenity - The proposed air conditioning units would be positioned externally to the building. Environmental Health have concluded that the applicant has demonstrated that the units would operate to an acceptable level of noise and support the application in response to this matter. However, a condition has been attached to the consent restricting the use of the air conditioning plant and equipment to coincide with the hours of operation for the office. Furthermore, a post-completion verification for acoustics would be required to access the noise levels once the equipment is in situ.

The works to the building are thus considered to represent best conservation practice and meet the requirements of the NPPF.

The impact on the listed building is considered to be a low level of 'less than substantial harm as outlined in paragraph 196. The works, some of which is fully reversible, and introduces M&E equipment, which will form modern features to the building. It is considered that any harm to the listed building is outweighed by the public benefits of giving the listed building a modern use for offices which are in much needed demand in this part of the City.

In the context of the NPPF and S66 of the Act, it is considered that the scheme strikes the right balance between the impact of the changes on the significance of the building, and the public benefits and where there is harm, this would be less than substantial.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 193 and 196 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with policies SP1, DM1, EN1 EN3 and CC9 and of the Core Strategy and saved UDP policies and DC19.1, DC18 and DC26.

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 polices of the Unitary Development

Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre-application advice has been sought in respect of this matter and alterations made to the scheme as a result of these discussions. The proposal is considered to be acceptable and therefore determined within a timely manner.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

GF_M_573_03 Rev C2, P (131) Rev C, Location Plan _EC(900), the Design and Access and Heritage Statement, by Atelier MB and the Acoustic Report by RS Acoustic Engineering, stamped as received on the 3 November 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The air conditioning unit hereby approved, shall not operate outside of the following hours:

Monday to Friday 9:00 to 17.30

Reason - In the interests of residential amenity, pursuant to policy DM1 of the Core Strategy.

4) (a) The approved plant and equipment shall be installed and managed in accordance with the noise limits as detailed in RS Acoustic Engineering, stamped as received on the 23rd June and the Air Conditioning Acoustic Kit Specification, stamped as received on the 3rd November 2021.

(b) Prior to the units being brought into use a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work

undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met and any non compliance suitably mitigated in accordance with an agreed scheme prior to the units becoming operational. The approved scheme shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

5) Prior to the installation of the plant as indicated on drawing GF_M_573_03 Rev C2, P(131) Rev C, Location Plan _EC(900), stamped as received on the 3 November 2021, full details of the screening of the air conditioning units and louvre details, at ground floor level, shall be submitted for approval in writing by the City Council as local planning authority. The enclosure shall be implemented in accordance with the approved scheme and be in place prior to the first use of the equipment and shall be so maintained and retained at all times thereafter.

Reason - To ensure that the canopy is appropriate in terms of appearance with regards to the setting of the listed building and the conservation area pursuant to policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995).

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Historic England (North West)

Apartment RM 203, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 202, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment M C 601, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 508, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 504, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 501, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 408, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 206, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 204, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 104, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment OS 305, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment NS 208, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment OS 710, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 504, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 404, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 301, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 206, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 202, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment NS 308, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Unit 8, 17 Redhill Street, Manchester, M4 5BA
Apartment PM 109, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment K 503, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
8 Murray Street, Manchester, M4 6HS
Apartment PM 209, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 207, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 206, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment RM 501, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Unit 11, 17 Redhill Street, Manchester, M4 5BA
Apartment M C 608, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 604, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 101, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment NS 514, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 511, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 403, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 305, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 210, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 209, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 207, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 205, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 201, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment OS 708, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 707, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 703, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 612, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 609, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 603, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 508, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 407, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 310, Royal Mills, 2 Cotton Street, Manchester, M4 5BW

Apartment OS 208, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 203, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Unit 3, 17 Redhill Street, Manchester, M4 5BA
Apartment RM 105, Royal Mills, 19 Redhill Street, Manchester, M4 5BA
Second Floor, The Business Centre, 17 Redhill Street, Manchester, M4 5BA
The Business Centre, 17 Redhill Street, Manchester, M4 5BA
Third Floor, The Business Centre, 17 Redhill Street, Manchester, M4 5BA
Apartment PM 104, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 103, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 102, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
17 Redhill Street, Manchester, M4 5BA
Apartment RM 109, Royal Mills, 19 Redhill Street, Manchester, M4 5BA
Apartment RM 107, Royal Mills, 19 Redhill Street, Manchester, M4 5BA
Apartment RM 108, Royal Mills, 19 Redhill Street, Manchester, M4 5BA
Apartment RM 101, Royal Mills, 19 Redhill Street, Manchester, M4 5BA
Apartment RM 103, Royal Mills, 19 Redhill Street, Manchester, M4 5BA
Apartment RM 102, Royal Mills, 19 Redhill Street, Manchester, M4 5BA
Apartment K 801, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 702, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 606, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 604, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 507, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 501, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 404, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 103, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment PM 603, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 504, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 409, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 406, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 303, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 205, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 201, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment RM 402, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 210, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 205, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment M C 405, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 404, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 106, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment NS 510, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
22 Hood Street, Manchester, M4 6WX
Jactin House, 24 Hood Street, Manchester, M4 6WX
Unit 2B, 17 Redhill Street, Manchester, M4 5BA
Unit 2A, 17 Redhill Street, Manchester, M4 5BA
Apartment OS 308, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment RM 511, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment M C 505, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment K 307, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 401, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment NS 410, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 413, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 408, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 406, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment OS 709, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 701, Royal Mills, 2 Cotton Street, Manchester, M4 5BW

Apartment OS 505, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 403, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 302, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 207, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 205, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment NS 412, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment K 703, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 502, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 403, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 305, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 304, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 302, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment PM 105, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment RM 106, Royal Mills, 19 Redhill Street, Manchester, M4 5BA
Apartment RM 104, Royal Mills, 19 Redhill Street, Manchester, M4 5BA
Apartment PM 108, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment K 704, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 701, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 602, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 506, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 306, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 303, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 104, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 102, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Unit 14, 8 Murray Street, Manchester, M4 6HS
Apartment PM 507, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 402, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 401, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment RM 509, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 504, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 411, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 406, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 312, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 207, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 206, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 201, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment M C 507, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 308, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 305, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 302, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 205, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 202, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment NS 407, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 405, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 404, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 313, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 307, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 306, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 304, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 301, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 211, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment RM 510, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment OS 706, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 601, Royal Mills, 2 Cotton Street, Manchester, M4 5BW

Apartment OS 509, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 506, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 405, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Unit 7, 17 Redhill Street, Manchester, M4 5BA
Apartment PM 106, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 101, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Unit 9A, 17 Redhill Street, Manchester, M4 5BA
Unit 1, 17 Redhill Street, Manchester, M4 5BA
Unit 6, 17 Redhill Street, Manchester, M4 5BA
Unit 9, 17 Redhill Street, Manchester, M4 5BA
Apartment RM 410, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment OS 602, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment K 301, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 201, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 107, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment RM 309, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment M C 506, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment OS 303, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment K 603, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 605, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 601, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 204, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 203, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment PM 510, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 509, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 505, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 502, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 506, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 307, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 309, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 405, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 404, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment RM 512, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 508, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 308, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 304, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 303, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 204, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 306, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 305, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 301, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 208, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Unit 12, 17 Redhill Street, Manchester, M4 5BA
Apartment RM 503, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 507, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 401, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment K 206, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment PM 304, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 301, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 204, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment M C 607, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 407, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 306, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 303, Royal Mills, 16 Jersey Street, Manchester, M4 6JA

Unit 13, 8 Murray Street, Manchester, M4 6HS
Apartment K 705, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 106, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Unit 5, 17 Redhill Street, Manchester, M4 5BA
Apartment PM 305, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 203, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment RM 506, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 505, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 502, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 408, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 407, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 211, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment M C 801, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 702, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 610, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 606, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 605, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 602, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 503, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 502, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 401, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 207, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 203, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 201, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 103, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 102, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment NS 515, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 508, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 502, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 411, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 402, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 310, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 206, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment OS 610, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 409, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 401, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 309, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 307, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 306, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 304, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 201, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
First Floor, The Business Centre, 17 Redhill Street, Manchester, M4 5BA
Apartment PM 107, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment K 607, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 504, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 405, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 207, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 205, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment NS 509, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment M C 105, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment NS 516, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 512, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 504, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 501, Royal Mills, 2 Cotton Street, Manchester, M4 5BD

Apartment NS 309, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment RM 311, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 310, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment OS 704, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 702, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 611, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 605, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 510, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 501, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 406, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment NS 312, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment K 505, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 407, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 406, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 105, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment PM 601, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 408, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 407, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 302, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment M C 609, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 403, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 402, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 208, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment NS 507, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 302, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 212, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 203, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 202, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment OS 712, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 608, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 607, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 507, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 503, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 502, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 410, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 402, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment K 402, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 101, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Unit 4, 17 Redhill Street, Manchester, M4 5BA
Apartment PM 501, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 208, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment M C 603, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 503, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment K 202, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment PM 602, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 508, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 403, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 308, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 306, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 202, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment RM 409, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 405, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 404, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 403, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ

Apartment RM 307, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 302, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment RM 209, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ
Apartment NS 503, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 513, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 506, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 505, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 409, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 401, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment NS 311, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment M C 406, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 307, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 304, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 301, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 107, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment OS 700, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment NS 204, Royal Mills, 2 Cotton Street, Manchester, M4 5BD
Apartment OS 210, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 604, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 711, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 705, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 606, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 408, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 209, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment OS 204, Royal Mills, 2 Cotton Street, Manchester, M4 5BW
Apartment NS 303, Royal Mills, 2 Cotton Street, Manchester, M4 5BD

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1