

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131883/FO/2021

Date registered valid: 11 October 2021

Proposal: Change of use of Unit 1 from a cafe (Class E) to student amenity space (Sui Generis) along with elevation alterations to Unit 1 and the existing reception area

Address: New Medlock House , 25-45 Chester Street, Manchester, M16 6JX

Ward(s): Deansgate Ward

Applicant: Mr Chris James The Unite Group C/o Agent

Agent (if any): Mr Andrew Bickerdike Turley 1 New York Street, Manchester, M1 4HD

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 December 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 28 October 2021 Expired: 18 November 2021

Neighbour notifications

Printed: 28 October 2021 Expired: 18 November 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II

Conservation area:

Tree Preservation Order:

Description of Site/Area

New Medlock House occupies a prominent position adjacent to the Mancunian Way (A5103), Cambridge Street and Chester Street in Manchester City Centre. Consent for the development of the purpose built student accommodation comprising 146 no. apartments and associated retail space at ground and first floor was granted in July 2000. Condition 5 attached to the permission requires that the retail units approved shall be occupied by uses falling within Classes A1, A2 and / or A3 of the Town and Country Planning (use Classes) Order 1987 (as amended) only.

The existing unit is located on the corner of Cambridge Street and Chester Street. In April 2003 full planning permission for the installation of a new shop front was granted. The Unit is set over two levels (ground and first floor). The unit has been vacant since July 2020, having most recently been used as a café / takeaway under an A3 Use Class.

Description of Development

The proposal seeks planning permission for the change of use of Unit 1 from its current A3 Use to Sui Generis student amenity space as well as elevational alterations to the Unit and to the existing reception area.

The proposal will facilitate the conversion of the existing vacant space to facilitate the delivery of a new main entrance and reception area for the development, the creation of a new internal

courtyard and the delivery of an additional 563m² of student amenity space comprising a combination of study rooms, a cinema / TV room, pool lounge, and yoga studio. The application will generate an additional 21m² of floorspace through the extension of the ground floor footprint to infill an area of external undercroft (facing Cambridge St).

The proposal includes the introduction of additional glazing to the Cambridge Street elevation, in place of the existing brickwork.

Consultations & Notification Responses

Local residents were notified however no responses were received

Environmental Health - recommendation of a condition relating to noise from external plant.

Highways - recommendation of a Construction Management Plan condition.

Design for Security at greater Manchester Police - recommendation of a number of physical security measures. To be added as an informative.

Issues

National Planning Policy Framework Policies:

Section 2 Achieving Sustainable Development Section 4 Decision-making Section 6 Building a strong, competitive economy Section 12 Achieving well-designed places

Relevant Core Strategy Policies:

SP1 Spatial Principles EC2 Existing Employment Space, CC1 City Centre Development Strategy, EN1 Design Principles and Strategic Character Areas, DM1 Development Management

Visual Amenity

The proposal includes the introduction of additional glazing to the Cambridge St elevation, in place of the existing brickwork, providing increased active frontage in this area. There would be additional glazing to the corner of the courtyard elevation where the new common room is located. It is considered that the development proposal would not significantly alter the appearance of the existing building and the alterations would improve its relationship with the street scene and provides a more active frontage.

Residential Amenity

The existing use of the unit is a café and the site is located within in a mixed use City Centre location and surrounded by the Mancunian way ring road City Centre and the use would not involve the creation of excessive noise.

Given the above, it is considered that the use would not have a detrimental impact on the amenity of surrounding occupiers in accordance with policies SP1, DM1 and EN19 of the Core Strategy for the City of Manchester and policy DC26 of the Unitary Development Plan.

Highways Impacts

The proposed development is wholly contained within the application site and therefore as such, would not be expected to have any impact on highway safety. The highways team offered no objection to the proposal however recommended a Construction Management Condition to reduce impacts on the adjacent highway during the construction phase.

Disabled Access

Level access will be provided throughout, with a platform lift being installed to provide alternative access to the mezzanine for users who cannot use the stairs in accordance with Core Strategy Policies CC10, SP1 and DM1.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application.

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:

Received by the City Council as Local Planning Authority on 11 October 2021:

- Site Location Plan (ref. 20253-HCD-ZZ-XX-DR-A-09-100 Rev P02)
- GA Site Plan - Proposed (ref. 20253-HCD-ZZ-XX-DR-A-09101 Rev P01)
- GA Level 00 Common Room / Reception Layout (ref. 20253-HCD-A0-00-DR-A-04-100 Rev P03)
- GA Level MZ Common Room Layout (ref. 20253-HCD-A0-MZ-DR-A-04-102 Rev P03)
- GA Level 00 Common Room Layout (ref. 20253-HCD-A0-00-DR-A-04-101 Rev P03)

- GA Elevations External Common Room Elevations Existing (ref. 20253-HCD-A0-EL-DR-A-05-101 Rev P01)
- GA Elevations External Common Room Elevations (ref. 20253-HCD-A0-EL-DR-A-05-100 Rev P04)
- Common Room / Reception 3D Views (ref. 20253-HCD-A0-00-M3-A-05-200 Rev P02)
- GA Elevations Common Room Existing (ref. 20253-HCD-A0-XX-DR-A-05-202)
- Common Room Existing Elevation Images (ref. 2053-HCD-A0-XX-DR-A-05-300)
- GA Elevations Common Room (ref. 20253-HCD-A0-XX-DR-A-05-201 Rev P03)
- Design & Access Statement (ref. date 01.10.21 Rev P01)

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

- The routing of construction traffic;
- Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site; -
- 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;
- 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 upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

4) a) Prior to the installation of any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme 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. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to Core Strategy policy DM1 and Saved Unitary Development Plan Policy DC26.

Informatives

1) The following security measures are recommended:

Doors

* All external doors (both single and double leaf) must be compliant with and certified to BS PAS 24, STS 202 or LPS 1175 SR2. It is crucial that the door ironmongery to any external escape-only doors is permitted under the security certification of the product.

* If the main entrance to the student amenity space is to be formed by sliding doors, they should be tested and certified to BS EN 1627 RC2, with multi-point locking (preventing sliding and lifting) and laminated glazing (see below). They should also be protected by a shutter (certified to LPS 1775 SR1/2) out-of-hours.

* Internal doors/frames to any individual rooms/stores within the centre should be solid core (minimum 44 mm thick) with 3 hinges and a deadlock, so that the rooms can be secured when unoccupied.

Windows & Shutters

-All windows should be compliant with and certified to BS PAS 24 where possible. All other window designs/dimensions should take account of the requirements of the above standards, as certified products can carry dimensional restrictions. Any curtain walling panels should include laminated glazing (see below) and should be securely fixed.

-Any opening lights (escape requirements permitting) should be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

- It is preferably for the premises to be secured with shutters out-of-hours, tested and certified to LPS 1175 SR2 (or SR1 if perforated laths are required) and installed in accordance with manufacturer's instructions. Ideally, any external shutters should have shutter-boxes and guides built into the fabric of the building - where they would be less vulnerable to attack and would be less visually intrusive (please note the installation of shutters would require planning permission)

Alarm

-A monitored alarm system should be installed to cover student amenity space, linked to contacts on all external doors and PIR detectors, with a signal terminating at a recognized Alarm Receiving Centre (ARC) or security control room.

Lighting

-Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.

CCTV

Any CCTV system that may be used within this proposal will require certain specifications and intelligent placement of cameras to compliment the design of the development. Designers should consider the following points when planning a CCTV strategy:

-CCTV systems (and lighting that support them) require regular cleaning and maintenance to remain effective.

-Where necessary cameras that are vulnerable to damage should be protected from attack either by relocation to a higher level and using a bigger lens to achieve the view required or through the fitting of a vandal resistant housing.

-With regards to the retention of footage, the police prefer quality over quantity. The overall retention period should be dictated by what the system is designed to achieve, though it would be better to have good quality images over a 14-day period than poor ones over a 30-day period.

-Procedures for recovery of recordings are recommended to be established (e.g. trained staff / the CCTV system instruction manual to be readily available). This is to ensure that the images produced will be of an acceptable standard that will allow for identification of an individual which will stand up to scrutiny in court.

Acceptable Standard - this generally requires a resolution of 720x576 pixels at a real time frame rate of 25 frames per second. (N.B. Both the camera and DVR must be capable of this - if the camera will only send low resolution images then it does not matter how high the resolution of the recording unit is).

Identification - One of three levels of field of view. To identify an individual, the image must capture no less than 120% of the field of view (at least from the top of the individuals head to their knees). The remaining two levels of field of view are overview and recognition, which whilst effective for observational purposes, are less likely to result in the identification of a person/offender.

-The intelligent placement of cameras helps to provide clear facial identification of individuals. Suitable locations would be: the external doors to the centre, all facades and internal circulation spaces.

Other

-The cycle racks adjacent to the entrance should include 'Sheffield' style racks (that allow residents to lock both wheels and the crossbar to a stand, rather than just the crossbar) or cycle storage lockers. For further information, please refer to our cycle storage guidance document: www.designforsecurity.org/all-downloads/.

-There should be a secure area for staff/officials to store their belongings whilst at the centre. Keys/passes should only be carried if required for duties and should be accounted for at all times.

- Staff should have clear views of any W/Cs to monitor their use. Public toilets themselves can give rise to crime and anti-social behaviour issues and the following issues should be considered:

-Avoid areas where items such as drug paraphernalia can be hidden (e.g. suspended ceilings). Fittings should be flush to avoid tampering and concealed cisterns, pipe work, etc. should be used. Services where possible should be accessed from outside the facility.

-Graffiti and vandal resistant materials, such as stainless steel, laminates and plastics should be considered.

-Consider hanging cubicle doors as outward opening. This will aid gaining access to collapsed persons. Opaque panels can be used to great effect to ensure no persons are collapsed inside, whilst preserving privacy. This measure discourages drug taking and facilitates staff checks. An alternative measure is to reduce toilet doors in size by a minimum of 20 centimetres from the floor and to reduce the top height.

-Consider the safety of vending machines. Cash boxes can be tampered with, consider fitting them with alarms.

-Provide 'Chelsea Clip'/karibina style hooks on the back of cubicle doors or partitions for bags and coats.

-Consider setting out a rota and putting notices in toilet facilities that make users aware that regular checks will be carried out. A built in visited/checked chart should be provided.

Management & Maintenance

1.1.1 A comprehensive security regime for the management of the student amenity space must be prepared and remain in place for the day-to-day running of the site. There should be regular reviews/exercises to ensure that it remains accurate, workable and up-to-date. All staff and residents should understand and accept the need for security measures and it should be made easy for people to raise concerns or report observations to the facilities management team.

1.1.2 The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime - a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as:

-Litter/graffiti removal

-Repair to communal areas (e.g. boundary treatments, lighting, access controls, signage etc.)

-Trimming and pruning to shrubs and trees

1.1.3 Any open space or amenity areas should be subject to an effective maintenance contract, to ensure that all damage is rectified in a timely manner and that any such space will not be detrimental to its surroundings. Low-level defensive planting beds can be used to great effect to funnel pedestrians away from vulnerable areas (such as ground floor windows, boundaries or hidden corners/recesses).

1.1.4 A security/operating plan for the student amenity space should focus on issues such as:

-Opening and closing of the premises, including staff arrival and departure;

-Management of any stock deliveries and waste collection;

-Repairing damaged external and internal fittings, particularly security features e.g. access controls, alarm systems, lighting, CCTV cameras etc;

-Cleaning and prompt removal of graffiti, litter etc; and

-Pruning/maintenance of any vegetation and trees.

1.1.1 The opening hours of the amenity area should be consistent with other such premises in the locale and should not unduly conflict with other nearby uses.

1.1.2 All high value equipment (e.g. computers, flat screen monitors/televisions, tools etc.) should be property marked and securely fixed or stored to deter damage/theft. An accurate record should be maintained which logs all such items.

2) 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).

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

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 20, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 44, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 3, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 21, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 41, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 50, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 67, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat G158, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F157, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F156, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F145, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F143, New Medlock House, Chester Street, Manchester, M15 6JX
Room D Flat 121, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat F136, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E129, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E128, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D88, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C78, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C76, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C64, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C63, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B46, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B39, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B36, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A19, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 40, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 30, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 31, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 43, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 59, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 60, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 63, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat F153, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F151, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F149, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F144, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F132, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E126, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E122, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E109, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E102, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D89, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C66, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C59, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B49, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B44, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B41, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B26, New Medlock House, Chester Street, Manchester, M15 6JY

Flat A23, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 25, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 19, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 2, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 22, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 56, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 1, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 66, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat D99, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat F147, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F139, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E118, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D84, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C55, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B42, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B38, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B32, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B30, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B28, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A22, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A21, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A12, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 41, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 31, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 27, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 21, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 16, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 13, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 28, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 5, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 12, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 15, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 29, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 48, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 55, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 62, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 26, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat F133, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E125, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E124, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E121, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E116, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E114, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E113, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E108, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E107, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E104, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D100, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D96, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D91, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D86, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D81, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C74, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C72, New Medlock House, Chester Street, Manchester, M15 6JY

Flat C65, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C58, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B35, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A1, New Medlock House, Chester Street, Manchester, M15 6JX
Flat B31, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A14, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A2, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 39, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 38, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 17, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 38, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 7, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 65, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 9, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 10, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 4, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 6, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 16, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 54, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat F142, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F134, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E127, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E123, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E119, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E117, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E112, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E101, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D97, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D94, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D90, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D83, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D79, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C73, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C70, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C68, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C67, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C57, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C56, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B50, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B43, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B27, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A20, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A10, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A8, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A4, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 44, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 9, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 45, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 43, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 29, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 24, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 12, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 42, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 18, Parkway Gate, 50 Chester Street, Manchester, M15 6JE

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Flat B47, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A17, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A15, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A7, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A6, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A3, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 7, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 22, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 20, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 18, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 15, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Room 2 Flat B27, New Medlock House, Chester Street, Manchester, M15 6JY
Flat 45, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 51, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 64, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 19, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 11, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 47, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 52, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 14, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 32, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 61, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat F154, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F137, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F135, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E110, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E106, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C75, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C71, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C62, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C60, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C54, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C52, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B51, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B40, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B37, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B34, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B33, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B29, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A16, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A11, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 37, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 5, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 8, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 6, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 36, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 14, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 10, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Unit 2, New Medlock House, Chester Street, Manchester, M2 5WA
The Courtyard, Chester Street, Manchester, M1 5SH
47 Conmere Square, Manchester, M15 6DE
37 Conmere Square, Manchester, M15 6DE
Unit 1, New Medlock House, Chester Street, Manchester, M15 6DD

Flat 4, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 42, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 35, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 3, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 26, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 28, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 23, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 32, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 11, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 1, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 34, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 24, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 34, Parkway Gate, 50 Chester Street, Manchester, M15 6JE

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
Area Team Boundary - Name: CITY1