

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131188/FO/2021
Date registered valid: 11 August 2021
Proposal: Replacement of existing cladding and elevational alterations
Address: Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Ward(s): Deansgate Ward

Applicant: Unite Students 16 Upper Woburn Place, London, WC1H 0AF
Agent (if any): Matthew Roe ROK Planning 16 Upper Woburn Place, London, WC1H 0AF
Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 23 November 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 25 August 2021 Expired: 15 September 2021

Neighbour notifications

Printed: 25 August 2021 Expired: 15 September 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: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

This application relates to Parkway Gate student accommodation, which is located at 50 Chester Street and is bounded by Chester Street, Wilmott Street, the Mancunian Way and Newcastle Street. The building was designed by Simpson Haugh and Partners and has a high-quality appearance that makes a positive contribution to the street scene.

The existing building provides 718 student bedrooms and 332.2m² of commercial space.

The existing development was approved in June 2006 (application reference 078574/FO/2016/C3).

Description of Development

The submitted application seeks planning permission for the replacement of existing cladding and elevational alterations. The proposed works consist of the following:

Block 1 would include new PPC aluminium windows with new semi-opaque panels at low level.

Block 2 would include the omission of the lettering on Block 2's façade for the purposes of continuity for the scheme. The North and West elevations would see new aluminium cladding panels and new PPC aluminium windows.

Block 3 would also include new aluminium cladding panels that would replace the previous but will match the existing. New PPC aluminium windows with new semi-opaque panels at low level.

Consultations & Notification Responses

Local residents and businesses were notified however no responses were received.

Highways – no objection in principle

Environmental Health – the submitted information demonstrates that the new cladding would not impact the originally approved acoustic insulation.

Issues

The main issues for consideration relate to the impact of the proposals on the amenity of surrounding occupiers and the impact on the character and appearance of the building. The main policies that relate to the proposal are Policies SP1 (Spatial Principles), CC1 (Primary Economic Development Focus (City Centre and Fringe), CC5 (Transport), CC9 (Design and Heritage), CC10 (A Place for Everyone), H1 (Overall Housing Provision), H12 (Purpose Built Student Accommodation) T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), EN16 (Air Quality), EN19 (Waste) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester and Section 9 (Promoting Sustainable Transport), 12 (Achieving Well Designed Places) and 16 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework (NPPF).

Residential Amenity

The closest residential accommodation is separated from the site by the Mancunian Way, however there are residential apartments within the building. Environmental Health were consulted on the application and were satisfied that the proposed replacement cladding would not have an impact on the acoustic insulation properties of the existing cladding and therefore the proposal would not give rise to any additional noise impacts.

Visual Amenity

The proposed materials are considered to be of a high quality and would improve the external appearance of the development. In view of the above, the proposals are considered to be consistent with Sections 12 and 16 of the National Planning Policy Framework, Core Strategy Policies DM1, SP1, CC9, EN3 and EN1 and saved UDP policies DC18.1 and DC19.1.

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:

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. All remaining issues can be dealt with by condition.

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 28 July 2021:

Acoustic Technical Note ref. 10929.ATN01.Re-Clad.0 dated 14 July 2021

DR A-PL-00-001 REV P03	Location Plan
DRA-PL-00-202 REV P01	Materials Samples

Existing Plans:

DRA-PL-01-150 REV P03	Block 1 Ga Elevations North & East
DRA-PL-01-151 REV P03	Block 1 GA Elevations South & West
DRA-PL-02-150 REV P03	Block 2 GA Elevations South & East
DRA-PL-02-151 REV P03	Block 2 GA Elevations North & West
DRA-PL-03-150 REV P03	GA Block Elevations South & West
DRA-PL-03-151 REV P03	Block 3 GA Elevations North & East

Received 08 September 2021:

Proposed Plans:

DRA-PL-01-152 REV P05	Block 1 GA Elevations North & East
DRA-PL-01-153 REV P05	Block 1 GA Elevations South & West
DRA-PL-02-152 REV P05	Block 2 GA Elevations South & East
DRA-PL-02-153 REV P05	Block 2 GA Elevations North & West
DRA-PL-03-152 REV P06	Block 3 GA Elevations South & West
DRA-PL-03-153 REV P05	Block 3 GA Elevations North & East

Received 25 October 2021:

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, H12, T1, T2, EN1, EN16, EN19 and DM1 of the Core Strategy, saved policy DC26 of the Unitary Development Plan.

3) The development hereby approved shall be constructed and thereafter maintained, using the materials detailed in document referenced DRA-PL-00-202 REV P01 Materials Samples received by the City Council as Local Planning Authority on 28 July 2021.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

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).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

9 Valerie Walk, Manchester, M15 6DB
8 Loxford Court, Manchester, M15 6AF
7 Loxford Court, Manchester, M15 6AF
Flat 59, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 60, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 75, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 78, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 82, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 86, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 149, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 140, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 124, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 132, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 63, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 69, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
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
31 Conmere Square, Manchester, M15 6DE
6 Loxford Court, Manchester, M15 6AF
27 Clarendon Street, Manchester, M15 5ED
Flat 115, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 43, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 85, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 88, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 92, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 109, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 17, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 33, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 35, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
27 Newcastle Street, Manchester, M15 6AH
10 Loxford Court, Manchester, M15 6AF
Unit 1, New Medlock House, Chester Street, Manchester, M15 6DD
21 Newcastle Street, Manchester, M15 6AH
23 Newcastle Street, Manchester, M15 6AH
Flat 74, Parkway Gate, 50 Chester Street, Manchester, M15 6JG

Flat 89, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 98, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 99, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 102, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 108, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 116, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 118, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 121, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 128, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 136, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 141, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 127, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 130, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
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 71, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 95, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 67, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat F150, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 126, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 93, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 123, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat F148, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F146, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F140, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E115, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E111, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D93, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D87, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D85, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D82, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C77, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B48, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B45, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B25, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A9, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A5, New Medlock House, Chester Street, Manchester, M15 6JX
11 Valerie Walk, Manchester, M15 6DB
Flat 81, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 96, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Unit 2, New Medlock House, Chester Street, Manchester, M2 5WA
14 Loxford Court, Manchester, M15 6AF
12 Loxford Court, Manchester, M15 6AF
Flat 107, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 125, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 138, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 142, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 144, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 119, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat E118, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E116, 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 A21, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A20, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 114, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 111, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 120, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat F157, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F156, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F155, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A23, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A22, New Medlock House, Chester Street, Manchester, M15 6JX
Flat B24, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A19, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A18, New Medlock House, Chester Street, Manchester, M15 6JX
23 Connemere Square, Manchester, M15 6DE
17 Connemere Square, Manchester, M15 6DE
29 Connemere Square, Manchester, M15 6DE
7 Valerie Walk, Manchester, M15 6DB
33 Connemere Square, Manchester, M15 6DE
21 Valerie Walk, Manchester, M15 6DB
15 Valerie Walk, Manchester, M15 6DB
1 Valerie Walk, Manchester, M15 6DB
15 Connemere Square, Manchester, M15 6DE
19 Connemere Square, Manchester, M15 6DE
25 Newcastle Street, Manchester, M15 6AH
Flat G158, 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
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 113, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 18, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 25, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 57, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat E120, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D92, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D80, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat 42, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 23, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 39, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 27, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 30, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 145, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 146, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 148, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 100, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 101, Parkway Gate, 50 Chester Street, Manchester, M15 6JG

Flat 106, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 150, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 129, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 37, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 19, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 8, 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 117, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 14, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 104, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 91, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 105, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 56, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 72, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 90, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 131, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 147, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 1, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 66, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 84, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 133, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 73, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat F147, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F139, New Medlock House, Chester Street, Manchester, M15 6JX
Flat D99, 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 A12, New Medlock House, Chester Street, Manchester, M15 6JX
13 Valerie Walk, Manchester, M15 6DB
9 Loxford Court, Manchester, M15 6AF
29 Clarendon Street, Manchester, M15 5ED
9 Clarendon Street, Manchester, M15 5ED
Flat 52, 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
Flat 110, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 36, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 46, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 7, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 2, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 22, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat B39, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B36, New Medlock House, Chester Street, Manchester, M15 6JY
17 Valerie Walk, Manchester, M15 6DB
Flat 31, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 38, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 58, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat F152, New Medlock House, Chester Street, Manchester, M15 6JX

Flat 53, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 76, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 77, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat F141, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F138, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E131, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E130, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E105, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E103, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D98, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D95, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C69, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C61, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C53, New Medlock House, Chester Street, Manchester, M15 6JY
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
25 Clarendon Street, Manchester, M15 5ED
Flat 87, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 55, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 62, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 83, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 94, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 139, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 79, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
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 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 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 A1, New Medlock House, Chester Street, Manchester, M15 6JX
27 Conmre Square, Manchester, M15 6DE
19 Valerie Walk, Manchester, M15 6DB

5 Loxford Court, Manchester, M15 6AF
23 Clarendon Street, Manchester, M15 5ED
Flat 15, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 40, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 49, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
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 29, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 48, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 122, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 64, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 68, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 70, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
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 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
7 Clarendon Street, Manchester, M15 5ED
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 B40, New Medlock House, Chester Street, Manchester, M15 6JY
25 Conmre Square, Manchester, M15 6DE
3 Loxford Court, Manchester, M15 6AF
23 Loxford Court, Manchester, M15 6AF
5 Clarendon Street, Manchester, M15 5ED
3 Clarendon Street, Manchester, M15 5ED
5 Valerie Walk, Manchester, M15 6DB
3 Valerie Walk, Manchester, M15 6DB
23 Valerie Walk, Manchester, M15 6DB
Flat 44, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 24, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 34, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 20, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 134, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 45, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 51, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 65, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 97, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 103, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 143, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 9, Parkway Gate, 50 Chester Street, Manchester, M15 6JE

Flat 10, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 80, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 112, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 135, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
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 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 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
35 Conmre Square, Manchester, M15 6DE
21 Conmre Square, Manchester, M15 6DE
13 Conmre Square, Manchester, M15 6DE

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1