

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130671/JO/2021

Date registered valid: 8 June 2021

Proposal: Variation of condition 19 (delivery times) attached to planning permission referenced 128850/JO/2020 to allow deliveries Mondays to Saturday 07.30 to 20:00, Sundays (and Bank Holidays): 10:00 to 16:00 hrs, ,

Address: Land Bound By Old Mill Street And Great Ancoats Street - Islington Wharf Phase 4, Manchester, M4 6EE

Ward(s): Ancoats & Beswick Ward

Applicant: Sainsburys Supermarkets Limited Unit 1 Draken Drive, Anstey Park, Coventry, CV7 9RD

Agent (if any): Gary Morris Alder King Planning Consultants Pembroke House, 15 Pembroke Road, Bristol, BS8 3BA

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19.08.2021

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Dwellings

Date of site visit: 8 July 2021

Standard consultations:

Printed: 17 June 2021 Expired: 8 July 2021

Neighbour notifications

Printed: 17 June 2021 Expired: 8 July 2021

Site notice

Posted: 8 July 2021 Expired: 29 July 2021

Press advert

Published: 22 June 2021 Expired: 13 July 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located to the north-east of Manchester City Centre and is a broadly rectangular piece of land measuring approximately 0.18ha in size. The site currently comprises brownfield land which has been in most recent use as a construction compound for nearby developments.

The application site fronts onto Great Ancoats Street and Old Mill Street whilst the part 21/ part 9 storey Phase 1 Islington Wharf development is located immediately to the south-east. The former Central Retail Park is located on the opposite side of Old Mill Street to the north and west of the site. The site forms part of a wider site that has over a period of 12 years been developed to provide residential led development over three distinct phases. These phases have successfully changed the character of this part of Great Ancoats Street forming distinctive design approaches such as the 21-storey phase 1 development adjacent the site.

Description of development

Planning permission was granted in August 2020 for development comprising the erection of a Part 16/ Part 11 storey building to form 106 no. apartments (C3 Use Class) together with ground floor commercial uses (Use Class A1, A2 A3 and/or B1), with associated ancillary space, surface car parking, landscaping and associated works.

A subsequent variation of this approval was granted in April 2021 to allow for amendments to: the ground floor internal layout with associated amendments to elevations and entrances, and waste area for the commercial unit; layout changes to level 11 and relocation of a door to access terrace and addition of photovoltaic cells to roof area; roof top based plant equipment and addition of associated screen; elevational alterations; and vehicular access gate to be changed to a swing gate with a consequential reduction in the number of car parking spaces from 19 to 17; and amendments to the approved Environmental Standards Statement and Energy Statement to reflect design changes for air permeability of the development.

The current proposals solely relate to the amendment to the servicing and delivery hours associated with the consented ground floor commercial unit to allow for Sunday deliveries to service the commercial unit from 10hrs to 1600hrs on Sundays and bank holidays.

Consultations & Notification Responses

Neighbouring occupiers were notified a site notice was posted and advertisement placed in the Manchester Evening News as the proposals relate to a major development. Responses were received from 5 residents objecting to the proposed servicing hours amendments. A summary of the comments made is set out below:

Deliveries on Old Mill Street will cause additional difficulty of exiting and entry to the residents car park at Islington Wharf for Block A, B and C residents car park facilities. This is already an issue for the times stated. The Sainsbury suggestion of entry from Old Mill Street will exacerbate an existing problem.

The entry and exit point to the residents car parks on Old Mill Street should be marked off in yellow lines as a box junction, so that vehicles moving onto and from Old Mill Street are not impeding residents' fair and reasonable use of their car parking facilities.

Despite the new and improved Great Ancoats street layout - the area is still highly polluted in terms of noise and car traffic. Expanding the allowed delivery timings will only make this worse. The current timings look enough to permit successful business for the Sainsbury that is planned to be built in that area. Old Mill Street and Great Ancoats Street are both very busy during the week too especially before 9:30am and after 4pm. And this is in a situation where not everyone is back to working in the offices. It will only get busier and adding delivery trucks into the mix will increase the traffic conjunctions, noise and air pollution.

07.30 especially at weekends seems far too early and will be a cause for concern regarding noise

Delivery times need to be well thought out and I would expect a proper impact assessment and plan to be carried out and presented to residents. That access road is already a bottle neck and problem area for congestion and blocked access. This will be further exacerbated with the addition of another building and the access required for large supermarket deliveries. The road needs to be clear for peak rush hour access so people can leave or return for/from work.

MCC Highway Services - Raise no objections on highway or pedestrian safety grounds to the additional Sunday servicing hours. They note that as of 23rd February 2021, loading restrictions are applicable to Great Ancoats Street and Old Mill Street prohibiting loading between 7am and 10am and 4pm and 7pm each day. The restrictions will not be amended and therefore loading/unloading cannot take place during these times on these roads.

MCC Environmental Health – Raise no objections to the proposed Sunday and bank holiday servicing hours.

GMP Design for Security raise no concerns with the proposed additional servicing hours.

Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

The Development Plan

The Development Plan consists of:

- The Manchester Core Strategy (2012); and
- Saved policies of the Unitary Development Plan for the City of Manchester (1995)

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaced significant elements of the Unitary Development Plan (UDP) and sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents as directed by the National Planning Policy Framework (NPPF).

Manchester Core Strategy Development Plan Document (July 2012)

The relevant policy within the Core Strategy in this instance is as follows:

Policy DM1 'Development Management' and in particular impacts on residential amenity arising from proposals.

The Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore have been given due weight in the consideration of this planning application. The relevant policies are as follows:

Saved policy DC26 Development and Noise - The impact from noise as a result of the additional servicing hours requires consideration.

The National Planning Policy Framework (July 2021)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Legislative Requirements

S149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Issues

Principle of development - The principle of the development of the site for residential development with ground floor commercial use has been established through the original planning permission. Further consideration is required to the highway and potential noise and disturbance implications of residents from the additional servicing hours proposed for Sundays and bank holidays between 10am and 4pm.

Highway matters - Highway Services raise no objection to this proposed amendment to servicing hours. The rear car parking and access from Old Mill Street were established through the original permission and the current proposals do not alter that position. The additional servicing that could take place on Sundays and bank holidays is indicated as taking place on Old Mill Street by the applicant and as advised b Highway Services unloading/loading is not prohibited between the hours 10am and 4pm which would coincide with the proposed servicing hours. It is considered that servicing to from the car park or Old Mill Street would not give rise to unacceptable impacts on highway safety.

The comments of residents are noted. The access from the development site is not part of the adopted highway and whilst there maybe some disruption during servicing times it is not considered that this would be so significant as to warrant refusal of the additional days and hours of servicing now proposed. As noted, highway services raise no objections to the use of the internal road and car parking area for the servicing on Sundays and bank holidays particularly where such vehicular movements may be less than more busy periods within weekday times. They comments also confirm that servicing would not be prohibited from Old Mill Street during the additional hours now sought.

Residential amenity (noise) – The approved serving hours permit earlier and later servicing in weekdays. Whilst it is noted that Sundays and bank holidays are generally quieter days of the week in terms of activity, the proposed hours starting at 10am and finishing at 4pm are not considered excessive and avoid more sensitive earlier and later times where disturbance could be greater. The site is located within a busy city centre location where activity is generally

higher than more suburban locations, as such noise levels would be generally higher. As such given the limited proposed times on Sunday and bank holidays outside of more sensitive quieter times it is not considered that the proposals to service the commercial unit would give rise to significant impacts warranting refusal. In addition the applicants have provided a protocol for deliveries during Sundays and bank holidays including:

1. Reversing will not be necessary given the on-street servicing arrangement. However, white noise reversing alarms will be fitted to the vehicle;
2. Driver's radio to be switched off prior to pulling up;
3. No slamming of doors;
4. No shouting and conversation to be kept to a minimum with receiving store staff;
5. Vehicle engine to be turned off for the duration of the servicing event.

It is considered reasonable to attach this to the condition for the commercial unit.

The applicant has indicated their intention to undertake the additional hours to be serviced from Old Mill Street, this could be undertaken during the hours proposed with the Traffic Regulation Orders in place as confirmed by Highway Services.

Other matters- Concerns have been raised regarding air quality impacts from the proposed additional hours. The ground floor commercial unit is of a scale to serve a local community, as such the requirements for servicing and deliveries are not considered to be so significant as to give rise to further impacts on air quality in the area, the applicants submitted information indicates three vehicles would services the unit on the additional days proposed through this variation application.

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

The application has been determined in a positive and proactive manner and within statutory timescales.

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 planning permission reference 126669/FO/2020 that date being 5th August 2020.

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:

Drawings:

RYD 00 01 DR A 3001 REV P07 - LEVEL 01 - GA PLAN

RYD 00 ZZ DR A 3002 REV P06 - LEVEL 02-06 GA PLANS

RYD 00 02 DR A 3007 REV P07 - LEVEL 07-08 GA PLANS

RYD 00 ZZ DR A 3009 REV P03 - LEVEL 09-10 GA PLANS

RYD 00 ZZ DR A 3012 REV P03 - LEVEL 12-15 GA PLAN

RYD 00 00 DR A 3500 REV P01 - SITE ACCESS

RYD 00 XX DR A 3900 REV P1 - BAY STUDY - REFERENCE SHEET

RYD 00 XX DR A 3901 REV P03 - BAY STUDY 01

RYD 00 XX DR A 3902 REV P2 - BAY STUDY 02

RYD 00 XX DR A 3904 REV P2 - BAY STUDY 04

All received by the City Council as local planning authority on the 6th April 2020

RYD 00 XX DR A 3800 REV P02 - GA SECTIONS

RYD 00 XX DR A 3903 REV P04 - BAY STUDY 03

All received by the City Council as local planning authority on the 26th June 2020

Documents:

Air Quality Assessment prepared by Hydrock ISW-HYD-XX-XX-Y-RP-2001-P02

Broadband Connectivity Assessment prepared by GTech

Crime Impact Statement prepared by GMP Design for Security 2018/0767/CIS/02 Version B

Planning and Consultation Statement prepared by Savills

Television and Radio Reception impact Assessment prepared by GTech

Noise Assessment prepared by AEC

Ecological Assessment version 3 prepared by TEP

Daylight and Sunlight report prepared by GIA Chartered Surveyors FIA No:0696

Flood Risk Assessment prepared by Hydrock ref: 10042-HYD-XX-XX-RP-FR-0001

Refuse Collection Strategy RYD 00 00 DR A 3511 Rev P01

Framework Travel Plan prepared by Hydrock ref 10042-HYD-XX-XX-RP-TP-6001-P04

All received by the City Council as local planning authority on the 6th April 2020

Ground Investigation Report prepared by Hydrock ref:10042-HYD-XX-XX-RP-GE-0002 received by the City Council as local planning authority on the 6th May 2020

Ground Condition Desk Study prepared by Hydrock ref IW4-YD-XX-XX-RP-GE-0001_Desk_Study received by the City Council as local planning authority on the 21st May 2020

Archaeological Desk Based Assessment prepared by University of Salford SA/2020/37 received by the City Council as local planning authority on the 8th June 2020

Design and Access Statement prepared by Ryder received by the City Council as local planning authority on the 26th June 2020

Drainage drawings and documents submitted to discharge condition 4 under application reference CDN/20/0842

Contaminated land reports submitted to discharge condition 7 part a under application reference CDN/20/0842

Local Labour documents submitted to discharge condition 5 part a under application reference CDN/20/0842

IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan

IW4-RYD-00-11-DR-A-3011-D2-P14-Level 11 GA Plan

IW4-RYD-00-R1-DR-A-3016-D2-P07-Roof Level GA Plan

IW4-RYD-00-XX-DR-L-2101-D2-P08-Landscape GA Plan
IW4-RYD-00-00-DR-A-3511-D2-P03-Refuse Collection Strategy
Hydrock Technical Note reference 10042-HYD-XX-XX-RP-TP-1002-P01
As received by the City Council as local planning authority on the 10th December 2020

Environmental Standards Statement prepared by Hannan Associates 3676-HAN-ZZ-XX-RP-MEP-004 Issue 04

Energy Statement prepared by Hannan Associates 3676-HAN-ZZ-XX-RP-MEP-003
Issue 04 both as received by the City Council as local planning authority on the 20th January 2021

IW4-RYD-00-XX-DR-A-3605-D2-P10-GA Elevations 01 of 02

IW4-RYD-00-XX-DR-A-3606-D2-P12-GA Elevations 02 of 02

As received by the City Council as local planning authority on the 26th March 2021

Documents related to the condition discharge application reference CDN/20/0842

Letter dated 3rd June 2021 from Tetra Tech received by the City Council as local planning authority on the 8th June 2021 outlining the servicing protocol for the site.

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) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - August inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) The installation of the drainage for the site shall be undertaken in accordance with the approved details contained in condition discharge approval reference CDN/20/0842 approved on the 22nd April 2021.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012)

5) a) The approved Local labour agreement document approved under condition discharge approval CDN/20/0842 shall be implemented as part of the construction of the development.

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

6) The development shall be carried out in accordance with the approved construction management plan as agreed under condition discharge approval reference CDN/20/0842 approved on the 22nd April 2021.

Reason - To safeguard the amenities of nearby residents and businesses, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

8) Prior to construction works progressing above ground level, samples and specifications of all material to be used on all external elevations of the development including details of the car park access gate and fence shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, soffits, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.

The approved materials used shall then be implemented as part of the development.

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.

9) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement and Energy Statement prepared by Hannan Associates stamped as received by the City Council, as Local Planning Authority, on the 20th January 2021. For the avoidance of doubt the development shall achieve an overall a site wide reduction in CO2 over Part L (2010) of the Building Regulations of a minimum of 25%. A post construction review certificate/statement confirming this shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

10) Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include:

- Verification reporting providing photographic evidence of construction;
- As built construction drawings if different from design construction drawings;

- Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- Timescale for implementation of the scheme.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

11) (a) Notwithstanding drawing IW4-RYD-00-XX-DR-L-2101-D2-P08-Landscape GA Plan as received by the City Council, as Local Planning Authority, on the 10th December 2020, prior to the first occupation of the development, details of hard and soft landscaping treatments (including appropriate samples of materials and specification, size and the method of planting of the trees) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

12) (a) Prior to the first occupation of the residential element of the development, details of any externally mounted ancillary plant, equipment and servicing (including any required screens) shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the residential element of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

13) (a) Within three months of the commencement of development a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network and surrounding commercial uses together with full details of the ventilation of residential accommodation shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation and ventilation scheme shall be completed before the first occupation of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

(b) Prior to the first use of the residential element of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources and to ensure adequate ventilation of the apartments in order to protect future residents from noise disturbance and air pollution pursuant to policies SP1, EN16, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

14) (a) Prior to the first use of the commercial unit as indicated on drawing IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received by the City Council, as Local Planning Authority, on the 10th December 2020, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the Laeq shall be controlled to 10 dB below the La90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125 Hz octave bands shall be controlled so as not to exceed (in habitable rooms) 47 and 41 dB, respectively.

The approved scheme shall then be implemented and retained and maintained for as long as the development remains in use.

(b) Prior to the first use of the commercial unit, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

15) The waste management arrangements for the residential element hereby approved shall be carried out in accordance with the waste management profoma and Design and Access Statement as received by the City Council, as Local Planning Authority, on the 6th April 2020 together with drawing reference IW4-RYD-00-00-DR-A-3511-D2-P03-Refuse Collection Strategy received by the City Council as local planning authority on the 10th December 2020.

The details shall be implemented prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

16) Prior to the first use of the commercial unit as indicated on drawing IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received by the City Council, as Local Planning Authority, on the 10th December a waste management strategy and location of waste storage for the commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the commercial element of the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

17) Prior to the first use of the commercial unit, as indicated on drawing IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received by the City Council, as Local Planning Authority, on the 10th December 2020, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first use of the commercial units and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial unit pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

18) Prior to the first use of the commercial unit, as indicated on drawing IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received by the City Council, as Local Planning Authority, on the 10th December 2020 a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The commercial unit shall then be operated in accordance with the agreed hours of opening.

Reason - In the interests of residential amenity pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

19) Deliveries, servicing and collections including waste collections shall not take place outside the following hours for the commercial unit only:

Mondays to Saturday 07.30 to 20:00,
Sundays (and Bank Holidays): 10:00 to 16:00 hrs

Deliveries, servicing and collections on Sundays and Bank Holidays shall only take place in accordance with the protocol set out in the letter from Tetra Tech dated 3rd June 2021

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

20) The commercial unit, as indicated on drawing IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received by the City Council, as Local Planning Authority, on the 10th December 2020, shall be occupied as either an A1, A2, A3, or B1 use and for no other purpose in the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. The first use of the commercial unit to be implemented shall thereafter be the permitted use of that unit.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

21) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

22) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

23) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 6th April 2020. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

24) Prior to the first occupation of the residential element of the development, a travel plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. In this condition a Travel Plan means a document which includes:
i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;

- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the residential element of development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

25) Prior to the first occupation of the development hereby approved the car parking layout as indicated on drawing IW4-RYD-00-XX-DR-L-2101-D2-P08-Landscape GA Plan as received by the City Council, as Local Planning Authority, on the 10th December 2020 shall be surfaced, demarcated and made available. The approved car parking layout shall be implemented and thereafter be retained and maintained. The requirement for further accessible car parking spaces to be provided on the site shall be monitored during the first three months of the first use of the building and thereafter from time to time and where further such spaces are identified as being required these shall be demarcated and provided.

Reason - To ensure sufficient car parking is available for the development and that there is adequate provision for disabled people resident at the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012)

26) Prior to the first occupation of the development hereby approved, the cycle spaces shall be implemented and made available in accordance with the approved Transport Statement and Planning Statement as received by the City Council, as Local Planning Authority, on the 6th April 2020 together with drawing reference IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received on the 10th December 2020 and shall be retained thereafter for the use by occupiers of the development.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

27) Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatements removal of redundant crossovers shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme shall be implemented and be in place within a timescale previously agreed in writing by the City Council as local planning authority.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

28) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework

29) Prior to the first occupation of the residential element of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

30) Prior to the first occupation of the residential element of the development, details and specification of the fast charging electric car charging points within the approved car park shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the residential element of the development.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

31) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 606, 1 Lockgate Mews, Manchester, M4 6GE
145 Great Ancoats Street, Manchester, M4 6DH
5 Canal Cottages, Vesta Street, Manchester, M4 6DS
132 - 134 Great Ancoats Street, Manchester, M4 6DE
Canal Cottages, Vesta Street, Manchester, M4 6DS
Flat 802, 1 Lockgate Mews, Manchester, M4 6GE
Flat 10, 27 Lockgate Mews, Manchester, M4 6GE
21 Lockgate Mews, Manchester, M4 6GE
Flat 804, 1 Lockgate Mews, Manchester, M4 6GE
Flat 702, 1 Lockgate Mews, Manchester, M4 6GE
Flat 605, 1 Lockgate Mews, Manchester, M4 6GE
Flat 505, 1 Lockgate Mews, Manchester, M4 6GE
Flat 104, 1 Lockgate Mews, Manchester, M4 6GE
Flat 8, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 23, 151 Great Ancoats Street, Manchester, M4 6DH
11 Lockgate Mews, Manchester, M4 6GE
3 Lockgate Mews, Manchester, M4 6GE
Flat 22, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 35, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 36, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 38, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 54, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 58, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 60, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 99, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 102, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 103, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 111, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 123, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 133, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 136, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 146, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 156, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 162, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 163, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 164, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 172, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 173, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 183, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 190, 153 Great Ancoats Street, Manchester, M4 6DT
14 Vesta Street, Manchester, M4 6EQ
Flat 2, 12 Vesta Street, Manchester, M4 6EQ
Flat 1, 8 Vesta Street, Manchester, M4 6EQ
14 Spindle Mews, Manchester, M4 6DB
6 Spindle Mews, Manchester, M4 6DB
2 Spindle Mews, Manchester, M4 6DB
12 Lockgate Mews, Manchester, M4 6GF
Flat 7, 27 Lockgate Mews, Manchester, M4 6GE

Flat 4, 27 Lockgate Mews, Manchester, M4 6GE
Flat 803, 1 Lockgate Mews, Manchester, M4 6GE
Flat 602, 1 Lockgate Mews, Manchester, M4 6GE
Flat 504, 1 Lockgate Mews, Manchester, M4 6GE
Flat 202, 1 Lockgate Mews, Manchester, M4 6GE
Flat 103, 1 Lockgate Mews, Manchester, M4 6GE
Flat 101, 1 Lockgate Mews, Manchester, M4 6GE
Flat 3, 1 Lockgate Mews, Manchester, M4 6GE
Flat 2, 1 Lockgate Mews, Manchester, M4 6GE
Flat 9, 151 Great Ancoats Street, Manchester, M4 6DH
13 Lockgate Mews, Manchester, M4 6GE
Flat 27, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 14, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 50, 151 Great Ancoats Street, Manchester, M4 6DH
Apartment 7, 151 Great Ancoats Street, Manchester, M4 6DH
Apartment 165 Islington Wharf, 153 Great Ancoats Street, Manchester, M4 6DN
Apt 189, 153 Gt Ancoats Street, Manchester, M4 6dt
APT 112 ISLINGTON WHARF, 153 GREAT ANCOATS STREET, MANCHESTER, M4 6DN
65 Islington Wharf, Manchester, M4 6dh
Apt 36 Islington Wharf, 151 Great Ancoats Street, Manchester, M4 6DH
Apartment 108, 153 Great Ancoats St, Manchester, M4 6DN
Apartment 6, Islington Wharf, 151 Great Ancoats Street, MANCHESTER, M4 6DH
Apartment 6 Islington Wharf, Manchester, M46DH
Apartment 69, 151 Great Ancoats Street, Manchester, M4 6dh
88 Islington Wharf, 153 Great Ancoats Street, Manchester, M4 6DN
146 Islington Wharf, Great Ancoats St, Manchester, M4 6dn
5, 151 Great Ancoats Street, Manchester, M4 6dh
Flat 97, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 64, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 71, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 90, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 104, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 108, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 113, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 119, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 122, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 167, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 169, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 171, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 184, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 186, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 187, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 192, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 73, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 74, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 4, 12 Vesta Street, Manchester, M4 6EQ
Flat 3, 4 Vesta Street, Manchester, M4 6EQ
Flat 2, 4 Vesta Street, Manchester, M4 6EQ
Flat 13, 12 Old Mill Street, Manchester, M4 6DZ
Flat 7, 12 Old Mill Street, Manchester, M4 6DZ
Flat 1, 12 Old Mill Street, Manchester, M4 6DZ
10 Spindle Mews, Manchester, M4 6DB
1 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA
4 Lockgate Mews, Manchester, M4 6GF

Flat 8, 27 Lockgate Mews, Manchester, M4 6GE
Flat 1, 27 Lockgate Mews, Manchester, M4 6GE
Flat 801, 1 Lockgate Mews, Manchester, M4 6GE
Flat 704, 1 Lockgate Mews, Manchester, M4 6GE
Flat 306, 1 Lockgate Mews, Manchester, M4 6GE
Flat 208, 1 Lockgate Mews, Manchester, M4 6GE
Flat 205, 1 Lockgate Mews, Manchester, M4 6GE
Flat 203, 1 Lockgate Mews, Manchester, M4 6GE
149 Great Ancoats Street, Manchester, M4 6DH
155 Great Ancoats Street, Manchester, M4 6DH
149A Great Ancoats Street, Manchester, M4 6DH
Flat 6, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 12, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 29, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 46, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 55, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 81, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 82, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 83, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 85, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 86, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 109, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 128, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 130, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 134, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 142, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 153, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 180, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 158, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 160, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 166, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 185, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 189, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 194, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 197, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 12, 12 Old Mill Street, Manchester, M4 6DZ
Flat 2, 12 Old Mill Street, Manchester, M4 6DZ
8 Spindle Mews, Manchester, M4 6DB
2 Lockgate Mews, Manchester, M4 6GF
Flat 14, 27 Lockgate Mews, Manchester, M4 6GE
Flat 901, 1 Lockgate Mews, Manchester, M4 6GE
Flat 701, 1 Lockgate Mews, Manchester, M4 6GE
Flat 503, 1 Lockgate Mews, Manchester, M4 6GE
Flat 307, 1 Lockgate Mews, Manchester, M4 6GE
Flat 301, 1 Lockgate Mews, Manchester, M4 6GE
Flat 5, 1 Lockgate Mews, Manchester, M4 6GE
Flat 4, 1 Lockgate Mews, Manchester, M4 6GE
141 Great Ancoats Street, Manchester, M4 6DH
Flat 5, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 18, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 20, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 28, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 33, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 53, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 69, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 84, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 89, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 96, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 100, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 101, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 105, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 115, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 124, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 126, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 131, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 135, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 148, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 161, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 165, 153 Great Ancoats Street, Manchester, M4 6DN
10 Lockgate Mews, Manchester, M4 6GF
Flat 168, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 178, 153 Great Ancoats Street, Manchester, M4 6DT
20 Lockgate Mews, Manchester, M4 6GF
Flat 6, 27 Lockgate Mews, Manchester, M4 6GE
Flat 5, 27 Lockgate Mews, Manchester, M4 6GE
Flat 3, 27 Lockgate Mews, Manchester, M4 6GE
15 Lockgate Mews, Manchester, M4 6GE
25 Lockgate Mews, Manchester, M4 6GE
Flat 706, 1 Lockgate Mews, Manchester, M4 6GE
Flat 603, 1 Lockgate Mews, Manchester, M4 6GE
Flat 506, 1 Lockgate Mews, Manchester, M4 6GE
Flat 305, 1 Lockgate Mews, Manchester, M4 6GE
Flat 206, 1 Lockgate Mews, Manchester, M4 6GE
Flat 102, 1 Lockgate Mews, Manchester, M4 6GE
Flat 6, 1 Lockgate Mews, Manchester, M4 6GE
Flat 1, 1 Lockgate Mews, Manchester, M4 6GE
Flat 154, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 3, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 17, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 30, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 31, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 34, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 39, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 40, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 41, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 45, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 48, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 49, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 51, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 52, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 62, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 68, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 75, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 77, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 87, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 93, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 106, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 114, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 116, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 125, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 138, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 144, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 147, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 170, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 182, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 191, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 195, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 2, 8 Vesta Street, Manchester, M4 6EQ
6 Vesta Street, Manchester, M4 6EQ
14 Old Mill Street, Manchester, M4 6DZ
Flat 8, 12 Old Mill Street, Manchester, M4 6DZ
Flat 4, 12 Old Mill Street, Manchester, M4 6DZ
34 Spindle Mews, Manchester, M4 6DB
9 Lockgate Mews, Manchester, M4 6GE
22 Spindle Mews, Manchester, M4 6DB
12 Spindle Mews, Manchester, M4 6DB
10 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA
7 Lockgate Mews, Manchester, M4 6GE
5 Lockgate Mews, Manchester, M4 6GE
147 Great Ancoats Street, Manchester, M4 6DH
143 Great Ancoats Street, Manchester, M4 6DH
10 Old Mill Street, Manchester, M4 6DZ
140 Great Ancoats Street, Manchester, M4 6DU
8 Lockgate Mews, Manchester, M4 6GF
Flat 11, 27 Lockgate Mews, Manchester, M4 6GE
Flat 601, 1 Lockgate Mews, Manchester, M4 6GE
Flat 902, 1 Lockgate Mews, Manchester, M4 6GE
Flat 703, 1 Lockgate Mews, Manchester, M4 6GE
Flat 606, 1 Lockgate Mews, Manchester, M4 6GE
Flat 502, 1 Lockgate Mews, Manchester, M4 6GE
Flat 407, 1 Lockgate Mews, Manchester, M4 6GE
Flat 404, 1 Lockgate Mews, Manchester, M4 6GE
Flat 402, 1 Lockgate Mews, Manchester, M4 6GE
Flat 106, 1 Lockgate Mews, Manchester, M4 6GE
Flat 70, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 1, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 10, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 13, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 16, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 21, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 25, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 37, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 44, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 47, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 63, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 67, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 76, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 78, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 95, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 139, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 149, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 150, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 157, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 174, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 176, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 179, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 193, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 200, 153 Great Ancoats Street, Manchester, M4 6DT
10 Vesta Street, Manchester, M4 6EQ
Flat 10, 12 Old Mill Street, Manchester, M4 6DZ
28 Spindle Mews, Manchester, M4 6DB
26 Spindle Mews, Manchester, M4 6DB
24 Spindle Mews, Manchester, M4 6DB
18 Lockgate Mews, Manchester, M4 6GF
14 Lockgate Mews, Manchester, M4 6GF
29 Lockgate Mews, Manchester, M4 6GE
Flat 15, 27 Lockgate Mews, Manchester, M4 6GE
23 Lockgate Mews, Manchester, M4 6GE
Flat 302, 1 Lockgate Mews, Manchester, M4 6GE
Flat 904, 1 Lockgate Mews, Manchester, M4 6GE
Flat 705, 1 Lockgate Mews, Manchester, M4 6GE
Flat 406, 1 Lockgate Mews, Manchester, M4 6GE
Flat 204, 1 Lockgate Mews, Manchester, M4 6GE
Flat 201, 1 Lockgate Mews, Manchester, M4 6GE
Flat 108, 1 Lockgate Mews, Manchester, M4 6GE
Flat 107, 1 Lockgate Mews, Manchester, M4 6GE
Flat 105, 1 Lockgate Mews, Manchester, M4 6GE
Flat 7, 1 Lockgate Mews, Manchester, M4 6GE
Flat 152, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 2, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 7, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 4, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 15, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 19, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 24, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 26, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 32, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 42, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 59, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 61, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 66, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 80, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 92, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 98, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 107, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 110, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 117, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 118, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 120, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 129, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 132, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 141, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 145, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 151, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 155, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 175, 153 Great Ancoats Street, Manchester, M4 6DT

Flat 188, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 196, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 3, 12 Vesta Street, Manchester, M4 6EQ
2 Vesta Street, Manchester, M4 6EQ
Flat 14, 12 Old Mill Street, Manchester, M4 6DZ
Flat 6, 12 Old Mill Street, Manchester, M4 6DZ
18 Spindle Mews, Manchester, M4 6DB
Flat 5, 12 Old Mill Street, Manchester, M4 6DZ
32 Spindle Mews, Manchester, M4 6DB
20 Spindle Mews, Manchester, M4 6DB
8 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA
7 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA
Flat 9, 27 Lockgate Mews, Manchester, M4 6GE
Flat 2, 27 Lockgate Mews, Manchester, M4 6GE
17 Lockgate Mews, Manchester, M4 6GE
Flat 604, 1 Lockgate Mews, Manchester, M4 6GE
Flat 501, 1 Lockgate Mews, Manchester, M4 6GE
Flat 405, 1 Lockgate Mews, Manchester, M4 6GE
Flat 403, 1 Lockgate Mews, Manchester, M4 6GE
Flat 401, 1 Lockgate Mews, Manchester, M4 6GE
Flat 303, 1 Lockgate Mews, Manchester, M4 6GE
Flat 43, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 207, 1 Lockgate Mews, Manchester, M4 6GE
Flat 304, 1 Lockgate Mews, Manchester, M4 6GE
Flat 11, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 56, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 57, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 65, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 79, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 88, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 91, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 94, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 112, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 121, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 127, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 137, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 140, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 143, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 159, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 177, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 198, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 199, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 72, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 181, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 1, 12 Vesta Street, Manchester, M4 6EQ
Flat 4, 4 Vesta Street, Manchester, M4 6EQ
Flat 1, 4 Vesta Street, Manchester, M4 6EQ
Flat 11, 12 Old Mill Street, Manchester, M4 6DZ
Flat 3, 12 Old Mill Street, Manchester, M4 6DZ
30 Spindle Mews, Manchester, M4 6DB
16 Spindle Mews, Manchester, M4 6DB
4 Spindle Mews, Manchester, M4 6DB
11 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA
Flat 9, 12 Old Mill Street, Manchester, M4 6DZ

Piccadilly Village, Great Ancoats Street, Manchester, M4 7AB

Appendix 2 – Planning constraints

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

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: NORTH2