

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129740/FO/2021
Date registered valid: 16 March 2021
Proposal: Installation of over-cladding and replacement of windows
Address: Hexagon Tower, Manchester, M9 8GQ
Ward(s): Crumpsall Ward

Applicant: Trinity Investment Management Ltd C/o Agent
Agent (if any): Mr Tom Hallett Q+A Planning Ltd, The Stables, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17 June 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 12 April 2021

Standard consultations:

Printed: 22 March 2021 Expired: 12 April 2021

Neighbour notifications

Printed: 22 March 2021 Expired: 12 April 2021

Site notice

Posted: 12 April 2021 Expired: 3 May 2021

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to Hexagon Tower, a purpose-built research and development laboratory building, including supporting office use.

The building which is of a modernist design, comprises a main basement, plus 13 storey tower, which incorporates a double height ground floor with a mezzanine, with associated 2-storey podium block annexes ('machine halls') to the east and west sides.

The building dates from the 1970s and is of reinforced concrete construction, with external mosaic tile cladding to the tower and both annexes. The tower was originally constructed as the research, development and production centre for Imperial Chemical Industries (ICI) and is now a specialist science and technology facility, also incorporating other uses, including an NHS clinic.

The existing tower was one of four towers originally planned for ICI as a campus of research laboratories, with only Hexagon Tower ever constructed.

The site is accessed from both Old Mill Brow and Crumpsall Vale. Car parking and building access are via the service road to the side / rear of the building. Visitor and staff parking is, located to the south / south east of Hexagon Tower, on the opposite side of Crumpsall Vale.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate context is of mixed use in nature, including new build housing to the east and a large, light industrial area located to the west. The site lies approximately 0.5km north east of North Manchester General Hospital.

Description of development

Planning permission is sought to over-clad the existing elevations of the building, together with the replacement of original single glazed windows, with a new full height aluminium framed powder coated system.

The external façade of Hexagon Tower is deteriorating progressively, leading to expanses of the mini-mosaic tiling that covers the entirety of the solid portions of the building to delaminate and sheer off, presenting a health and safety issue. This is largely caused by the ingress of water behind the cladding, leading to expansive freeze-thaw action during the winter months.

The installation of a new modern fire compliant cladding system is proposed to be employed without the requirement to remove the existing mosaic tiling. The fixing used to support the new cladding system would be anchored into the structural concrete. Over-cladding would be expected to prevent water ingress and would also provide a less variable range of temperature exposure by limiting direct sunlight.

The proposed over-cladding will be a natural anodised aluminium panel, selected to respect the original colour scheme and texture of the mosaics. The resultant effect will be a subtle shimmer across the building, as per the original mini mosaics, which was originally a key characteristic of the building.

In addition, it is proposed to replace the existing windows.

The windows original to the building and are no longer considered fit for purpose. The windows perform poorly, compromising the building's ability to satisfy modern office standards leading to a greater use of energy. There are also issues with water ingress through the existing windows along with the need to replace panels of glass due to damage. It is understood that some windows have been replaced on an individual basis, which has proven costly and time consuming. The proposals therefore include for replacement windows.

Due to the practical issues of installing full height windows internally, the proposed window design has been reviewed to include an appropriate height for a new transom. The replacement windows will need to be transported into and up the building via the existing goods lift, allowing for a maximum pane size of 2.4m in height. By raising the existing transom height to circa 900mm from finished floor level. This will allow for two glazing panels to be transported within the building and installed internally.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highway Services - The proposed external recladding and window replacement will be sited only within the curtilage of the site and will not impinge onto the adopted highway.

Given the scale of the development Highways do not anticipate a significant impact, however detail should be sought from the applicant in relation to any proposed construction or fit-out

arrangements, where there is an impact on the highway. It would be useful for a site layout plan to be provided, referencing the location for contractor parking, waste storage areas, and loading/unloading areas.

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.

Environmental Health – A condition is advised with respect to construction hours.

Greater Manchester Police (Design for Security) – No objection.

Policy

The following policy and guidance is considered relevant to the consideration of this application.

- Saved policy DC26 of the UDP;
- Policies DM1, EN1, EN2, EN3, EC1, EC2, EN4, EN19 and SP1 of the Manchester Core Strategy;
- The Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF). Sections 12, 14 and 16 are of particular relevance.

Issues

Principle

The principle of allowing improvements to existing employment premises to allow their long-term use and function is consistent with overarching development plan policy. This is subject in this case, to the consideration of the impact to visual amenity and the impact upon a non-listed heritage asset. These issues are outlined further below.

It is believed that the applicant has explored all available options to retain and repair the existing features, but none of such options are considered viable or achievable in the longer term.

The external fabric of the building has deteriorated to such an extent that tiles are falling off the building and present a danger to public safety. Works to prevent the continuation of the deterioration is therefore considered to be a priority.

It is understood from works previously undertaken that it has not been possible to secure and safeguard the existing mosaic tiles. As a result, a solution focusing on their retention and exposure is no longer viable. The proposal therefore seeks to over-clad the building in anodised aluminium whilst retaining and securing the existing mosaics beneath.

The over-cladding of the mosaic tiles is considered to represent a low level of heritage harm, which when balanced against the public benefits of the scheme, coupled with the material selection, ensures that the original design intent is largely maintained and would not result in significant harm to visual amenity or the original design intention and would safeguard the long-term viability of the building. Moreover, the proposed development would also result in the improved energy efficiency of the building. As such, the proposals are considered to accord with the aforementioned policy and guidance.

Visual Amenity

The external façade of the Hexagon Tower is deteriorating in a progressive manner, leading to expanses of the mini-mosaic tiling that covers the entirety of the solid portions of the façade to delaminate, debond and fall off. Further, where panel joints have sought to be replaced, it has often been with white silicone rather than grey, which undermines the original design intent. The effects combined, together with a lack of maintenance over the years, presents a building which no longer mirrors the envisaged design impact and is of a poor physical appearance locally. The materiality of the existing tiles was intended to shimmer, but this visual effect has been lost due to the deterioration of the external fabric.

The over cladding design solution proposes to use a similar geometry to the original building facade, with joint lines between cladding panels to be as close to the existing joint lines as practically possible. This will help to ensure the existing facade rhythm is maintained and the original design intention for the facade is not lost. Existing mosaics will be retained all over and remain exposed in some low level areas inside of the building to reference the original materiality of the building.

The proposed cladding will be natural anodised aluminium panels. As the anodisation process has limitations on panel size along with ease of installation, an additional joint line is being proposed on the principal facades. The north and south elevations will be made up of a standard panel size with accentuated joint lines close to the existing joint lines within the mosaics.

In selecting the proposed over-cladding material, attention has been paid to the original colour scheme and texture of the mosaics. Aside from the failings in the mosaic system, decades of pollution and weathering has naturally dulled the sharpness of the building when viewed from afar. It is however apparent from studying more sheltered parts of the tower, that a subtle shine and shimmer would have played an important part in the original design intention. This has resulted in the propose use of a natural anodised aluminium, derived from the existing silver / grey tones found within the mini mosaic tiles. It is believed that this will assist in redefining the original design intent.

In terms of the replacement windows, the original glazing is single pane and performs poorly, considered to have reached the end of its natural life. There are known to be recurring issues with water ingress and over recent years, several windows have failed and become damaged. Isolated replacement on an ad-hoc basis is not considered a sustainable solution from a cost perspective.

The original glazing on the east and west facades incorporates a transom at a relatively low height, creating a small visibility panel below. The applicant suggests that the inclusion of this transom indicates there may have been historic issues manufacturing and transporting single glazed window units. The top pane is 3m in height suggesting a maximum height for the window system with an additional 300mm pane at the bottom. The existing glazing is also slightly tinted, which is to be replicated on replacement windows.

Due to the practical issues of installing full height windows internally, the proposed window design includes an appropriate height for a new transom to allow the windows to be installed internally.

The effect of increasing the transom height by approximately 600mm on the legibility of the building when viewed from ground level has been carefully considered. At level 4, a person would have to be approximately 17m away from the building for the transom to be visible. This

distance would increase for the glazed units above, up to circa 50m at level 11. Based on this, it is considered that the visual impact, raising the transom by 600mm would have a limited visual impact which can be sustained in this instance.

On balance, it's considered that the over-cladding of the building and replacement windows, represents a sympathetic design approach. The applicant that has explored all available options for the retention or refurbishment of the existing cladding and windows, with the submitted option represent the most viable solution. The cladding approach has also been adopted on another building (Toworth Tower in London) by the same architect (Richard Seifert) and therefore adopts a consistent approach to these buildings.

Materials

An anodised aluminium cladding is proposed, selected to provide enhanced definition across the building. The visible joint lines of the building will be reflected in the proposed cladding panels, to improve the existing situation by replacing the unsympathetic white silicone jointing.

Alternative products and finishes have been considered during design development though discounted on the basis that the fire integrity of the building cannot be ensured. The overriding factor is the A1 rated fire safety credentials of the cladding.

Attention has been paid to the original colour scheme and texture of the mosaics. Aside from the obvious failings in the mosaic system, decades of pollution and weathering has naturally dulled the sharpness of the building. It is apparent from studying more sheltered parts of the tower, that a subtle shine and shimmer would have played an important part in the original design intent.

As a result, the inspiration for using a natural anodised aluminium has been derived from the existing silver / grey tones found within the mini mosaic tiles. The panels will provide the variance that the mosaics do already but on a larger scale.

The pre-coated anodised aluminium embodies other important benefits. These include:

- Euroclass A1 fire rated;
- UV colour resistant with no risk of surface finish fading;
- Corrosion and abrasion resistant;
- Improve thermal efficiency;
- Uniform surface finish; and
- Long term product guarantee.

Negotiations have also taken place to ensure larger area of the existing mosaic tiling can be retained and left exposed. These include the two covered 'triangular' areas at the base of the tower on both the north and south elevation and the entirety of each of the lower two storey machine halls.

Heritage Impact

The site is not in a conservation area and the existing building is not listed.

The building does however possess characteristics consistent with that of a non-designated heritage asset. This is principally due to the design of the building utilising a Brutalist form of construction - incorporating decorative mosaic cladding, the sculptural façades of the tower and method of pre-fabrication construction that was typical of Seifert & Partners and its associated with this eminent Modernist architect.

Paragraph 197 of the NPPF states:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

Policy EN3 of the Core Strategy states further that:

‘New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance’.

Taking the above into account, the applicant has explored various options and historical/structural analysis of the condition of the existing cladding, none of which are considered to be a viable or sustainable solution.

The degradation of the existing cladding type is understood not to be unique to Hexagon Tower and that other mosaic clad buildings have experienced similar issues where alternative means of cladding the façade have had to be sought. The applicant gives the example of Sussex Heights in Brighton was similarly mosaic clad, where because of persistent delamination a planning application to render the building was approved in September 2017.

Whilst the façade is the outward-facing feature which possesses a higher degree of architectural and aesthetic value than the rest of the building, the degradation of exterior fabric due mainly to water ingress and lack of maintenance have resulted in the building's values considered to be of low heritage significance.

The damage to the building where tiles are missing, coupled with patch repairs has drastically disrupted the uniformity and appearance of the building which further undermines its heritage significance.

Whilst in this case, the materiality of the building would change. At close range, the building would benefit from the texture and diversity of colour achieved by the mosaic tiles. From longer range views, the building would appear to be clad in a single uniform material that reinforces the repetitive and sculptural qualities of the elevations. The mini mosaic tiles would be retained in situ and over-clad as part of the installation process to allow an appreciation of the underlying, original material. The proposed new cladding system would also repeat the current pattern of panels and recessed joints which are considered to contribute to the aesthetic of the tower.

The colour and tone of the proposed modular cladding system has been selected to best replicate the overall appearance of the building in longer range views. The pattern of the replacement windows has also been designed to replicate the existing window frames, though it is considered that a minor increase in the transom height would not significantly detract from the building's heritage value. Given the overall form of the building, the culmination of the proposed changes is assessed as being modest.

Whilst the NPPF differentiates between ‘substantial’ and ‘less than substantial’ harm in respect to designated heritage assets, it does not provide a range of potential impacts with regards to non-designated heritage assets. However, given the need for repair/replacement of the proposed cladding and windows, the magnitude of harm is judged to be low on this occasion.

Paragraph 197 of the NPPF states that:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

In this case and with reference to paragraph 197, the public benefits of the proposal should be weighed as part of the planning judgement. The public benefits of the development of the proposed development include the retention and long term function of an existing employment premises, increased energy efficiency, environmental improvements and indirect employment through the development works.

It is believed that on balance the over-cladding the mosaic tiles and replacement windows will result in a low level of harm to the significance of the heritage asset. The public benefits of the proposal outweigh any potential harm and will allow a comprehensive, long term solution to prevent the further deterioration of the host building fabric.

Climate Change

The proposed pre-coated anodised aluminium cladding is 100% recyclable and environmentally sustainable

The submitted Energy Statement outlines a series of initiatives that the applicant has recently completed within the building, including introducing LED lighting, a new heating system and the installation of roof insulation. The effect of these changes has meant that the energy performance of the building has already improved in EPC terms.

In terms of the over-cladding and window replacement, the improved glazing will reduce the thermal heat loss from the building, resulting in a reduction in the heat load to the building. The environmental benefit of the cladding will be to improve the air permeability of the building.

In totality, the applicant has inputting the proposed improvements into thermal modelling software. The resultant reduction in carbon emissions amounts to 24% per year. The proposal will therefore lead to significant sustainability benefits and to the benefit of climate change.

Construction Management

To make sure construction and demolition is effectively controlled and to prevent any disruption to existing occupiers in the area, a condition is included which requires the submission and approval of a construction management plan which details working practices, working hours, dust suppression, the parking of construction vehicles and the removal of waste

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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:

Drawings numbered 0200/P-00, 0310/P-00, 0311/P-00, 0312/P-00, 0313/P-00, 0314/P-00, 0315/P-00, 0316/P-00, 0317/P-00, 0318/P-00, 0320/P-00 (detail 01, 02 and 03), received by the City Council as Local Planning Authority on 16 March 2021.

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

3) Notwithstanding details submitted, no development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. This shall include the submission of samples (including a preparation of a sample panel(s)) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, soffit details, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management. The development shall only be implemented in accordance with the approved details.

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.

4) Prior to the commencement of development, a construction management outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Measures to control noise and vibrations;

- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction management plan.

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

Informative

1)The retained areas of mosaic tiles to the lower levels should be regularly monitored, maintained and repaired where necessary.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

113 Parkhill Avenue, Manchester, M8 4QZ
113A Parkhill Avenue, Manchester, M8 4QZ
103 Old Market Street, Manchester, M9 8QG
31 Blackley New Road, Manchester, M9 8ES
10 Raysonhill Drive, Manchester, M9 8PW
6 Raysonhill Drive, Manchester, M9 8PW
11 Chapel Lane, Manchester, M9 8PT
Pike Fold Community Primary School, Old Market Street, Manchester, M9 8QP
RANDOX TESTING SERVICES, Ground Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
155 Cleveland Road, Manchester, M8 4GX
Second Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
19 Hexagon Close, Manchester, M9 8RN
2 Millers Brow Walk, Manchester, M9 8RA
4 Millers Brow Walk, Manchester, M9 8RA
97 Old Market Street, Manchester, M9 8DX
136 Old Market Street, Manchester, M9 8FH
7 Silverlea Drive, Manchester, M9 8EN
40 Blackley New Road, Manchester, M9 8DB
9 Chapel Lane, Manchester, M9 8PT
27 Silverlea Drive, Manchester, M9 8EN
7 Hexagon Close, Manchester, M9 8RN
1 Hexagon Close, Manchester, M9 8RN
9 Hexagon Close, Manchester, M9 8RN
3 Hexagon Close, Manchester, M9 8RN
5 Hexagon Close, Manchester, M9 8RN
11 Silverlea Drive, Manchester, M9 8EN
19 Silverlea Drive, Manchester, M9 8EN
Ground Floor East, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ
First Floor West, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ
Ground And First Floor West, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ
Computer Centre, Crumpsall Vale, Manchester, M9 8GQ
Ground Floor West, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ
Machine Hall, Crumpsall Vale, Manchester, M9 8GQ
8 Raysonhill Drive, Manchester, M9 8PW
132 Old Market Street, Manchester, M9 8FH
1 Chapel Lane, Manchester, M9 8PT
3 Chapel Lane, Manchester, M9 8PT
38 Blackley New Road, Manchester, M9 8DB
26 Blackley New Road, Manchester, M9 8DB
134 Old Market Street, Manchester, M9 8FH
28 Blackley New Road, Manchester, M9 8DB
34 Blackley New Road, Manchester, M9 8DB
24 Blackley New Road, Manchester, M9 8DB
Eighth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
12 Hexagon Close, Manchester, M9 8RN
15 Silverlea Drive, Manchester, M9 8EN
26 Hexagon Close, Manchester, M9 8RN

Flat 4, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 1, 1 Millers Brow Walk, Manchester, M9 8RA
Third Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
First Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
10 Crumpsall Vale, Manchester, M9 8FW
Flat 1, 105 Old Market Street, Manchester, M9 8QJ
Flat 8, 103 Old Market Street, Manchester, M9 8QG
Flat 12, 1 Millers Brow Walk, Manchester, M9 8RA
Eleventh Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Flat B, 12 Raysonhill Drive, Manchester, M9 8PW
Flat A, 1 Raysonhill Drive, Manchester, M9 8PW
Flat B, 1 Raysonhill Drive, Manchester, M9 8PW
24 Hexagon Close, Manchester, M9 8RN
34 Hexagon Close, Manchester, M9 8RN
Ground Floor, East Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Flat 8, 1 Millers Brow Walk, Manchester, M9 8RA
Fourth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Flat 14, 107 Old Market Street, Manchester, M9 8QN
2 Crumpsall Vale, Manchester, M9 8FW
6 Crumpsall Vale, Manchester, M9 8FW
Flat 11, 105 Old Market Street, Manchester, M9 8QJ
Flat 9, 105 Old Market Street, Manchester, M9 8QJ
Flat 5, 103 Old Market Street, Manchester, M9 8QG
Flat 4, 103 Old Market Street, Manchester, M9 8QG
Flat 10, 107 Old Market Street, Manchester, M9 8QN
Sixth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Flat 9, 107 Old Market Street, Manchester, M9 8QN
Flat 8, 107 Old Market Street, Manchester, M9 8QN
Flat 2, 107 Old Market Street, Manchester, M9 8QN
Fifth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Seventh Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
22 Hexagon Close, Manchester, M9 8RN
40 Hexagon Close, Manchester, M9 8RN
46 Hexagon Close, Manchester, M9 8RN
West Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Flat 6, 105 Old Market Street, Manchester, M9 8QJ
Flat 2, 105 Old Market Street, Manchester, M9 8QJ
Flat 11, 103 Old Market Street, Manchester, M9 8QG
Flat 4, 107 Old Market Street, Manchester, M9 8QN
30 Blackley New Road, Manchester, M9 8DB
Flat F, 12 Raysonhill Drive, Manchester, M9 8PW
Flat C, 1 Raysonhill Drive, Manchester, M9 8PW
Flat F, 1 Raysonhill Drive, Manchester, M9 8PW
183 Cleveland Road, Manchester, M8 4GX
153 Cleveland Road, Manchester, M8 4GX
3 Silverlea Drive, Manchester, M9 8EN
10 Hexagon Close, Manchester, M9 8RN
6 Hexagon Close, Manchester, M9 8RN
23 Hexagon Close, Manchester, M9 8RN
28 Hexagon Close, Manchester, M9 8RN
Flat 5, 1 Millers Brow Walk, Manchester, M9 8RA
2 Bottomley Side, Manchester, M9 8EP
Flat 13, 105 Old Market Street, Manchester, M9 8QJ
Flat 5, 105 Old Market Street, Manchester, M9 8QJ

Flat 3, 105 Old Market Street, Manchester, M9 8QJ
Flat 9, 103 Old Market Street, Manchester, M9 8QG
Flat 7, 103 Old Market Street, Manchester, M9 8QG
Flat 6, 107 Old Market Street, Manchester, M9 8QN
36 Blackley New Road, Manchester, M9 8DB
Flat E, 12 Raysonhill Drive, Manchester, M9 8PW
Flat D, 1 Raysonhill Drive, Manchester, M9 8PW
25 Silverlea Drive, Manchester, M9 8EN
17 Silverlea Drive, Manchester, M9 8EN
9 Silverlea Drive, Manchester, M9 8EN
4 Hexagon Close, Manchester, M9 8RN
36 Hexagon Close, Manchester, M9 8RN
48 Hexagon Close, Manchester, M9 8RN
Tenth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
First Floor, East Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Flat 10, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 6, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 16, 107 Old Market Street, Manchester, M9 8QN
12 Crumpsall Vale, Manchester, M9 8FW
105 Old Market Street, Manchester, M9 8QJ
Flat 16, 103 Old Market Street, Manchester, M9 8QG
Flat 11, 107 Old Market Street, Manchester, M9 8QN
Room 006 On 10th Flr, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Avecia Bst - Gnd Flrs, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Flat C, 12 Raysonhill Drive, Manchester, M9 8PW
4 Raysonhill Drive, Manchester, M9 8PW
21 Hexagon Close, Manchester, M9 8RN
1 Silverlea Drive, Manchester, M9 8EN
8 Hexagon Close, Manchester, M9 8RN
25 Hexagon Close, Manchester, M9 8RN
7 Chapel Lane, Manchester, M9 8PT
Ground Floor, West Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
East Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Flat 11, 1 Millers Brow Walk, Manchester, M9 8RA
1 Millers Brow Walk, Manchester, M9 8RA
Basement, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Flat 15, 107 Old Market Street, Manchester, M9 8QN
Flat 13, 107 Old Market Street, Manchester, M9 8QN
Flat 4, 105 Old Market Street, Manchester, M9 8QJ
Flat 15, 103 Old Market Street, Manchester, M9 8QG
Flat 12, 103 Old Market Street, Manchester, M9 8QG
Flat 1, 103 Old Market Street, Manchester, M9 8QG
Fujifilm Pt 7th - 9th Floors, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
5 Chapel Lane, Manchester, M9 8PT
21 Silverlea Drive, Manchester, M9 8EN
23 Silverlea Drive, Manchester, M9 8EN
18 Hexagon Close, Manchester, M9 8RN
42 Blackley New Road, Manchester, M9 8DB
Lubrizol Part 10th Flr, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
151 Cleveland Road, Manchester, M8 4GX
5 Silverlea Drive, Manchester, M9 8EN
27 Hexagon Close, Manchester, M9 8RN
15 Cody Avenue, Manchester, M9 8FZ
1 Imperial Way, Manchester, M9 8FE

14 Hexagon Close, Manchester, M9 8RN
20 Hexagon Close, Manchester, M9 8RN
2 Hexagon Close, Manchester, M9 8RN
1 Bottomley Side, Manchester, M9 8EZ
3 Imperial Way, Manchester, M9 8FE
32 Blackley New Road, Manchester, M9 8DB
2 Raysonhill Drive, Manchester, M9 8PW
30 Hexagon Close, Manchester, M9 8RN
42 Hexagon Close, Manchester, M9 8RN
44 Hexagon Close, Manchester, M9 8RN
32 Hexagon Close, Manchester, M9 8RN
38 Hexagon Close, Manchester, M9 8RN
First Floor, West Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Flat 2, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 9, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 7, 1 Millers Brow Walk, Manchester, M9 8RA
Flat 3, 1 Millers Brow Walk, Manchester, M9 8RA
4 Crumpsall Vale, Manchester, M9 8FW
8 Crumpsall Vale, Manchester, M9 8FW
16 Hexagon Close, Manchester, M9 8RN
Flat 1, 107 Old Market Street, Manchester, M9 8QN
107 Old Market Street, Manchester, M9 8QN
Flat 16, 105 Old Market Street, Manchester, M9 8QJ
Flat 15, 105 Old Market Street, Manchester, M9 8QJ
Flat 14, 105 Old Market Street, Manchester, M9 8QJ
Flat 12, 105 Old Market Street, Manchester, M9 8QJ
Flat 7, 105 Old Market Street, Manchester, M9 8QJ
Flat 13, 103 Old Market Street, Manchester, M9 8QG
Flat 7, 107 Old Market Street, Manchester, M9 8QN
Flat 10, 103 Old Market Street, Manchester, M9 8QG
Flat 6, 103 Old Market Street, Manchester, M9 8QG
Flat 2, 103 Old Market Street, Manchester, M9 8QG
Flat 5, 107 Old Market Street, Manchester, M9 8QN
Flat A, 12 Raysonhill Drive, Manchester, M9 8PW
Flat 10, 105 Old Market Street, Manchester, M9 8QJ
Flat 14, 103 Old Market Street, Manchester, M9 8QG
Flat 3, 103 Old Market Street, Manchester, M9 8QG
Flat 12, 107 Old Market Street, Manchester, M9 8QN
Flat 3, 107 Old Market Street, Manchester, M9 8QN
B3 Cable Solutions, Delaunays House, Delaunays Road, Manchester, M9 8FP
130 Old Market Street, Manchester, M9 8FH
Flat D, 12 Raysonhill Drive, Manchester, M9 8PW
Flat E, 1 Raysonhill Drive, Manchester, M9 8PW
Flat 8, 105 Old Market Street, Manchester, M9 8QJ
185 Cleveland Road, Manchester, M8 4GX

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH1