

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132536/JO/2021

Date registered valid: 17 December 2021

Proposal: Variation of condition 14 (ventilation stack) attached to Listed Building Consent referenced 125679/LO/2019 to allow alterations to the timescales for the submission of required method statements

Address: Site Bound By Bendix Street To The North East, Chadderton Street To The South East, Goulden Street To The South West And Cross Keys Street To The North West,

Ward(s): Piccadilly Ward

Applicant: Mulbury Homes (Goulden Street) Ltd C/o Agent, , ,

Agent (if any): Ms Ellen Sanderson-Clark Deloitte LLP The Hanover Building, Corporation Street, Manchester, M4 4AH

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 31 December 2021

Expired: 21 January 2022

Neighbour notifications

Printed: 31 December 2021

Expired: 21 January 2022

Site notice

Posted:

Expired:

Press advert

Published: 11 January 2022

Expired: 1 February 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This 0.12 hectares consists of hardstanding and the four remaining boundary walls of the former Grade II listed fire and police station. The site is bounded by Chadderton Street, Goulden Street and Cross Keys Street and is rectangular in shape.

The building was constructed between 1870 and 1872 as a purpose built police and fire station. An ambulance station was incorporated into the site during the early 1990s. A fire destroyed the majority of the building in November 2002. This resulted in all part of the building being demolished except for the four remaining retaining walls and the ventilation chimney stack.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The New Cross area is being transformed as part of the delivery of the New Cross Development Framework. It seeks to deliver a residential led redevelopment and regeneration of the area in order to provide new homes, in a sustainable location, to support the City's population growth.

Several developments have been completed or are near completion such as the Marriott Hotel, Stay City apart hotel and a residential scheme along Oldham Road. Other schemes have been granted planning permission or have recently commenced.

The area is highly sustainable. The Northern Quarter, Ancoats and NOMA are a short distance from the New Cross and provide access to a wide range of retail, amenities and services along

with a vibrant evening economy. Victoria Station is a short walk from the site providing access to trains, trams and bus services.

Description of development

Variation of condition 14 (ventilation stack) attached to Listed Building Consent referenced 125679/LO/2019 to allow alterations to the timescales for the submission of required method statements

Consultations & Notification Responses

Local residents/public opinion – No comments received

Historic England – No comments to make

Policy

Manchester Core Strategy Development Plan Document (July 2012) – Relevant policies SP1, EN3 and DM1

Unitary Development Plan for the City of Manchester (1995) – Relevant saved policy DC19

Issues

Condition 14 of Planning permission 125679/LO/2019 states:

Prior to the commencement of works associated with the repair, restoration and alteration of the ventilation stack, a detailed method statement and specification for the following works shall be submitted for approval in writing by the City Council, as Local Planning Authority (including methods for undertaking works, use of materials, fixing details and sections where appropriate. For the avoidance of doubt this shall include the following:

- o Repair, restoration and alteration of brick and stone work to the stack;*
- o Installation of light box feature to top of the stack; and*
- o Installation of timber fins and fireplace to lower sections of the stack.*

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and to ensure that the repair and maintenance work is suitable and appropriate for the restoration of the ventilation stack pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

The applicant has requested that the condition be split into two element – the works to stabilise/repair the chimney stack and works for the alteration of the stack.

Discussions have been ongoing with the applicant regarding the stabilisation of the stack and a method statement has been submitted which is acceptable.

Condition 14 should now be amended as follows:

(a) The work for the stabilisation and repair of the ventilation stack shall be carried out in accordance with the following information

- Chimney structural report prepared by Ridge stamped as received by the City Council, as Local Planning Authority, on the 20 May 2022

(b) Prior to the commencement of works associated with the repair, restoration and alteration of the ventilation stack, a detailed method statement and specification for the following works shall be submitted for approval in writing by the City Council, as Local Planning Authority (including methods for undertaking works, use of materials, fixing details and sections where appropriate. For the avoidance of doubt this shall include the following:

- Repair, restoration and alteration of brick and stone work to the stack;*
- Installation of light box feature to top of the stack; and*
- Installation of timber fins and fireplace to lower sections of the stack.*

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and to ensure that the repair and maintenance work is suitable and appropriate for the restoration of the ventilation stack pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

The changes are considered to be acceptable and allows works to repair and stabilise the stack to commence whilst the details designs for the stack are progressed. All other conditions have been updated to reflect recent discharge of condition requests.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application

advice has been sought in respect of this matter where early discussions took place regarding this matter. Further discussions have taken place during the course of the application to ensure that appropriate methodology is prepared. The application is determined in a timely manner.

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

1. The development must be begun not later than the 18 December 2023.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The extension and alteration of the former police and fire station hereby approved shall be undertaken in accordance with the Contract for Building Works stamped as received by the City Council, as Local Planning Authority, on the 14 January 2022.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following external alterations to the existing building pursuant to policy EN3 of the Manchester Core Strategy and saved DC19 of the Unitary Development Plan for the City of Manchester, and the National Planning Policy Framework.

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

Documents approved as part of 132536/JO/2021

Chimney structural report prepared by Ridge stamped as received by the City Council, as Local Planning Authority, on the 20 May 2022

Drawings and documents approved as part of planning permission 125679/LO/2019

Drawings

0321-TGA-XX-XX-DR-A-0200	Location Plan	REV P2
0321-TGA-XX-XX-DR-A-0201	Site Plan Existing	REV P1
0321-TGA-XX-XX-DR-A-0210	Site Plan Proposed	REV P2
0321-TGA-XX-00-DR-A-0300	Ground Floor Plan	REV P3
0321-TGA-XX-01-DR-A-0301	First Floor Plan	REV P3
0321-TGA-XX-02-DR-A-0302	Second Floor Plan	REV P3
0321-TGA-XX-03-DR-A-0303	Third Floor Plan	REV P3
0321-TGA-XX-04-DR-A-0304	Fourth Floor Plan	REV P3
0321-TGA-XX-05-DR-A-0305	Fifth Floor Plan	REV P3
0321-TGA-XX-06-DR-A-0306	Sixth Floor Plan	REV P3
0321-TGA-XX-07-DR-A-0307	Seventh Floor Plan	REV P3
0321-TGA-XX-08-DR-A-0308	Eighth Floor Plan	REV P3
0321-TGA-XX-00-DR-A-0310	Existing Ground Floor Plan	REV P1
0321-TGA-XX-00-DR-A-0320	Demolition Ground Floor Plan	REV P1
0321-TGA-XX-XX-DR-A-0401	Section AA	REV P3
0321-TGA-XX-XX-DR-A-0402	Section BB	REV P3
0321-TGA-XX-XX-DR-A-0403	Section CC	REV P2
0321-TGA-XX-XX-DR-A-0404	Section DD	REV P2

0321-TGA-XX-XX-DR-A-0405	Section EE	REV P2	
0321-TGA-XX-XX-DR-A-0501	Goulden St Elevation		REV P3
0321-TGA-XX-XX-DR-A-0502	Chadderton St Elevation		REV P3
0321-TGA-XX-XX-DR-A-0503	Cross Keys St Elevation		REV P3
0321-TGA-XX-XX-DR-A-0504	Bendix St Elevation		REV P3
0321-TGA-XX-XX-DR-A-0511	Existing Elevation - Goulden St		REV P1
0321-TGA-XX-XX-DR-A-0512	Existing Elevation - Chadderton St		REV P1
0321-TGA-XX-XX-DR-A-0513	Existing Elevation - Cross Keys St		REV P1
0321-TGA-XX-XX-DR-A-0514	Existing Elevation - Bendix St		REV P1
0321-TGA-XX-XX-DR-A-0515	Demolition Elevation - Goulden St		REV P1
0321-TGA-XX-XX-DR-A-0516	Demolition Elevation - Chadderton St		REV P1
0321-TGA-XX-XX-DR-A-0517	Demolition Elevation - Cross Keys St		REV P1
0321-TGA-XX-XX-DR-A-0518	Demolition Elevation - Bendix St		REV P1
0321-TGA-XX-XX-DR-A-2101	Elevation Study A	REV P3	
0321-TGA-XX-XX-DR-A-2102	Elevation Study B	REV P3	
0321-TGA-XX-XX-DR-A-2103	Elevation Study C	REV P3	
0321-TGA-XX-XX-DR-A-2104	Elevation Study D	REV P3	
0321-TGA-XX-XX-DR-A-2105	Elevation Study E	REV P2	
0321-TGA-XX-XX-DR-A-2106	Elevation Study F	REV P3	
0321-TGA-XX-XX-DR-A-2107	Elevation Study G	REV P3	
0321-TGA-XX-XX-DR-A-2120	Sample Panel	REV /	
0321-TGA-XX-XX-DR-A-10000	Bendix Street - Ambulance Doors		REV P2
0321-TGA-XX-XX-DR-A-10001	Goulden Street - Police Yard Main Entrance		REV P2
0321-TGA-XX-XX-DR-A-10002	Bendix St - Chadderton St - New Block		REV P2

stamped as received by the City Council, as Local Planning Authority, on the 24 November 2020

135-LYR-XX-XX-DWG-L-1001, 135-LYR-XX-XX-DWG-L-1002, 135-LYR-XX-XX-DWG-L-1002 and 135-LYR-XX-XX-DWG-L-5001 stamped as received by the City Council, as Local Planning Authority, on the 23 December 2020

Supporting information

Consultation responses, structural survey and heritage note stamped as received by the City Council, as Local Planning Authority, on the 23 September 2020

Design and access statement prepared by Tim Groom Architects, Archaeology Assessment prepared by Salford University, Planning Statement prepared by Deloitte, Landscaping concept statement (ref 136-LYRX-X-XX-RPT-L-0001-00), stamped as received by the City Council, as Local Planning Authority, on the 23 December 2020

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.

4. The development hereby approved shall be carried out in accordance with the (1) Written Scheme of Investigation (WSI) has been prepared by Salford Archaeology stamped as received by the City Council as Local Planning Authority, on the 22 July 2021

Prior to the first occupation of the development the following details shall be submitted for approval in writing by the City Council, as Local Planning Authority:

2. A programme for post investigation assessment to include:

- production of a final report on the significance of the below-ground archaeological interest.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason- To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012), saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) and NPPF.

5. The works to remove the following listed fabric shall be carried out in accordance with the Demolition Method Statement (Rev 3) has been prepared by ADM stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 and drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as agreed as part of CDN/21/0553.

This condition applies to the following works:

- Removal of existing timber ambulance doors and lintels to north east/Bendix Street elevation;
- Removal of stone quoins (north and south ends) to north east/Bendix Street elevation;
- Removal of brick work to the south east/Chadderton Street elevation;
- Removal of stone plinth (north and south west ends) and stone cornice to south east/Chadderton Street elevation;
- Removal of stone cornice and brick work to south west/Goulden Street elevation;
- Removal of brickwork, plinth and quoins to the north west/Cross Keys Street/Bendix Street elevations;
- Removal of glazed internal tiles.

The removal works shall be carried out in accordance with the approved details. Should any other parts of the Listed structure become damaged as a consequence of the removal/alteration work then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to remove historic fabric is appropriate and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

6. The proposed development shall be fixed/erected adjacent to the listed building in accordance with the method statement detailing how the development will be

fixed/erected adjacent to the listed building has been prepared by Mulbury, drawing 5015327-RDG-00-ZZ-DR-S-0112_P1 Masonry Details (Existing and New Build Interaction Philosophy) and drawings 0321-TGA-XX-00-DR--03000-T4, 0321-TGA-XX-01-DR--03001-T3, 0321-TGA-XX-XX-DR--21201-T2, 0321-TGA-XX-XX-DR--21302-T2, 0321-TGA-XX-XX-DR--21303-T2, 0321-TGA-XX-XX-DR-A-21601-T1, 0321-TGA-XX-XX-DR-A-2101, 0321-TGA-XX-XX-DR-A-2102, 0321-TGA-XX-XX-DR-A-2104 and 0321-TGA-XX-XX-DR-A-2107 as approved by CDN/21/0553.

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to attach the development to the historic fabric is appropriate and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

7. The works to repair the interior and exterior masonry shall be carried out in accordance with the cleaning Methodology Specification has been prepared by Henley Stone Restoration and Remedials stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021, drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 and the method statement by Henley Stone (HSRR/MS:250) stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 as approved by CDN/21/0553.

Prior to the commencement of the cleaning and repair works, and as detailed CDN/21/0533 decision notice, further sample cleaning and repair works shall be examined and agreed in writing by the City Council, as Local Planning Authority.

Best endeavours shall be made to use salvage brick work and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure that a satisfactory restoration and repair of the mill complex in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

8. (a) The works to remove the cast iron gate columns (north east/Bendix Street elevation), as shown on drawings 0321-TGA-XX-XX-DR-A-0504 Bendix St Elevation REV P3 stamped as received by the City Council, as Local Planning Authority, on the 24 November 2020, shall be carried out in accordance with the cleaning Methodology Specification has been prepared by Henley Stone Restoration and Remedials stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 and drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as approved by CDN/21/0553.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

- (b) Prior to the commencement of works to repair the cast iron columns, a detailed method statement and specification for the alteration and repair of the columns shall be submitted for approval in writing by the City Council, as Local Planning Authority. The repairs must be carried out in accordance with this method statement and specification

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the repair is done in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

9. The following repair works to the south west/Goulden Street elevation, shall be carried out in accordance with the demolition Method Statement (Rev 3) has been prepared by ADM stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 and drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as approved as part of CDN/21/0553.

This condition applies to the following work:

- Repair and restore of the original stone ashlar entrance/formation of new entrance;
- Repair and restore stone quoins and surrounding brickwork together with cornice to stone ashlar entrance;
- Repair and restore stone plinth;
- Repair and restore quoins at the junction of Goulden Street and Chadderton Street; and
- Repair and restore the three cast iron gate posts and pilasters to form new entrance.

The repairs must be carried out in accordance with this method statement and specification. Where walls are being removed and the brick/stone is being made good by way of a return or stop end, then the masonry, bonding and pointing should match and the quality of these needs to be assessed by carrying out a sample return panel to be agreed in writing by the City Council, as Local Planning Authority, prior to the commencement of full scale works at the building.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the repairs and alterations are done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10. Prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations (including CCTV and lighting) attached to any listed fabric, detailed plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic fabric pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

11. Prior to the installation of the proposed service doors, lintels, panelling and glazing to the north east/Bendix Street elevation, as indicated on drawings 0321-TGA-XX-XX-DR-A-0504 Bendix St Elevation REV P3 stamped as received by the City Council, as Local Planning Authority, on the 24 November 2020 a detailed method statement detailing how the service doors and glazing will abut/fix to the historic fabric (including appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this should include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

12. Prior to the installation of the vertical fin structures opening into the courtyard to the south east/Chadderton Street elevation as indicated on drawings 0321-TGA-XX-XX-DR-A-0502 Chadderton St Elevation REV P3 stamped as received by the City Council, as Local Planning Authority, on the 24 November 2020 a detailed method statement detailing how the vertical fin structures will abut/fix to the historic fabric (including appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as

Local Planning Authority. For the avoidance of doubt this should include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

13. The opening up and installation new window/doors within the existing façade on the north west/Cross Keys Street elevation, as indicated on drawings 0321-TGA-XX-XX-DR-A-0503 Cross Keys St Elevation REV P3 stamped as received by the City Council, as Local Planning Authority, on 24 November 2020, shall be carried out in accordance with the demolition Method Statement (Rev 3) has been prepared by ADM stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 and drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as approved by CDN/21/0553.

The works shall then be carried out in accordance with this method statement and specification as part of the development. A sample of the repair works shall agreed in writing by the City Council, as Local Planning Authority, prior to the full works taking place. The works shall be completed prior to the first occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

14. (a) The work for the stabilisation and repair of the ventilation stack shall be carried out in accordance with the following information

- Chimney structural report prepared by Ridge stamped as received by the City Council, as Local Planning Authority, on the 20 May 2022

(b) Prior to the commencement of works associated with the repair, restoration and alteration of the ventilation stack, a detailed method statement and specification for the following works shall be submitted for approval in writing by the City Council, as Local Planning Authority (including methods for undertaking works, use of materials, fixing details and sections where appropriate. For the avoidance of doubt this shall include the following:

- Repair, restoration and alteration of brick and stone work to the stack;
- Installation of light box feature to top of the stack; and
- Installation of timber fins and fireplace to lower sections of the stack.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and to ensure that the repair and maintenance work is suitable and appropriate for the restoration of the ventilation stack pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)

Flat 308, 50 Goulden Street, Manchester, M4 5EH
Flat G18, 50 Goulden Street, Manchester, M4 5EH
Flat 102, 49 Goulden Street, Manchester, M4 5EL
Flat 709, 50 Goulden Street, Manchester, M4 5EJ
Flat 602, 50 Goulden Street, Manchester, M4 5EJ
Flat 506, 50 Goulden Street, Manchester, M4 5EH
Flat 501, 50 Goulden Street, Manchester, M4 5EH
Flat 406, 50 Goulden Street, Manchester, M4 5EH
Flat 314, 50 Goulden Street, Manchester, M4 5EH
Flat 102, 50 Goulden Street, Manchester, M4 5EH
Flat 14, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 7, 34 Mason Street, Manchester, M4 5EZ
Flat 5, 34 Mason Street, Manchester, M4 5EZ
Flat 6, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Suite 1 First Floor, 77 Thompson Street, Manchester, M4 5FY
Flat 1, 38 Mason Street, Manchester, M4 5EZ
Basement Unit 2, 30 Mason Street, Manchester, M4 5EY
Flat 1801, 49 Goulden Street, Manchester, M4 5EN
10 Rochdale Road, Manchester, M4 4JR
Flat 1502, 49 Goulden Street, Manchester, M4 5EN
Flat 1408, 49 Goulden Street, Manchester, M4 5EN
Flat 1404, 49 Goulden Street, Manchester, M4 5EN
Flat 1403, 49 Goulden Street, Manchester, M4 5EN
Flat 1308, 49 Goulden Street, Manchester, M4 5EN
Flat 1301, 49 Goulden Street, Manchester, M4 5EN
Flat 1208, 49 Goulden Street, Manchester, M4 5EN
Flat 1108, 49 Goulden Street, Manchester, M4 5EN
Flat 908, 49 Goulden Street, Manchester, M4 5EL
Flat 907, 49 Goulden Street, Manchester, M4 5EL
Flat 507, 49 Goulden Street, Manchester, M4 5EL
Flat 407, 49 Goulden Street, Manchester, M4 5EL
Flat 206, 49 Goulden Street, Manchester, M4 5EL
Flat 904, 49 Goulden Street, Manchester, M4 5EL
Flat 515, 50 Goulden Street, Manchester, M4 5EJ
Flat 508, 50 Goulden Street, Manchester, M4 5EJ
Flat 418, 50 Goulden Street, Manchester, M4 5EH
Flat 303, 50 Goulden Street, Manchester, M4 5EH
Flat 405, 50 Goulden Street, Manchester, M4 5EH
Flat 217, 50 Goulden Street, Manchester, M4 5EH
Flat 504, 50 Goulden Street, Manchester, M4 5EJ
Flat 518, 50 Goulden Street, Manchester, M4 5EJ
Flat 718, 50 Goulden Street, Manchester, M4 5EJ
Flat 706, 50 Goulden Street, Manchester, M4 5EJ
Flat 703, 50 Goulden Street, Manchester, M4 5EJ
Flat 502, 50 Goulden Street, Manchester, M4 5EH
Flat 416, 50 Goulden Street, Manchester, M4 5EH
Flat 301, 50 Goulden Street, Manchester, M4 5EH
Flat 604, 50 Goulden Street, Manchester, M4 5EJ
Flat 208, 50 Goulden Street, Manchester, M4 5EH
Flat 106, 50 Goulden Street, Manchester, M4 5EH

Flat 101, 50 Goulden Street, Manchester, M4 5EH
Flat G8, 50 Goulden Street, Manchester, M4 5EH
Flat 112, 50 Goulden Street, Manchester, M4 5EH
4 Addington Street, Manchester, M4 5FQ
14A Rochdale Road, Manchester, M4 4JR
Flat 9, 32 Mason Street, Manchester, M4 5EY
Flat 8, 32 Mason Street, Manchester, M4 5EY
Flat 11, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 8, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 4, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 3, 34 Mason Street, Manchester, M4 5EZ
Flat 1706, 49 Goulden Street, Manchester, M4 5EN
Second Floor Unit 8, 30 Mason Street, Manchester, M4 5EY
Ground Floor, 30 Mason Street, Manchester, M4 5EY
30A Mason Street, Manchester, M4 5EY
Flat 1406, 49 Goulden Street, Manchester, M4 5EN
Flat 1402, 49 Goulden Street, Manchester, M4 5EN
Flat 1204, 49 Goulden Street, Manchester, M4 5EN
Flat 1103, 49 Goulden Street, Manchester, M4 5EL
Flat 1008, 49 Goulden Street, Manchester, M4 5EL
Flat 1005, 49 Goulden Street, Manchester, M4 5EL
Flat 1004, 49 Goulden Street, Manchester, M4 5EL
Flat 806, 49 Goulden Street, Manchester, M4 5EL
Flat 605, 49 Goulden Street, Manchester, M4 5EL
Flat 505, 49 Goulden Street, Manchester, M4 5EL
Flat 504, 49 Goulden Street, Manchester, M4 5EL
Flat 406, 49 Goulden Street, Manchester, M4 5EL
Serviced Apartment 204, 49 Goulden Street, Manchester, M4 5EL
Ground Floor, 14 Rochdale Road, Manchester, M4 4RJ
44 Addington Street, Manchester, M4 5EU
8 Cable Street, Manchester, M4 5EG
56 Marshall Street, Manchester, M4 5FU
First Floor, 14 Rochdale Road, Manchester, M4 4RJ
Second Floor, 30 Mason Street, Manchester, M4 5EY
30 Mason Street, Manchester, M4 5EY
14 Rochdale Road, Manchester, M4 4RJ
51 - 55 Oldham Road, Manchester, M4 5FS
8 Addington Street, Manchester, M4 5FQ
Flat Above, 36 Mason Street, Manchester, M4 5EZ
Euro Car Park, Oldham Road, Manchester, M4 5EQ
Smithfield Centre, Thompson Street, Manchester, M4 5FY
Flat G16, 50 Goulden Street, Manchester, M4 5EH
Flat 103, 49 Goulden Street, Manchester, M4 5EL
Flat 417, 50 Goulden Street, Manchester, M4 5EJ
Flat 701, 50 Goulden Street, Manchester, M4 5EJ
46 Marshall Street, Manchester, M4 5FU
14 - 16 Rochdale Road, Manchester, M4 4JR
John Swift Building, 19 Mason Street, Manchester, M4 5FT
Flat 5, 32 Mason Street, Manchester, M4 5EY
Flat 4, 32 Mason Street, Manchester, M4 5EY
Flat 3, 32 Mason Street, Manchester, M4 5EY
Flat 10, 32 Mason Street, Manchester, M4 5EY
Flat 7, 32 Mason Street, Manchester, M4 5EY
Flat 2, 32 Mason Street, Manchester, M4 5EY

Flat 1, 32 Mason Street, Manchester, M4 5EY
Flat 13, 32 Mason Street, Manchester, M4 5EY
Flat 12, 32 Mason Street, Manchester, M4 5EY
Flat 11, 32 Mason Street, Manchester, M4 5EY
Flat 6, 32 Mason Street, Manchester, M4 5EY
AC By Marriott Manchester City Centre, 15 Mason Street, Manchester, M4 5FT
77 Thompson Street, Manchester, M4 5FY
Flat 209, 50 Goulden Street, Manchester, M4 5EH
Flat G6, 50 Goulden Street, Manchester, M4 5EH
Flat 201, 50 Goulden Street, Manchester, M4 5EH
Flat 216, 50 Goulden Street, Manchester, M4 5EH
Flat 207, 50 Goulden Street, Manchester, M4 5EH
36 Mason Street, Manchester, M4 5EZ
Flat 213, 50 Goulden Street, Manchester, M4 5EH
Flat 204, 50 Goulden Street, Manchester, M4 5EH
Flat 116, 50 Goulden Street, Manchester, M4 5EH
Security House, 25 Addington Street, Manchester, M4 5EU
EDDISONS RESIDENTIAL LTD, SKYLINE 1, 12 Rochdale Road, Manchester, M4 4JR
Flat 101, 49 Goulden Street, Manchester, M4 5EL
Flat 901, 50 Goulden Street, Manchester, M4 5EJ
Flat 505, 50 Goulden Street, Manchester, M4 5EH
Flat 318, 50 Goulden Street, Manchester, M4 5EH
Flat 315, 50 Goulden Street, Manchester, M4 5EH
Flat 105, 49 Goulden Street, Manchester, M4 5EL
Serviced Apartment 104, 49 Goulden Street, Manchester, M4 5EL
Flat 902, 50 Goulden Street, Manchester, M4 5EJ
Flat 802, 50 Goulden Street, Manchester, M4 5EJ
Flat 1002, 50 Goulden Street, Manchester, M4 5EJ
Flat 407, 50 Goulden Street, Manchester, M4 5EH
Flat 404, 50 Goulden Street, Manchester, M4 5EH
Flat 313, 50 Goulden Street, Manchester, M4 5EH
Flat 309, 50 Goulden Street, Manchester, M4 5EH
Flat 305, 50 Goulden Street, Manchester, M4 5EH
Flat 304, 50 Goulden Street, Manchester, M4 5EH
Flat 212, 50 Goulden Street, Manchester, M4 5EH
Flat 205, 50 Goulden Street, Manchester, M4 5EH
Flat 117, 50 Goulden Street, Manchester, M4 5EH
Flat 114, 50 Goulden Street, Manchester, M4 5EH
Flat 105, 50 Goulden Street, Manchester, M4 5EH
28 Mason Street, Manchester, M4 5EY
Flat 7, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 5, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 6, 34 Mason Street, Manchester, M4 5EZ
Basement, 77 Thompson Street, Manchester, M4 5FY
Flat 2, 38 Mason Street, Manchester, M4 5EZ
Basement Unit 1, 30 Mason Street, Manchester, M4 5EY
Flat 1707, 49 Goulden Street, Manchester, M4 5EN
Flat 1705, 49 Goulden Street, Manchester, M4 5EN
Flat 1608, 49 Goulden Street, Manchester, M4 5EN
Flat 1505, 49 Goulden Street, Manchester, M4 5EN
Flat 1504, 49 Goulden Street, Manchester, M4 5EN
Flat 1501, 49 Goulden Street, Manchester, M4 5EN
Flat 1306, 49 Goulden Street, Manchester, M4 5EN
Flat 1304, 49 Goulden Street, Manchester, M4 5EN

Flat 1201, 49 Goulden Street, Manchester, M4 5EN
Flat 902, 49 Goulden Street, Manchester, M4 5EL
Flat 901, 49 Goulden Street, Manchester, M4 5EL
Flat 801, 49 Goulden Street, Manchester, M4 5EL
Flat 702, 49 Goulden Street, Manchester, M4 5EL
Flat 701, 49 Goulden Street, Manchester, M4 5EL
Flat 608, 49 Goulden Street, Manchester, M4 5EL
Flat 606, 49 Goulden Street, Manchester, M4 5EL
Flat 603, 50 Goulden Street, Manchester, M4 5EJ
Flat 602, 49 Goulden Street, Manchester, M4 5EL
Flat 408, 49 Goulden Street, Manchester, M4 5EL
Flat 405, 49 Goulden Street, Manchester, M4 5EL
Flat 408, 50 Goulden Street, Manchester, M4 5EH
Flat 606, 50 Goulden Street, Manchester, M4 5EJ
Flat 601, 50 Goulden Street, Manchester, M4 5EJ
Flat 413, 50 Goulden Street, Manchester, M4 5EH
Flat 317, 50 Goulden Street, Manchester, M4 5EH
Flat 307, 50 Goulden Street, Manchester, M4 5EH
Flat 203, 50 Goulden Street, Manchester, M4 5EH
Flat 118, 50 Goulden Street, Manchester, M4 5EH
Flat 1, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 1, 34 Mason Street, Manchester, M4 5EZ
Basement, 46 Marshall Street, Manchester, M4 5FU
MANCHESTER ACADEMY UK, First Floor, 30 Mason Street, Manchester, M4 5EY
Flat 707, 50 Goulden Street, Manchester, M4 5EJ
Flat 1401, 49 Goulden Street, Manchester, M4 5EN
Flat 1307, 49 Goulden Street, Manchester, M4 5EN
Flat 1303, 49 Goulden Street, Manchester, M4 5EN
Flat 1302, 49 Goulden Street, Manchester, M4 5EN
Flat 1207, 49 Goulden Street, Manchester, M4 5EN
Flat 1105, 49 Goulden Street, Manchester, M4 5EN
Flat 1104, 49 Goulden Street, Manchester, M4 5EN
Flat 1007, 49 Goulden Street, Manchester, M4 5EL
Flat 1006, 49 Goulden Street, Manchester, M4 5EL
Flat 1001, 49 Goulden Street, Manchester, M4 5EL
Flat 906, 49 Goulden Street, Manchester, M4 5EL
Flat 808, 49 Goulden Street, Manchester, M4 5EL
Flat 804, 49 Goulden Street, Manchester, M4 5EL
Flat 506, 49 Goulden Street, Manchester, M4 5EL
Flat 503, 49 Goulden Street, Manchester, M4 5EL
Flat 502, 49 Goulden Street, Manchester, M4 5EL
Flat 501, 49 Goulden Street, Manchester, M4 5EL
Flat 801, 50 Goulden Street, Manchester, M4 5EJ
Flat 717, 50 Goulden Street, Manchester, M4 5EJ
Flat 618, 50 Goulden Street, Manchester, M4 5EJ
Flat 609, 50 Goulden Street, Manchester, M4 5EJ
Flat 516, 50 Goulden Street, Manchester, M4 5EJ
Flat 415, 50 Goulden Street, Manchester, M4 5EH
Flat 403, 50 Goulden Street, Manchester, M4 5EH
Flat 211, 50 Goulden Street, Manchester, M4 5EH
Flat 206, 50 Goulden Street, Manchester, M4 5EH
Flat 115, 50 Goulden Street, Manchester, M4 5EH
Flat 113, 50 Goulden Street, Manchester, M4 5EH
Flat 104, 50 Goulden Street, Manchester, M4 5EH

Flat G15, 50 Goulden Street, Manchester, M4 5EH
Flat 12, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 3, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 4, 38 Mason Street, Manchester, M4 5EZ
Flat 1607, 49 Goulden Street, Manchester, M4 5EN
Flat 1606, 49 Goulden Street, Manchester, M4 5EN
Flat 1506, 49 Goulden Street, Manchester, M4 5EN
Flat 1503, 49 Goulden Street, Manchester, M4 5EN
Flat 1107, 49 Goulden Street, Manchester, M4 5EN
Flat 1407, 49 Goulden Street, Manchester, M4 5EN
Flat 1405, 49 Goulden Street, Manchester, M4 5EN
Flat 1206, 49 Goulden Street, Manchester, M4 5EN
Flat 807, 49 Goulden Street, Manchester, M4 5EL
Flat 1003, 49 Goulden Street, Manchester, M4 5EL
Flat 905, 49 Goulden Street, Manchester, M4 5EL
Flat 903, 49 Goulden Street, Manchester, M4 5EL
Flat 708, 49 Goulden Street, Manchester, M4 5EL
Flat 707, 49 Goulden Street, Manchester, M4 5EL
Flat 706, 49 Goulden Street, Manchester, M4 5EL
Flat 705, 49 Goulden Street, Manchester, M4 5EL
Flat 604, 49 Goulden Street, Manchester, M4 5EL
Flat 603, 49 Goulden Street, Manchester, M4 5EL
Flat 401, 49 Goulden Street, Manchester, M4 5EL
Flat 307, 49 Goulden Street, Manchester, M4 5EL
Flat 303, 49 Goulden Street, Manchester, M4 5EL
Flat 208, 49 Goulden Street, Manchester, M4 5EL
Flat 205, 49 Goulden Street, Manchester, M4 5EL
Flat 202, 49 Goulden Street, Manchester, M4 5EL
Flat 1001, 50 Goulden Street, Manchester, M4 5EJ
Flat 803, 50 Goulden Street, Manchester, M4 5EJ
Flat 715, 50 Goulden Street, Manchester, M4 5EJ
Flat 608, 50 Goulden Street, Manchester, M4 5EJ
Flat 411, 50 Goulden Street, Manchester, M4 5EH
Flat 311, 50 Goulden Street, Manchester, M4 5EH
Flat 218, 50 Goulden Street, Manchester, M4 5EH
Flat 214, 50 Goulden Street, Manchester, M4 5EH
Flat 109, 50 Goulden Street, Manchester, M4 5EH
Flat 103, 50 Goulden Street, Manchester, M4 5EH
Flat G17, 50 Goulden Street, Manchester, M4 5EH
Flat 13, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Third Floor, 46 Marshall Street, Manchester, M4 5FU
Second Floor, 46 Marshall Street, Manchester, M4 5FU
Basement, 30 Mason Street, Manchester, M4 5EY
Flat 1604, 49 Goulden Street, Manchester, M4 5EN
Flat 1508, 49 Goulden Street, Manchester, M4 5EN
Flat 1507, 49 Goulden Street, Manchester, M4 5EN
Flat 1305, 49 Goulden Street, Manchester, M4 5EN
Flat 1205, 49 Goulden Street, Manchester, M4 5EN
Flat 1102, 49 Goulden Street, Manchester, M4 5EL
Flat 404, 49 Goulden Street, Manchester, M4 5EL
Flat 304, 49 Goulden Street, Manchester, M4 5EL
Flat 301, 49 Goulden Street, Manchester, M4 5EL
Flat 708, 50 Goulden Street, Manchester, M4 5EJ
Flat 302, 50 Goulden Street, Manchester, M4 5EH

Flat 503, 50 Goulden Street, Manchester, M4 5EH
Flat 1101, 50 Goulden Street, Manchester, M4 5EJ
Flat 607, 50 Goulden Street, Manchester, M4 5EJ
Flat 509, 50 Goulden Street, Manchester, M4 5EJ
Flat 507, 50 Goulden Street, Manchester, M4 5EJ
Flat 409, 50 Goulden Street, Manchester, M4 5EH
Flat 401, 50 Goulden Street, Manchester, M4 5EH
Flat 316, 50 Goulden Street, Manchester, M4 5EH
Flat 107, 50 Goulden Street, Manchester, M4 5EH
Flat 9, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 2, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 10, 34 Mason Street, Manchester, M4 5EZ
Third Floor Left Unit 9, 30 Mason Street, Manchester, M4 5EY
Flat 2, 34 Mason Street, Manchester, M4 5EZ
First Floor, 46 Marshall Street, Manchester, M4 5FU
Flat 1704, 49 Goulden Street, Manchester, M4 5EN
Flat 1106, 49 Goulden Street, Manchester, M4 5EN
Flat 1101, 49 Goulden Street, Manchester, M4 5EL
Flat 805, 49 Goulden Street, Manchester, M4 5EL
Flat 803, 49 Goulden Street, Manchester, M4 5EL
Flat 704, 49 Goulden Street, Manchester, M4 5EL
Flat 607, 49 Goulden Street, Manchester, M4 5EL
Flat 601, 49 Goulden Street, Manchester, M4 5EL
Flat 508, 49 Goulden Street, Manchester, M4 5EL
Flat 403, 49 Goulden Street, Manchester, M4 5EL
Flat 402, 49 Goulden Street, Manchester, M4 5EL
Flat 308, 49 Goulden Street, Manchester, M4 5EL
Flat 305, 49 Goulden Street, Manchester, M4 5EL
Flat 302, 49 Goulden Street, Manchester, M4 5EL
Flat 207, 49 Goulden Street, Manchester, M4 5EL
Flat 716, 50 Goulden Street, Manchester, M4 5EJ
Flat 402, 50 Goulden Street, Manchester, M4 5EH
Flat 312, 50 Goulden Street, Manchester, M4 5EH
Flat 306, 50 Goulden Street, Manchester, M4 5EH
Flat 108, 50 Goulden Street, Manchester, M4 5EH
Flat 702, 50 Goulden Street, Manchester, M4 5EJ
Flat 617, 50 Goulden Street, Manchester, M4 5EJ
Flat 616, 50 Goulden Street, Manchester, M4 5EJ
Flat 615, 50 Goulden Street, Manchester, M4 5EJ
Flat 605, 50 Goulden Street, Manchester, M4 5EJ
Flat 517, 50 Goulden Street, Manchester, M4 5EJ
Flat 215, 50 Goulden Street, Manchester, M4 5EH
Flat 202, 50 Goulden Street, Manchester, M4 5EH
Flat 111, 50 Goulden Street, Manchester, M4 5EH
Flat G7, 50 Goulden Street, Manchester, M4 5EH
Flat 10, Spinners Mill, 4 Hatter Street, Manchester, M4 5FZ
Flat 9, 34 Mason Street, Manchester, M4 5EZ
Flat 8, 34 Mason Street, Manchester, M4 5EZ
Flat 4, 34 Mason Street, Manchester, M4 5EZ
Flat 3, 38 Mason Street, Manchester, M4 5EZ
Ground Floor, 46 Marshall Street, Manchester, M4 5FU
Third Floor Right Side Unit 10, 30 Mason Street, Manchester, M4 5EY
Second Floor Unit 7, 30 Mason Street, Manchester, M4 5EY
Flat 1605, 49 Goulden Street, Manchester, M4 5EN

Flat 1602, 49 Goulden Street, Manchester, M4 5EN
Flat 1601, 49 Goulden Street, Manchester, M4 5EN
Flat 1203, 49 Goulden Street, Manchester, M4 5EN
Flat 1202, 49 Goulden Street, Manchester, M4 5EN
Flat 1002, 49 Goulden Street, Manchester, M4 5EL
Flat 802, 49 Goulden Street, Manchester, M4 5EL
Flat 703, 49 Goulden Street, Manchester, M4 5EL
Flat 306, 49 Goulden Street, Manchester, M4 5EL
Flat 412, 50 Goulden Street, Manchester, M4 5EH
Flat 203, 49 Goulden Street, Manchester, M4 5EL
Flat 201, 49 Goulden Street, Manchester, M4 5EL
Flat 903, 50 Goulden Street, Manchester, M4 5EJ

Appendix 2 – Planning constraints

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