MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	129542/FO/2021
Date registered valid:	6 April 2021
Proposal:	Change of use from vacant store to one bedroom apartment (Use Class C3a) and associated elevational alterations
Address:	Flat 101, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Ward(s):	Cheetham Ward
Applicant:	Mr A Henry Broompark Management C/o Agent
Agent (if any):	Mr Joshua Webb WSP 8 First Street, Manchester, M15 4GU
Case officer:	Janine Renshaw-Livesey Tel: 0161 234 4555 Email: janine.renshaw-livesey@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	28 May 2021

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:
Printed: 8 April 2021 Expired: 29 April 2021

Neighbour notifications
Printed: 8 April 2021 Expired: 29 April 2021

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: **NO**

The application site relates to a vacant storeroom located on the first floor (car park level) of Jefferson Place. Access is gained from the entrance to the car park area which services the larger apartment building. There is currently no natural light into the space with a louvre providing ventilation.

Jefferson Place is located in the Green Quarter which is a high density residential led development to the north of the city centre. The development was constructed in the late 2000's and offer highly sustainable living being so close to the city centre with its shops, amenities and public transport.

Description of development

Change of use from vacant store to one-bedroom apartment (Use Class C3a) and associated elevational alterations.

Site History and Background.

A previous application at the same floor level for a change of use of a store room to a one bed apartment within Jefferson Place referenced 125840/FU/2020 was refused and dismissed at appeal under appeal referenced no APP/B4215/W/20/3254562 dismissed on the 20 October 2020. The reason why the planning inspectorate found the proposal unacceptable is outlined at the end of the report.

Consultations & Notification Responses

The occupiers of surrounding properties including the occupiers of Jefferson Place were consulted and 24 objections were received. The issues raised are outlined below:

- The proposed flat is small, poor quality with minimal natural light and poorly positioned next to a car park entrance in particular next to the noisy garage/car park door.
- The apartment would displace a bin store.
- Bins, containing highly flammable items are currently being stored due to displacement of the bin store in the multi-storey car park causing a fire hazard.
- Since the bin store has closed bins are left in the car park which makes it difficult to navigate, and currently bins obstructed the gate and cause odours.

The Highways team were consulted and raised no objection to the proposal.

The Head of Environmental Health was consulted and recommended that an acoustic attenuation, a refuse strategy and an air quality condition be attached to the consent.

Greater Manchester Police were consulted, and no representations were received.

Policy

Manchester Core Strategy (2012) - Relevant policies SP1, CC3, H1, H3, EN19, DM1

Unitary Development Plan for the City of Manchester (1995) - Relevant saved policies DC5 and DC26

Guide to Development in Manchester SPD (2007)

Residential Quality Guide (2019)

Issues

Principle

The principle of creating a one bedroom apartment within an internal store at Jefferson Place is not consideration to be acceptable. Whilst the objectives in Core Strategy is to increase the supply of new homes in the City (particularly in sustainable areas of the city such as Strangeways (policy H3), these must be high quality homes that meet certain standards.

Policy CC3 states:

'Residential development in the City Centre will comprise apartment schemes. The Council will encourage accommodation of a high standard which offers accommodation which is large enough to suit a range of occupants, in terms of both the number of rooms and their size'

In addition, Policy DM1 of the Core Strategy Development Plan Document 2012 (CS) and saved policy DC5 of the Manchester Unitary Development Plan 1995 (UDP) state that development proposals, including the flat conversions, should have regard to specific issues including, amongst other things, privacy, light, crime prevention and adequacy if internal living accommodation.

The Residential Quality Guidance, maximising natural daylight is important, with floor to ceiling heights at a minimum 2.4m in living and bedroom spaces. A minimum height of 2.5m will be strongly encouraged in all habitable areas.

Added to this, there should be larger windows, particularly to living areas, with an aspect of the sky and direct views of external spaces such as gardens, courtyards, streets, parks and open spaces The quality of daylight is also important.

Where possible, there should be direct sunlight into living spaces; single aspect, north facing accommodation, or that is orientated 45 degrees either side of north, should be avoided.

New development should seek to minimise loss of daylight to neighbouring residential properties, complying with statutory requirements and best practice.

In order to provide natural light and ventilation to the apartment small windows are proposed in the location of the louvre on the northern side of the building where there is limited natural light during most of the day, whilst this will provide a degree of natural light and ventilation to the apartment along with a small window next to the entrance to the apartment which located in the under croft next to the car park entrance, this will be the only source of light and ventilation for the apartment which is not considered that this is adequate as it would be the sole source for the apartment. The kitchen area has no form of fenestration and natural ventilation.

Whilst there is amenity spaces and public realm within the Green Quarter development, along with being in a highly sustainable location near Manchester Victoria train station and the shops and services of the city centre, this is not considered sufficient to outweigh the harm that have such a low standard of accommodation.

Highway considerations

The application does not contain any details as to whether this proposal will have a car parking space or access to a cycle store. There would be insufficient storage space within the apartment for the storage of the bike.

Had the application been minded to approve, clarification with regards to these matters would have been sought and conditions imposed on the planning approval to ensure that the development had access to storage for a bike in order to take advantage of the sustainable location and any other travel planning measures which are available to other residents of the Green Quarter.

Waste management

The proposal will access the bin store indicated on a revised floor plan provided by the applicant, which is a small area located next to the flat However, it is unclear how the bin store would be accessed, utilities and serviced. Therefore, environmental health requested a waste condition be attached to the consent should the proposal be minded to approve to control aspect of bins storage arrangements. The applicant has confirmed that the change of use to an apartment is from a vacant storage area however, representations received from local residents imply that the storage area was previously used as bin store and it is unclear whether the implementation of the flat would displace or impact on the current refuse storage arrangements currently available at the site.

Amenity and Standard of accommodation

This is primarily as a consequence of the impact of coming and goings in relation to the movement of people and motor vehicles in and out of the site in relation to the flat. As a result of the proposal there would be significant harm caused, specifically to the occupants of the flat. Concerns relating to the inadequacy of the refuse storage currently on site. A site visit revealed that there is a bin storage area located immediately to the right hand side of the car park entrance door in close proximity to the entrance to the flat and it is anticipated that the bin storage would be heavily utilised which would result in an unacceptable amount of 'comings and goings' particularly in relation to the movement of waste receptacles.

Furthermore, the window and door of the flat is immediately adjacent to the vehicle access/driveway to the car parking. The vehicles movements in these locations, particularly when entrancing and leaving the car park, has real potential to cause significant harmful disamenity to the occupants of the flat. There would be noise and vehicle fumes which would penetrate the window which is unacceptable from a residential amenity perspective. Furthermore, comings and goings and the effect on the flat will be particularly acute during the summer months when it is reasonable to expect the occupants of the flat to have their windows open through the day and evening for ventilation. This is in direct conflict with policy DM1 of the Core Strategy and extant policies DC5 and DC26 of the UDP.

The entrance to the flat also requires bollards to be installed to protect the entrance from the vehicle entering the car park. This arrangement is not ideal and there is a real pedestrian safety concern which again contributes to the poor quality nature of this scheme and accommodation arrangements.

The overall standard of accommodation is poor as the one bedroom flat will have small windows inserted into the bedroom and lounge area and the orientation of the flat is such that low, levels of light would be available due to the northern aspects. One additional window would be positioned next to the entrance door of the flat under a cantilevered enclosed under croft immediately adjacent to the car park entrance which is demarked by an electric roller shutter door where cars would be idling and accelerating in anticipation of the electric shutter to open and as a result, exhaust fumes and engine noise would emanate within close proximity to door and window to the flat, which would be detrimental to the amenity of the occupiers in terms of noise and air quality.

Taking into the account the issues outlined above it is felt that the flat would result in sub-standard living conditions. On this basis, the proposed development is considered contrary to saved policies DC5, DC26 and E3.5 of the UDP, policies DM1, SP1 and H3, of the Core Strategy, Manchester Residential Quality Guidance, The Guide to Development in Manchester (SPD) and the National Planning Policy Framework (NPPF).

Appeal Decision relevant to this application.

Decision
1. The appeal is dismissed.
Main Issue
2. The main issue is the effect of the proposed development on the living conditions of future occupants with regard to levels of light and the size of the unit.
Reasons

3. The appeal site comprises a store-room and corridor that is situated on the first floor of Jefferson Place which is a large residential block with parking beneath. It is located close to Manchester City Centre surrounded by a range of other commercial and residential uses, many of which are within large buildings.

4. The proposal would create a residential unit of around 18sqm. It would include the replacement of an existing louvre with a window of a size to match the existing windows used elsewhere on the building.

5. This window would be the only window to the property. It would face in a north-westerly direction, would sit beneath a balcony of the property above and would be recessed behind the protruding stairwell of the building. It would partially look onto the blank elevation of the large building that is situated on the opposite side of the road. Taking all these aspects into account, combined with the size of the window, I consider that it would create a dark internal environment that would be hugely reliant on artificial means of lighting and would not provide acceptable levels of natural daylight.

6. The Manchester Residential Quality Guidance outlines that for a one-bedroom, one-person unit, where, like in the appeal proposal, there is a shower room instead of a bathroom, a minimum floor area of 37sqm should be provided. Although this document does not have the same weight as the adopted development plan, it is consistent with the requirement in the National Planning Policy Framework (the Framework) that developments should create high standards of amenity for future users. The guidance is therefore a material consideration to which I attach moderate weight.

7. The floor area of the proposed development would create a self-contained residential unit of around 18sqm, less than half the minimum area as outlined in the guidance. I consider that although the layout shows space for a bed, kitchen facilities and a shower room, it is significantly lacking in notable space for sitting, eating, watching television or providing space for storage of clothes and other household items. The amount of space is poor and indicative of the confined and substandard nature of the accommodation. Consequently, the internal space of the dwelling is deficient, leading to a cramped and claustrophobic environment to the detriment of the living conditions of the future occupiers.

8. The appellant has referred to similar size units at purpose-built student accommodation. In the examples given, the units in the Church Inn development appear to have larger windows and a communal lounge/sitting area is provided. In the Chancellors Hotel development, these appear to be bedrooms with communal kitchens rather than self-contained units. I do not find these examples directly comparable to the appeal proposal which I have, in any event, determined on its own individual planning merits.

9. The proposal would therefore provide unacceptable living conditions for future occupants with regard to levels of light and the size of the unit. It would be contrary to Policies SP1, H3 and DM1 of the Manchester Core Strategy (2012), saved Policy DC5 of the Unitary Development Plan for the City of Manchester (1995), the Residential Quality Guide and the Framework. Collectively, these policies and guidance require, amongst other things, that development creates high standards of amenity and be of an appropriate size and provide appropriate levels of light.

Other Matters

10. The appellant has commented and submitted evidence regarding the benefit of the proposal in relation to the provision of an additional housing unit to cater for a specific demand, in a highly sustainable location. I accept that these are benefits of the proposal, however they do not outweigh the harm that I have identified or justify allowing substandard residential accommodation.

Conclusion

11. For the reasons given above, and having had regard to all other matters raised, I therefore conclude that the appeal be dismissed.

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 polices 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: Refuse

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. No pre-application discussions took place in advance of this planning application being submitted. The applicant was contacted in advance of this decision to outline the concerns within regards to the proposal. The application is considered to conflict with City Council policy and is therefore determined in a timely manner.

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

1) The creation of a one-bedroom apartment would result in an unacceptable standard of living accommodation for the proposed occupants and would not have a positive impact on the supply of high quality homes in this part of the city centre. Small windows would provide the only source of light and ventilation to the apartment, and the door and a window which is also located adjacent to the car park entrance would be particularly effected by noise, disturbance and fumes which would also contribute to the poor standard of accommodation. The proposal would therefore have an unduly harmful impact on residential amenity by not meeting the required standard of accommodation. The proposal therefore conflicts with policies SP1, CC3, H3 and DM1 of the Manchester Core Strategy (2012), saved policy DC5 and DC26 of the Unitary Development Plan for the City of Manchester (1995), the Residential Quality Guide (2019) and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 906, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 416, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1008, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1201, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 415, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 414, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 413, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1010, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1011, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1012, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1214, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1009, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 307, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 110, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 118, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 202, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 218, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 305, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 306, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 406, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 409, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 504, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 506, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 510, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 611, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 612, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 613, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 619, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 609, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 705, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 706, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 719, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
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Flat 1306, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 721, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1315, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1401, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1416, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT

Flat 1601, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1605, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 107, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 111, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 206, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 210, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 215, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
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Flat 314, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 316, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
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Flat 301, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 302, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 303, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
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Flat 410, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 517, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 610, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 615, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL

Flat 618, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
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Flat 105, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
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Flat 119, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ

Flat 204, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 207, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 208, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 320, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 407, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 421, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 604, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 711, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 714, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 716, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 717, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 805, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 911, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 919, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1001, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1003, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1015, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1104, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1311, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1112, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1204, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1215, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1402, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1410, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1411, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1413, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1507, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 108, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 112, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 120, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 209, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 211, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 321, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 405, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 418, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
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Flat 702, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 521, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 710, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 806, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 908, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 913, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1203, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1212, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1305, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 106, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 109, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 113, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 213, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 214, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 318, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 319, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 402, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 408, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ

Flat 419, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 420, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 501, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 511, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 516, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 602, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 606, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 620, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 621, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 709, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 802, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 914, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 917, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
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Flat 920, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1007, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1018, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1014, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1101, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
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Flat 1116, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
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Flat 1218, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1217, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1220, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 915, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1308, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1309, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1412, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1513, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
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Flat 1703, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1310, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1312, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1405, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1414, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1506, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1512, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1603, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1606, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1702, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1705, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT

Appendix 2 – Planning constraints

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

Area Team Boundary - Name: NORTH1