

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128696/FO/2020
Date registered valid: 12 February 2021
Proposal: Elevational alterations to form new shop front
Address: 6 Oldham Road, Manchester, M4 5DB
Ward(s): Ancoats & Beswick Ward

Applicant: Mr Andy Conaghan 14 Wilmslow Avenue , Bolton, BL1 7AX
Agent (if any): Mr Phil Lambert Via Email
Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 6 April 2021

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit:

Standard consultations:

Printed: 10 March 2021 Expired: 24 March 2021

Neighbour notifications

Printed: 19 March 2021 Expired: 29 March 2021

Site notice

Posted: Expired:

Press advert

Published: 16 February 2021 Expired: 9 March 2021

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of Site and Area

The submitted application relates to the ground floor unit of a mixed use building in the Ancoats area on the City Centre fringe. The building fronts onto Oldham Road, a major arterial route connecting North Manchester to the City Centre.

The building is located within Ancoats conservation area and is part of Express Networks Phase III, a six storey high building consisting of office space at ground and first floor and 56 apartments located on four levels. Express networks 3 two separate buildings joined over Henry Street via a glazed bridge link.

Description of Development

The submitted application seeks planning permission for elevational alterations to form new shop front. These alterations consists of the replacement of some of the glazed windows in the front elevation at ground floor for a glazed door.

Consultations & Notification Responses

Local residents were notified and 1 letter of support was received which stated the proposed use would be a positive addition to the area.

Highways - recommendation of a condition requiring the proposed access door to open inwards to ensure it does not impinge on the adjacent footway.

Policy

The National Planning Policy Framework

The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Sections of the NPPF which are considered relevant to this development are:

-Chapter 6: Building a strong, competitive economy - stresses that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. This chapter states that planning policies and decisions should recognise and address the specific locational requirements of different sectors.

- Chapter 12: Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

-Chapter 16: Conserving and enhancing the historic environment - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 197 - 197. 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.

Other national legislation

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability

of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Manchester's Core Strategy

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The following policies are relevant for this application:

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC4 (Visitors, Tourism, Culture and Leisure) states that proposals to improve the appearance and use of all cultural and visitor attractions and associated facilities will be supported. Hotels have become an increasingly important use across the City, and these will be particularly important in the City Centre.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan Saved Policies

DC14. Shop Fronts and Related Signs

DC18.1 Conservation Areas - States that The Council will give particularly careful consideration to development proposals within Conservation Areas.

Issues

Visual Amenity and Impact on Conservation Area

Although the Express building 3 itself is not listed, it is located within the Ancoats Conservation Area and is close to grade II listed building The Crown and Kettle Public House which lies to the south west. An assessment therefore should be made regarding the effect of the development on the aforementioned as per Section 66 and Section 72 of the Listed Building Act and paragraph 196 of the NPPF.

The proposed elevational alterations are not considered to cause harm to the conservation area or the setting of the nearby Grade II listed Public House. The two buildings are only visible in conjunction when viewed from Oldham Road when stood directly in front of the buildings on the opposite side of the road.

The building is of a contemporary design with a largely Glazed ground floor and uses render and grey tile cladding on the upper floors. The building is not considered to contribute to the character of the conservation area with no architectural or historic elements of interest.

The proposed elevational alterations involve the insertion of 1 new aluminium door within the ground floor of the building on the Oldham Road elevation. The proposed door is in keeping with scale and design the other access doors within the front elevation considered to be appropriate to the scale and height of the building. The proposed materials are in keeping with those used in the construction of the existing access doors on the front elevation building.

It is considered that the proposal would have a neutral impact on the conservation area and the setting of nearby buildings.

Overall and due to the above-mentioned reasons, the proposal is considered to comply with policy EN3 of the Core Strategy, and saved policies DC18 and DC19 of the UDP.

Highways

The proposal has been revised following comments from highways. The original submission showed an outside seating area on the adjacent footway on Oldham Road. Highways objected to any table or chairs on the adopted highway adjacent to 6 Oldham Road as all the adopted highway space is utilised by pedestrians and cyclists movements and all the adopted highway is required to accommodate the highway scheme in place along Oldham Road.

This information was relayed to the agent and the opportunity to revise the scheme to omit the outside seating area was given. The agent confirmed on 31 March 2021 they wish for this to be removed from the planning application.

Highways have confirmed the scheme is now acceptable provided a condition is imposed requiring the door to be inward opening to ensure it does not impact on the adjacent footway.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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:

-Site Location plan and Existing and Proposed Elevations drawing referenced KDSAD07 received by the City Council as Local planning Authority on 09 February 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) The materials to be used on all external elevations of the development shall hereby match shall match those of the fenestration on the ground floor of the existing building in type, size, colour and texture.

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) The proposed door as shown on drawing referenced 'KDSAD07' received by the City Council as Local planning Authority on 09 February 2021, shall be installed so that it is inward opening only to ensure they do not impact on the adopted footway or highway.

Reason - To ensure that the installed gates do not have a detrimental to highway and pedestrian safety in order to comply with policies SP1, DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

9 Great Ancoats Street, Manchester, M4 5AD
Crown And Kettle, 2 Oldham Road, Manchester, M4 5FE
CLOSE MALE GROOMING LTD, Part Ground Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AZ
2 Swan Street, Manchester, M4 5JN
First Floor And Second Floor, 2 - 4 Swan Street, Manchester, M4 5JN
4 Oldham Road, Manchester, M4 5FE
St Vincent House, 15 Oldham Road, Manchester, M4 5EQ
Euro Car Park, Oldham Road, Manchester, M4 5EQ
Basement And Ground Floor, 2 Swan Street, Manchester, M4 5JN
Apartment 306, 5 Luna Street, Manchester, M4 5LX
Apartment 204, 5 Luna Street, Manchester, M4 5LX
Apartment 304, 5 Luna Street, Manchester, M4 5LX
Apartment 212, 5 Luna Street, Manchester, M4 5LX
Apartment 301, 5 Luna Street, Manchester, M4 5LX
Apartment 209, 5 Luna Street, Manchester, M4 5LX
Apartment 207, 5 Luna Street, Manchester, M4 5LX
Apartment 201, 5 Luna Street, Manchester, M4 5LX
Flat 1, 4 Swan Street, Manchester, M4 5JN
4 Swan Street, Manchester, M4 5JN
Unit B, 6 Oldham Road, Manchester, M4 5DE
NSPCC, 6 Oldham Road, Manchester, M4 5DE
Unit C, 6 Oldham Road, Manchester, M4 5DB
Ground Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Unit 50, Express Building, 1 George Leigh Street, Manchester, M4 5DL
First Floor, Express Networks, George Leigh Street, Manchester, M4 5DL
First Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
5 Luna Street, Manchester, M4 5LX
Unit 11, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 514, 6 Oldham Road, Manchester, M4 5DB
Flat 513, 6 Oldham Road, Manchester, M4 5DB
Flat 509, 6 Oldham Road, Manchester, M4 5DB
Flat 412, 6 Oldham Road, Manchester, M4 5DB
Flat 411, 6 Oldham Road, Manchester, M4 5DB
Flat 313, 6 Oldham Road, Manchester, M4 5DB
Flat 5, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 14, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 302, 5 Luna Street, Manchester, M4 5LX
Apartment 206, 5 Luna Street, Manchester, M4 5LX
Apartment 203, 5 Luna Street, Manchester, M4 5LX
Flat 41, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 13, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 10, Connect House, 1 Henry Street, Manchester, M4 5DA
Unit 44, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 40, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 36, Express Building, 1 George Leigh Street, Manchester, M4 5DL

MONARCH SOLICITORS LTD, Unit 25, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 18, Express Building, 1 George Leigh Street, Manchester, M4 5DL

PRESTIGE FITNESS, Unit 12, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 9, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Basement, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE

Fourth Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AZ

CLOUDY LIMITED, First Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE

Flat 510, 6 Oldham Road, Manchester, M4 5DB

Flat 505, 6 Oldham Road, Manchester, M4 5DB

Flat 502, 6 Oldham Road, Manchester, M4 5DB

Flat 310, 6 Oldham Road, Manchester, M4 5DB

Flat 306, 6 Oldham Road, Manchester, M4 5DB

Flat 302, 6 Oldham Road, Manchester, M4 5DB

Flat 301, 6 Oldham Road, Manchester, M4 5DB

Flat 211, 6 Oldham Road, Manchester, M4 5DB

Flat 206, 6 Oldham Road, Manchester, M4 5DB

Flat 201, 6 Oldham Road, Manchester, M4 5DB

Flat 37, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 28, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 36, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 17, Connect House, 1 Henry Street, Manchester, M4 5DA

Apartment 307, 5 Luna Street, Manchester, M4 5LX

Flat 45, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 33, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 29, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 20, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 11, Connect House, 1 Henry Street, Manchester, M4 5DA

Unit 43, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 30, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 29, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 28, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 20, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 1, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Third Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE

Flat 511, 6 Oldham Road, Manchester, M4 5DB

Flat 508, 6 Oldham Road, Manchester, M4 5DB

Flat 504, 6 Oldham Road, Manchester, M4 5DB

Flat 501, 6 Oldham Road, Manchester, M4 5DB

Flat 404, 6 Oldham Road, Manchester, M4 5DB

Flat 207, 6 Oldham Road, Manchester, M4 5DB

Flat 205, 6 Oldham Road, Manchester, M4 5DB

Flat 26, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 21, Connect House, 1 Henry Street, Manchester, M4 5DA

Apartment 308, 5 Luna Street, Manchester, M4 5LX

Apartment 214, 5 Luna Street, Manchester, M4 5LX

Apartment 205, 5 Luna Street, Manchester, M4 5LX

Flat 9, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 43, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 24, Connect House, 1 Henry Street, Manchester, M4 5DA

Unit 47, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 45, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 42, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 35, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 33, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 32, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 13, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 24, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 23, Express Building, 1 George Leigh Street, Manchester, M4 5DL
EQUITY, Unit 16, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 6, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 4, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 507, 6 Oldham Road, Manchester, M4 5DB
Flat 413, 6 Oldham Road, Manchester, M4 5DB
Flat 410, 6 Oldham Road, Manchester, M4 5DB
Flat 408, 6 Oldham Road, Manchester, M4 5DB
Flat 407, 6 Oldham Road, Manchester, M4 5DB
Flat 401, 6 Oldham Road, Manchester, M4 5DB
Flat 311, 6 Oldham Road, Manchester, M4 5DB
Flat 203, 6 Oldham Road, Manchester, M4 5DB
Flat 30, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 19, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 213, 5 Luna Street, Manchester, M4 5LX
Flat 6, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 40, Connect House, 1 Henry Street, Manchester, M4 5DA
Unit 31, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 21, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 409, 6 Oldham Road, Manchester, M4 5DB
Flat 406, 6 Oldham Road, Manchester, M4 5DB
Flat 309, 6 Oldham Road, Manchester, M4 5DB
Flat 303, 6 Oldham Road, Manchester, M4 5DB
Flat 214, 6 Oldham Road, Manchester, M4 5DB
Flat 209, 6 Oldham Road, Manchester, M4 5DB
Flat 208, 6 Oldham Road, Manchester, M4 5DB
Flat 44, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 305, 5 Luna Street, Manchester, M4 5LX
Apartment 303, 5 Luna Street, Manchester, M4 5LX
Flat 38, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 27, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 1, Connect House, 1 Henry Street, Manchester, M4 5DA
Unit 49, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 41, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 27, Express Building, 1 George Leigh Street, Manchester, M4 5DL
UPROMISE INTERNATIONAL LTD, Unit 22, Express Building, 1 George Leigh Street,
Manchester, M4 5DL
Unit 17, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Second Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 312, 6 Oldham Road, Manchester, M4 5DB
Flat 308, 6 Oldham Road, Manchester, M4 5DB
Flat 204, 6 Oldham Road, Manchester, M4 5DB
Flat 35, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 32, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 23, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 211, 5 Luna Street, Manchester, M4 5LX
Apartment 202, 5 Luna Street, Manchester, M4 5LX
Flat 34, Connect House, 1 Henry Street, Manchester, M4 5DA
Unit 39, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 38, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 15, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 14, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 8, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 7, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 5, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 3, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 506, 6 Oldham Road, Manchester, M4 5DB
Flat 503, 6 Oldham Road, Manchester, M4 5DB
Flat 405, 6 Oldham Road, Manchester, M4 5DB
Flat 307, 6 Oldham Road, Manchester, M4 5DB
Flat 304, 6 Oldham Road, Manchester, M4 5DB
Flat 213, 6 Oldham Road, Manchester, M4 5DB
Flat 7, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 42, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 208, 5 Luna Street, Manchester, M4 5LX
Flat 8, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 31, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 16, Connect House, 1 Henry Street, Manchester, M4 5DA
Unit 48, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 46, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 34, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 26, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 19, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 10, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 2, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit A, 6 Oldham Road, Manchester, M4 5DE
Basement And Ground Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 402, 6 Oldham Road, Manchester, M4 5DB
Unit 37, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 512, 6 Oldham Road, Manchester, M4 5DB
Flat 403, 6 Oldham Road, Manchester, M4 5DB
Flat 314, 6 Oldham Road, Manchester, M4 5DB
Flat 305, 6 Oldham Road, Manchester, M4 5DB
Flat 212, 6 Oldham Road, Manchester, M4 5DB
Flat 210, 6 Oldham Road, Manchester, M4 5DB
Flat 202, 6 Oldham Road, Manchester, M4 5DB
Flat 4, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 12, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 210, 5 Luna Street, Manchester, M4 5LX
Flat 414, 6 Oldham Road, Manchester, M4 5DB
Flat 46, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 39, Connect House, 1 Henry Street, Manchester, M4 5DA
Serviced Apartment 3, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 25, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 22, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 2, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 18, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 15, Connect House, 1 Henry Street, Manchester, M4 5DA
2 - 4 Swan Street, Manchester, M4 5JN

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) 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(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1