

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128534/FO/2020

Date registered valid: 12 January 2021

Proposal: Change of use from Use Class B2 (General Industrial) to sui generis use for the storage of beer in barrels and with use as a brewery tap room, with externally mounted ancillary equipment.

Address: Unit 9 Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP

Ward(s): Piccadilly Ward

Applicant: Dianne Tanner Cloudwater Brew Co. Unit 9 Piccadilly Trading Estate , Giddings Road, Manchester, M1 2NP

Agent (if any):

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 March 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 10 March 2021

Standard consultations:

Printed: 15 January 2021 Expired: 5 February 2021

Neighbour notifications

Printed: 15 January 2021 Expired: 5 February 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: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within an industrial estate named the Piccadilly Trading Estate, which includes a number of low rise light industrial units, most of which are still used for industrial purposes, but some of which now house breweries and storage. Piccadilly Trading Estate is bounded by Great Ancoats Street, St Andrews Square, Adair Street, Helmet Street and a boundary with an adjacent industrial site. This application relates to an industrial unit, which is known as Unit 9 and is located on Giddings Road which is within Piccadilly Trading Estate.

Great Ancoats Street is part of the Inner Relief Route that is a major orbital route around Manchester City Centre, from which radial entry routes provide access into, through and around the City Centre. The Inner Relief Route accommodates a high amount of traffic throughout the day and night.

In terms of uses, the area is currently undergoing major changes in the nature of its character. Whilst the area to the rear of the application site, which lies within a part of the City Centre known as the Eastern Gateway is characterised by low rise light industrial units; the area on the opposite side of Great Ancoats Street now accommodates a significant amount of residential accommodation and has received a significant amount of investment in recent years.

This area lies on the city centre fringe within an area known as the Lower Medlock Valley that is currently under development for residential use with some residential, commercial and retail

floorspace already completed and thereby resulting in significant improvements and changes to the nature of the area.

The Eastern Gateway is a regeneration area bounded by London Road and the Inner Relief Route that the City Council has previously identified as suitable for substantial economic and residential development due to its proximity to high quality public and private transport networks, higher education and research institutions, and the expanding core of the regional centre. The Eastern Gateway is included in the Strategic Plan for the City Centre and it is extremely important to safeguard the visual amenity of the area and of old and new buildings to facilitate the type of development that would encourage and continue regeneration.

The Lower Medlock Valley is within the area of the New East Manchester Regeneration Area, which begins on the opposite side of Great Ancoats Street. Recent developments within the Lower Medlock Valley can be seen in the form of large scale modern residential development on the opposite side of Great Ancoats Street. The framework aims to rebuild the economic base of East Manchester, help local people who can work to access and make the most of work and opportunities, restructure the housing market, improve the physical appearance of the area and build on 10 years of transformation. It is important to encourage improvements to the areas surrounding this area as well as within to encourage further regeneration particularly on main routes into and around the regeneration area.

The site is not within a conservation area and is not within the setting of a listed building.

Description of development

Planning permission is sought to change of use of Unit 9 of Piccadilly Trading Estate from Use Class B2 (General Industrial) to Sui Generis use to allow the storage of beer in barrels and the operation of a brewery tap room that would be open to the general public. The only external alteration is the installation of one externally mounted air conditioning condenser.

The opening hours would be:

15:00 to 22:00 Monday to Friday

10:00 to 22:00 Saturday, Sundays and Bank Holidays

CCTV would be provided, door staff would be present at busy periods and there would be an operating policy and smoking policy in place.

Waste would be stored within the property other than at collection times. Waste would not be stored on the public highway at any time.

Consultations & Notification Responses

Highway Services - Confirmed that the proposals are acceptable.

Environmental Health - Recommended conditions requiring the submission and agreement of verification reports for the use and for the externally mounted equipment, requiring the implementation of the waste management strategy and the restriction of the hours of operation.

City Centre Regeneration - No comments received.

Greater Manchester Police - Confirmed that they aren't overly concerned with the proposed change of use and advised the following:

The opening hours seem appropriate for this location, CCTV will be provided, door staff will be present at busy periods, and the operating policy seems considered.

My only additional recommendation would be that if any changes are made to any doors/windows/shutters/glazing then they should be replaced with products certified to a burglary resistant standard.

Transport for Greater Manchester - No comments received.

High Speed Two (HS2) Limited - Confirmed that no part of the red line boundary falls within land safeguarded for Phase 2b of HS2. However, the site is within close proximity to land potentially required for construction, a utility zone and near a proposed HS2 construction route. Whilst, the change of use is unlikely to have any impact upon the HS2, the applicant should be made aware of potential disruption in that location.

Greater Manchester Ecology Unit - No comments received.

Publicity - Letters were sent to surrounding occupiers. One response has been received, which confirms support for the proposed development. The comments were as follows:

It would be great to enable a local business to flourish and bring more activity to the neighbourhood.

Issues

The main issues for consideration relate to the impact of the proposals on the amenity of surrounding occupiers, visual amenity, highway safety and resilience and crime and disorder and the availability of inclusive access. The main policies that relate to the proposal are Policies SP1 (Spatial Principles), EN1, CC4, CC7 CC10 (A Place for Everyone), T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester.

Residential Amenity -

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance and privacy.

The closest residential accommodation is on the other side of Great Ancoats Street and on Chapeltown Street.

All conditions specified by the City Council's Environmental Health service will be applied to the application. These conditions would ensure that no noise disturbance is caused to nearby occupiers by the use and by associated externally mounted equipment.

The applicant has also submitted details of operational policies that are aimed at reducing the impact of the use on surrounding residents and occupiers.

An internal bin store would be provided, and a strategy would be in place for collections.

The opening hours are reasonable for this mixed-use location.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, CC7, EN19 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies

DC10.1-10.4 and DC26 of the Unitary Development Plan for the City of Manchester in relation to the impact on residential amenity.

Visual Amenity -

The works are considered to be acceptable as the external works would only be seen within the trading estate.

In view of the above the proposals would also be consistent with Core Strategy Policies SP1, EN1 and DM1.

Crime and Disorder -

Vacant floorspace would be brought into active economic use and would provide full-time and part-time jobs. The occupation of the unit would provide activity and contribute to footfall in the vicinity of the site and on surrounding streets contributing to the local economy and providing additional informal surveillance.

CCTV and door staff would be provided, and an operating policy would be in place.

There are no proposed changes to any doors/windows/shutters/glazing.

Given the above the proposals are considered to be in accordance with policies DM1 and SP1 of the Core Strategy for the City of Manchester in relation to the impact on crime and disorder.

Highway Safety and Impacts -

The City Centre location provides good links to public transport with Bus, Metrolink and rail services all within an acceptable short walking distance from the development. The site is particularly close to Piccadilly Train Station and Metrolink interchange and buses on Great Ancoats Street and at Piccadilly Station/Piccadilly.

The City Council as Highways Authority are satisfied that the development proposals are acceptable.

Deliveries would be from the applicant's existing premises on the same trading estate and would not therefore impact on the highway.

It is not considered that the number of additional trips generated by the tap room will adversely affect the highway.

There are no alterations proposed to the existing site parking.

The proposed waste management arrangements are acceptable and will be required to be implemented by condition.

Given the above the proposals are considered to be in accordance with Section 4 of the National Planning Policy Framework and Policies SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester in relation to highway safety and impacts.

Disabled Access -

There is level access into the property and throughout the ground and first floors excluding the small stage. There would also be a staircase and lift that would provide access to the first floor.

Given the above the proposals are considered to be in accordance with the Core Strategy for the City of Manchester, in particular Policies T1, T2, CC10, SP1 and DM1.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included advice about information and amendments required to allow the approval of the application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

The site location plan referenced TQRQM20304085348908 received by the City Council as local planning authority on 21 September 2020

The drawings referenced:

Unit 9, First Floor prepared by Cloudwater Brew Co.
Unit 9, Ground Floor prepared by Cloudwater Brew Co.
C4538/01 Rev AF

received by the City Council as local planning authority on 9 November 2020

Unit 9, Access prepared by Cloudwater Brew Co.

Unit 9, Ground Floor prepared by Cloudwater Brew Co. in relation to the designated external smoking area

Unit 9, Elevations prepared by Cloudwater Brew Co.

Unit 9, Ground Floor prepared by Cloudwater Brew Co. in relation to external equipment

Unit 9, Refuse prepared by Cloudwater Brew Co.

received by the City Council as local planning authority on 10 December 2020

Unit 9, AC Unit prepared by Cloudwater Brew Co.

received by the City Council as local planning authority on 12 January 2021

The Mitsubishi Electric Mr Slim product specification sheet received by the City Council as local planning authority on 9 November 2020

The Fire Evacuation Plan for Cloudwater Brew Co. received by the City Council as local planning authority on 9 November 2020

The Google Maps showing Piccadilly Trading Estate received by the City Council as local planning authority on 9 November 2020

The Operating Schedule prepared by Cloudwater Brew Co. received by the City Council as local planning authority on 9 November 2020

The Systemair product specification sheet referenced TOPVEX FR08-L-CAV Item no. 94556 received by the City Council as local planning authority on 9 November 2020

The Servicing Strategy prepared by Cloudwater Brew Co. received by the City Council as local planning authority on 9 November 2020

The Smoking Policy prepared by Cloudwater Brew Co. received by the City Council as local planning authority on 9 November 2020

The Crime Impact Statement prepared by Greater Manchester Police Design for Security referenced URN: 2017/0657/CIS/02 received by the City Council as local planning authority on 10 December 2020

The letter from Ventilation Ltd. to Dianne Tanner, referenced C 4538.M and dated 19 October 2020 received by the City Council as local planning authority on 12 January 2021

Entertainment & Plant Noise Impact Assessment prepared by Nova Acoustics dated 11/03/2021 received by the City Council as local planning authority on 15 March 2021

The Emerge Service Proposal received by the City Council as local planning authority on 10 December 2020

The completed waste management proforma received by the City Council as local planning authority on 12 January 2021

The letter from Dianne Tanner, Taproom Manager, Cloudwater Brew Co. received by the City Council as local planning authority on 12 January 2021

The emails from Dianne Tanner of Cloudwater Brew Co. dated 2 March 2021 and 15 March 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC19.1 and DC26.

3) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the Entertainment & Plant Noise Impact Assessment prepared by Nova Acoustics dated 11/03/2021 received by the City Council as local planning authority on 15 March 2021. This scheme shall be implemented in full before the use commences.

b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

4) a) Before the installation and operation of any air-conditioning equipment at the premises, the externally mounted ancillary equipment hereby approved, shall be acoustically insulated in accordance with the Entertainment & Plant Noise Impact Assessment prepared by Nova Acoustics dated 11/03/2021 received by the City Council as local planning authority on 15 March 2021 in order to secure a reduction in the level of noise emanating from the equipment.

b) Upon completion of the development and within 6 months of the equipment becoming operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria.

This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

5) The premises shall not be open outside the following hours:-

15:00 to 22:00 Monday to Friday

10:00 to 22:00 Saturday, Sundays and Bank Holidays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

6) The scheme for the storage (including segregated waste recycling) and disposal of refuse detailed within the completed waste management proforma received by the City Council as local planning authority on 12 January 2021 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

7) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00 Monday to Saturday
10:00 to 18:00 on Sundays and Bank Holidays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

8) The access measures for disabled people to gain access into the premises and to all services as described in the letter from Dianne Tanner, Taproom Manager, Cloudwater Brew Co. received by the City Council as local planning authority on 12 January 2021 and as shown on the drawings referenced 'Unit 9, First Floor prepared by Cloudwater Brew Co.' and 'Unit 9, Ground Floor prepared by Cloudwater Brew Co.' both received by the City Council as local planning authority on 9 November 2021 and 'Unit 9, Access prepared by Cloudwater Brew Co.' received by the City Council as local planning authority on 10 December 2021 shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T1, T2, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and DC14.2 of the Unitary Development Plan for the City of Manchester.

9) The proposed development shall be designed and managed in accordance with the recommendations contained within the Crime Impact Statement prepared by Greater Manchester Police Design for Security referenced URN: 2017/0657/CIS/02 received by the City Council as local planning authority on 10 December 2020.

Reason: To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

Informatives

1) If in the future any changes are made to any doors/windows/shutters/glazing then they shall be replaced with products certified to a burglary resistant standard. If these do not have an exact 'like for like' appearance they may need planning permission. Please contact us to discuss any proposed replacements that are not exact 'like for like.'

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
City Centre Renegeration
Greater Manchester Police
Transport For Greater Manchester
High Speed Two (HS2) Limited
Greater Manchester Ecology Unit

Flat 17, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 15, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 5, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 15, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 1, Block C, 12 Pollard Street, Manchester, M4 7AL
275 Great Ancoats Street, Manchester, M4 7DB
12F Pollard Street, Manchester, M4 7AL
12A Pollard Street, Manchester, M4 7AL
Flat 608, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 414, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 409, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 407, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 406, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 316, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 315, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 303, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 211, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 203, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 201, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 116, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 114, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 112, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 104, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 4, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 33, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 3, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 703, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 503, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 415, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Serviced Apartment 408, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 405, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 404, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 313, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 210, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 115, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 111, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 106, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 103, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 101, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Ibis Hotel, 2 Pollard Street, Manchester, M4 7DS
Units 7 To 8, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Units 3 To 5, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Flat 207, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 28, Block C, 12 Pollard Street, Manchester, M4 7AL

Flat 26, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 25, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 12, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 9, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 6, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 4, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 1, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 710, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Ground Floor, 1 Adair Street, Manchester, M1 2NQ
Armstrongs Office Furniture, Ground Floor And First Floor, 1 Adair Street, Manchester, M1 2NQ
Unit 12 To Unit 13, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2DX
Unit 15, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2DX
Flat 501, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 709, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 606, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 603, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 416, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 412, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 402, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 401, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 309, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 308, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 304, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 206, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 109, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 107, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
First Floor, Aeroworks, Adair Street, Manchester, M1 2NQ
Flat 19, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 13, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 8, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 7, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 23, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 14, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 9, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 14, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 7, Block B, 12 Pollard Street, Manchester, M4 7AJ
273 Great Ancoats Street, Manchester, M4 7DB
Serviced Apartment 803, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 708, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 610, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 510, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 410, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 311, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 216, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 202, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 113, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 110, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 105, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 102, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 10, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 5, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 31, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 10, Block C, 12 Pollard Street, Manchester, M4 7AL

Flat 11, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 711, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 704, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 615, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 612, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 604, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 602, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 505, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 513, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 512, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 509, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 310, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 307, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 305, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 215, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 214, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 212, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 208, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 205, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 204, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 108, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Unit 23, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Unit 11, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Unit 6, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Flat 21, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 3, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 13, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 34, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 20, Block C, 12 Pollard Street, Manchester, M4 7AL
267 Great Ancoats Street, Manchester, M4 7DB
269 Great Ancoats Street, Manchester, M4 7DB
12E Pollard Street, Manchester, M4 7AL
12D Pollard Street, Manchester, M4 7AL
12C Pollard Street, Manchester, M4 7AL
Flat 707, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 706, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 616, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 613, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 601, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 516, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 511, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 507, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 506, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 504, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 403, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 209, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Unit 10, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Unit 22, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Ground Floor, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 16, Block B, 12 Pollard Street, Manchester, M4 7AJ
Ground Floor, Aeroworks, Adair Street, Manchester, M1 2NQ
Lower Ground Floor, Aeroworks, Adair Street, Manchester, M1 2NQ
Flat 35, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 32, Block C, 12 Pollard Street, Manchester, M4 7AL

Flat 29, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 27, Block C, 12 Pollard Street, Manchester, M4 7AL
265 Great Ancoats Street, Manchester, M4 7DB
Flat 24, Block C, 12 Pollard Street, Manchester, M4 7AL
271 Great Ancoats Street, Manchester, M4 7DB
Costa Coffee, 263 Great Ancoats Street, Manchester, M4 7DB
Unit 17 To Unit 18, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2DX
Unit 16, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2DX
Unit 14, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2DX
Flat 6, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 2, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 801, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 712, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 702, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 701, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 614, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 611, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 515, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 514, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 413, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 312, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Victoria House, Great Ancoats Street, Manchester, M4 7AB
Flat 16, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 11, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 30, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 12, Block B, 12 Pollard Street, Manchester, M4 7AJ
12B Pollard Street, Manchester, M4 7AL
Flat 802, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 705, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 609, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 607, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 605, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 508, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 502, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 411, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 314, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 306, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 302, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 301, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 213, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Unit 2, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Flat 8, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 2, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 36, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 22, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 18, Block C, 12 Pollard Street, Manchester, M4 7AL

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: CITY2