

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142546/JO/2025

Date registered valid: 27 March 2025

Proposal: Variation of condition no.2 (specified plans) and condition 4 (materials) attached to planning permission reference 139679/FO/2024 to enable the air handling unit and associated ductwork to roof to be relocated, change in size, incorporation of a supporting structure and changes to materials.

Address: Hexagon Tower, Manchester, M9 8GQ

Ward(s): Crumpsall Ward

Applicant: Mr Jonathan Bostock, Colour Synthesis Solutions Ltd

Agent (if any): Mr Nathan Pearce, Farrar Bamforth Architecture Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 July 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 30 April 2025

Standard consultations:

Printed: 15 April 2025 Expired: 9 May 2025

Neighbour notifications

Printed: 15 April 2025 Expired: 9 May 2025

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 Hexagon Tower within the north Manchester ward of Crumpsall. The application site relates to a large 13 storey tower and associated two storey floorspace bounded by Mill Brow to the north, Delaunays Road and Crumpsall Vale to the South. The building is occupied by a range of businesses associated with the science sector and is effectively a multi-let science park comprising a number of laboratories, office space and machine halls. The two-storey element is enclosed at roof level by a parapet and guard rail with the roof incorporating a number of visitor parking spaces accessed via a ramp off Mill Brow. On the opposite side of Crumpsall Vale is a large, surface level car park for visitors which is flanked by the River Irk. The host building forms a landmark feature in the area and could be classed as a good example of brutalist architecture with the main tower incorporating a series of windows to provide a honeycomb effect, with the exterior clad in white coloured mosaic tiles.

The applicant site relates to the 'East Machine Hall Roof' which is visible from Mill Brow. At the time of the site visit, development for an AHU could be seen on site.

Description of area

The surrounding area is mixed with residential surrounding the applicant site, as well as commercial uses including the industrial estate to the west and North Manchester General Hospital to the south.

Description of development

The current application seeks variation of condition no.2 (specified plans) and condition 4 (materials) attached to planning permission reference 139679/FO/2024 to enable the air handling unit and associated ductwork to roof to be relocated, change in size, incorporation of a supporting structure and changes to materials.

139679/FO/2024 approved the scheme of the installation of air handling unit and associated ductwork to roof. Whilst the ductwork has been described within the description of development, no ductwork was shown within the approved drawings.

The AHU and associated ductwork would be relocated and would be sited further to the east than previously approved. Further, the ductwork not previously shown on the drawing was evident on site and has been shown within the amended drawings. The size of the AHU increased as a result of the amendment. The AHU previously measuring 7722mm x 1982mm increased to 9772mm x 2090mm (without the ductwork). The supporting structure has a height of 700mm and so increases the overall height of the equipment.

On site, an AHU unit was under construction (see Figure 1).



Figure 1, AHU seen on site, photo dated 30 April 2025.

Concern was raised to the agent that the resultant structure of the associated ductwork creates an overly bulky structure which extends the proportions of the AHU development.

A revised plan was received on 19 June 2025. The ductwork connecting to the AHU was amended in configuration to minimise visual harm.

During the course of the application, it also came to light the materials as approved under 139679/FO/2024 had not been implemented as per the approved details. The materials approved would have resulted in the proposal wrapped in insulation (likely phenolic) and finished in 3MTM VentureClad™ or similar approved insulation jacketing system. Whilst the ductwork appeared on site, the resultant finish of the AHU is not as the approved materials details as it was not wrapped.

As such, condition 4 (materials) was added to the application to be amended against the original consent of 139679/FO/2024.

The LPA worked with the developer during the course of the application to consider options to try to minimise the strong visual prominence in the streetscene. A decision was agreed that the

AHU and ductwork would be wrapped in a vinyl dark grey colouration. The works were undertaken on the site and amended as per the submitted revised scheme (see Figure 2).



Figure 2, Finished AHU and ductwork wrapped in vinyl (photo from agent, photo received 2 July 2025)

Further Planning History

142657/FO/2025- Installation of 3 No. new ASHPs to the roof of Hexagon Tower.
Approved 30.05.2025

CDN/24/0739-Discharge of condition 3a (External Plant and Equipment) from planning approval reference 139679/FO/2024.
Approved 4 October 2024.

CDN/22/0177-Discharge of conditions 3 (materials) and 4 (construction management plan) attached to planning permission referenced 129740/FO/2021.
Approved 15.08.2022.

129740/FO/2021-Installation of over-cladding and replacement of windows.
Approved 22 June 2021.

120352/FO/2018- Resurfacing the flat roof areas of the east and west machine hall parts of the building together with the installation of replacement cladding to the parapets of the roof and and replacement glazing in the east and west machine hall wings of the building.
Approved 23.07.2018.

119548/JO/2018-Application to vary condition number 2 (specified plans) attached to previously approved permission 117019/FO/2017 to allow for changes to the entrance canopy.
Approved 30.05.2018.

CDN/18/0140-Application to discharge conditions 7 (vehicle tracking), 10 (in bound barrier system), 11 (travel plan pre occupation element only) and 12 (car park management) attached to approved application 117019/FO/2017.
Approved 11.05.2018.

117019/FO/2017- Seventh Floor- Change of use of seventh floor (Class B1) to form satellite Renal Dialysis Unit (Class D1) including ground floor entrance works, welcome structure and bin store together with reconfiguration of existing parking.
Approved 8 September 2017.

Further planning history exists for the site prior to 2017.

Consultations & Notification Responses

Local Residents

No responses were received from local residents.

Environmental Health

Environmental Health were consulted on the application and requested the following condition be attached to any approval granted.

NSE6 (External plant/equipment/servicing)

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in preexisting background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

Environmental Health have requested a new NSE6 condition due to the change of fan and positioning from the approved acoustic condition discharge (see planning reference: CDN/24/0739). However the background noise levels from 139679/FO/2024 can be used.

Further Environmental Health comments, received 1 July 2025:

From the previous details they submitted (Noise Control Ltd, dated Aug 24) Environmental Health were happy to discharge part A. Based on the conclusions and recommendations below: *If future use of the air handling unit (AHU) equipment is sought, a reduction in plant equipment emission noise levels to permit late evening use may be considered, provided noise emissions are reduced to 45 dB LAr(1 hour) (including any BS 4142 acoustic feature/other corrections) accordingly. The units must not be used 2300 - 0730.*

Therefore this still stands however Environmental Health await Part b once the work has been undertaken.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an economic objective, b) a social, and c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8. Promoting healthy and communities

Chapter 12. Achieving well-designed places

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following the adoption of the Places for Everyone Joint Development Plan.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management)

Policy SP1 (Spatial Principles)

Policy EN1 (Design Principles and Strategic Character Areas)

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC26.1 states the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 states new noise sensitive developments (including large scale changes of use of existing land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the council will take account both of noise exposure at the time of

receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.4 states where the council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following

- a) engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers
- b) layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it and screening by natural barriers or other buildings or noncritical rooms within a building; and
- c) administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission

DC26.5 states the council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The policies of relevance are:

JP- S1- Sustainable Development

JP- S2- Carbon and Energy

JP-S6- Clean Air

ISSUES

The current application seeks consent for the variation of condition no.2 (specified plans) and condition 4 (materials) attached to planning permission reference 139679/FO/2024 to enable the air handling unit and associated ductwork to roof to be relocated, change in size, incorporation of a supporting structure and changes to materials. The principle of the development has already been established with the approval of 139679/FO/2024. The current application seeks to make amendments to the particulars of the approval whilst impacting the approved conditions. Each amendment will be discussed in turn.

Enable the air handling unit and associated ductwork to roof to be relocated, change in size and incorporation of a supporting structure

The AHU and associated ductwork would be relocated and would be sited further to the east than previously approved. Further, the ductwork not previously shown on the drawing was evident on site and has been added to the drawings. The size of the AHU increased as a result

of the amendment. The AHU previously measuring 7722mm x 1982mm increased to 9772mm x 2090mm (without the ductwork). The supporting structure has a height of 700mm and so increases the overall height of the structure.

Discussions took place with the agent as the structure seen on the site visit did not reflect the approved drawings. The scheme was amended on the drawings and amended on site, to produce a structure that is not considered to be as visually harmful as seen on site.

It is noted that the variations proposed result in a structure larger in scale and height, than the structure approved through the FO application. However, the ductwork is necessary for the unit to function and has been amended in configuration to reduce its visual prominence. Further, the wrapping of the vinyl in a dark grey colouration helps minimise the prominence of the structure, as opposed to the steel structure initially seen on site. The use of the dark grey colouration for the vinyl is considered appropriate for its location, given the colouration of the flat roof structure. The darker colouration limits the brightness of the structure and so helps to minimise the impact. The use of vinyl across the AHU and ductwork results in a consistent design approach. In addition, the set back of the structure from Mill Brow and the partial screening of the structure from the trees and natural landscaping would help mitigate the visual prominence of the structure.

In short, the variations and amendments to the structure to reduce its visual prominence in the streetscene would ensure the proposal be compliant with Policy SP1 and DM1 of the Core Strategy.

Changes to materials

Originally a vinyl system was proposed to wrap the AHU. However, initial discussions with the agent implied the suggestion to use such vinyl system was never to be implemented by the contractor. Given concerns with the visual prominence of the structure, a dark grey vinyl wrap system has been chosen and is now evident on site. This is considered an acceptable solution to the LPA.

The wording of the materials condition would be updated accordingly and so is considered acceptable to policies SP1 and DM1 of the Core Strategy.

Impact to external plant and equipment condition

Discussions took place with Environmental Health. A previous CDN application had been approved to discharge part A of the external plant and equipment condition linked to the previous FO application (see planning reference: CDN/24/0739). The EHO confirmed the results within the approved documents could be utilised for any approval granted for the proposed variations. This was on the basis of the following conclusions and recommendations: *If future use of the air handling unit (AHU) equipment is sought, a reduction in plant equipment emission noise levels to permit late evening use may be considered, provided noise emissions are reduced to 45 dB LAr(1 hour) (including any BS 4142 acoustic feature/other corrections) accordingly. The units must not be used 2300 - 0730.* The wording of the external plant condition would be reflected accordingly within any approval granted.

As such, with the amended wording of this condition, the proposed variation would be considered pursuant to Policy DM1 of the Manchester Core Strategy and Saved UDP Policy DC26.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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

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

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

-Supporting Information- Product Technical Data by Mererga, REV A, stamped as received on the 27 March 2025.

-Application Form, stamped as received on the 19 June 2025.

-Drawing- AHU as Proposed, numbered 5700 REV P12, stamped as received on the 19 June 2025.

-Supporting Information- Planning Statement, stamped as received on the 19 June 2025.

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.

3a) The development hereby approved shall only be done in accordance with the following external plant and equipment details, agreed as part of condition discharge application referenced CDN/24/0739:

-Supporting Information- AHU Product Details, stamped and received by the City Council as Local Planning Authority on 9 August 2024.

-Supporting Information- Details of Attenuation and Acoustic Proposal for AHU, stamped and received by the City Council as Local Planning Authority on 9 August 2024.

-Noise Assessment, report no.NCL270624A/1 Rev.1 August 2024, stamped and received by the City Council as Local Planning Authority on 9 August 2024.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy and Saved UDP Policy DC26.

4) The development hereby approved shall be constructed using the materials specified on the approved drawings:

-Supporting Information- Product Technical Data by Mererga, REV A, stamped as received on the 27 March 2025.

-Drawing- AHU as Proposed, numbered 5700 REV P12, stamped as received on the 19 June 2025.

-Supporting Information- Planning Statement, stamped as received on the 19 June 2025.

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.

Informatives

- 1) Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Ground Floor, West Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ

Fourth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ

Third Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ

Lubrizol Part Tenth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ

136 Old Market Street, Manchester, M9 8FH

34 Blackley New Road, Manchester, M9 8DB

36 Blackley New Road, Manchester, M9 8DB

8 Hexagon Close, Manchester, M9 8RN

Flat 14, 107 Old Market Street, Manchester, M9 8QN

Flat 16, 107 Old Market Street, Manchester, M9 8QN

Flat 12, 107 Old Market Street, Manchester, M9 8QN

Flat E, 1 Raysonhill Drive, Manchester, M9 8PW

Flat C, 1 Raysonhill Drive, Manchester, M9 8PW

MFT Renal Satellite Unit, Seventh Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ

Avecia Bst - Gnd Flrs, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ

Computer Centre, Crumpsall Vale, Manchester, M9 8GQ

8 Crumpsall Vale, Manchester, M9 8FW

4 Crumpsall Vale, Manchester, M9 8FW

32 Blackley New Road, Manchester, M9 8DB

38 Blackley New Road, Manchester, M9 8DB

1 Bottomley Side, Manchester, M9 8EZ

Flat 13, 107 Old Market Street, Manchester, M9 8QN

Flat 15, 107 Old Market Street, Manchester, M9 8QN

Flat 2, 107 Old Market Street, Manchester, M9 8QN

Flat 4, 107 Old Market Street, Manchester, M9 8QN

5 Hexagon Close, Manchester, M9 8RN

16 Hexagon Close, Manchester, M9 8RN

Flat F, 1 Raysonhill Drive, Manchester, M9 8PW

Machine Hall, Crumpsall Vale, Manchester, M9 8GQ

Ground Floor West, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ
Ground And First Floor West, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ
Ninth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
West Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Ground Floor, East Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
28 Blackley New Road, Manchester, M9 8DB
2 Bottomley Side, Manchester, M9 8EP
Pike Fold Community Primary School, Old Market Street, Manchester, M9 8QP
Flat A, 12 Raysonhill Drive, Manchester, M9 8PW
Flat C, 12 Raysonhill Drive, Manchester, M9 8PW
Flat A, 1 Raysonhill Drive, Manchester, M9 8PW
Ground Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
First Floor West, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ
Ground Floor East, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ
2 Crumpsall Vale, Manchester, M9 8FW
Fifth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Eighth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
12 Hexagon Close, Manchester, M9 8RN
12 Crumpsall Vale, Manchester, M9 8FW
Flat B, 12 Raysonhill Drive, Manchester, M9 8PW
Flat 9, 107 Old Market Street, Manchester, M9 8QN
Flat 5, 107 Old Market Street, Manchester, M9 8QN
14 Hexagon Close, Manchester, M9 8RN
First Floor, East Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Second Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Sixth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Eleventh Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
130 Old Market Street, Manchester, M9 8FH
24 Blackley New Road, Manchester, M9 8DB
40 Blackley New Road, Manchester, M9 8DB
10 Hexagon Close, Manchester, M9 8RN
3 Chapel Lane, Manchester, M9 8PT
Flat 7, 107 Old Market Street, Manchester, M9 8QN
Room 006 On Tenth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Fujifilm Pt 7th - 9th Floors, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
East Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
First Floor, West Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
6 Crumpsall Vale, Manchester, M9 8FW
First Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Basement, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
134 Old Market Street, Manchester, M9 8FH
26 Blackley New Road, Manchester, M9 8DB
42 Blackley New Road, Manchester, M9 8DB
2 Hexagon Close, Manchester, M9 8RN
3 Hexagon Close, Manchester, M9 8RN
Flat E, 12 Raysonhill Drive, Manchester, M9 8PW
Flat 3, 107 Old Market Street, Manchester, M9 8QN
Flat 1, 107 Old Market Street, Manchester, M9 8QN
Flat 11, 107 Old Market Street, Manchester, M9 8QN
7 Hexagon Close, Manchester, M9 8RN
Flat D, 1 Raysonhill Drive, Manchester, M9 8PW
132 Old Market Street, Manchester, M9 8FH
6 Hexagon Close, Manchester, M9 8RN
1 Hexagon Close, Manchester, M9 8RN

10 Crumpsall Vale, Manchester, M9 8FW
Flat D, 12 Raysonhill Drive, Manchester, M9 8PW
107 Old Market Street, Manchester, M9 8QN
31 Blackley New Road, Manchester, M9 8ES
1 Imperial Way, Manchester, M9 8FE
3 Imperial Way, Manchester, M9 8FE
1 Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
Tenth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ
30 Blackley New Road, Manchester, M9 8DB
4 Hexagon Close, Manchester, M9 8RN
1 Chapel Lane, Manchester, M9 8PT
Flat F, 12 Raysonhill Drive, Manchester, M9 8PW
9 Hexagon Close, Manchester, M9 8RN
Flat 10, 107 Old Market Street, Manchester, M9 8QN
Flat 6, 107 Old Market Street, Manchester, M9 8QN
Flat 8, 107 Old Market Street, Manchester, M9 8QN
Flat B, 1 Raysonhill Drive, Manchester, M9 8PW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - North Manchester PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA