

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143213/FO/2025

Date registered valid: 11 July 2025

Proposal: Replacement of combustible cladding and completion of fire safety elements within external walls.

Address: 2 Malta Street, Manchester, M4 7BH

Ward(s): Ancoats & Beswick Ward

Applicant: N Haselden Residential Management Group Ltd

Agent (if any): Thomasons Planning Portal Thomasons

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

Recommendation: Refuse

Date of recommendation: 3 September 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 1 August 2025

Standard consultations:

Printed: 25 July 2025 Expired: 15 August 2025

Neighbour notifications

Printed: 25 July 2025 Expired: 15 August 2025

Site notice

Posted: 1 August 2025 Expired: 22 August 2025

Posted: 1 August 2025 Expired: 22 August 2025

Press advert

Published: 29 July 2025 Expired: 12 August 2025

Published: 29 July 2025 Expired: 19 August 2025

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

This application relates to a 6-storey residential building located at 2 Malta Street. It was constructed in the early 2000s and is attached to a former textile mill named Vulcan Works. Vulcan Works is a non-designated heritage asset constructed in the 1800s. It mainly retains its original features externally. It is not located within a Conservation Area.

The existing building at 2 Malta Street was constructed in a variety of materials comprising render with large sections of concrete, copper and timber cladding.

Nearby listed buildings include the Grade II listed lock of the Ashton Canal and the Grade II Listed Cooperative Warehouse on Pollard Street.

Land to two sides of 2 Malta Street is relatively clear and the New Islington Metrolink Station is across grass and surface parking from the side of the building. There is more grass to the front of the building and yards associated with a primary school.

It is located close to the City Centre and other nearby uses include other residential properties and shops. The property is close to New Islington, which has recently seen substantial

regeneration with high-quality developments. The site is separated from New Islington by the Ashton Canal and the New Islington Metrolink station.

Description of development

Planning permission is sought to replace all timber cladding on all elevations with aluminium faux timber cladding.

Consultations & Notification Responses

Publicity - The application was advertised in the local press, a site notice was displayed at the property and letters were sent to surrounding occupiers - no response were received.

Highway Services - Advised that a construction management plan would be required to be submitted by condition and provided advice on reducing effects on the highway.

Environmental Health - Advised that it has been demonstrated that the replacement cladding will be acoustically the same as the existing cladding and construction management plan would be required to be submitted by condition

Health & Safety Executive (Fire Safety) - No comments

Issues

Issues and Policy

Local Policy -

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places)

Policy JP-P 2 (Heritage)

The Adopted Core Strategy for the City of Manchester:

Policy EN1 (Design Principles and Strategic Character Areas)

Policy EN3 (Heritage)

Policy CC9 (Design and Heritage)

Policy SP1 (Spatial Principles)

Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester:

Saved Policy DC19.1 (Listed Buildings)

The National Planning Policy Framework (NPPF) -

Sections 16 and 66 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed

buildings. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 210 states that in determining planning 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 wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Principle of Development -

It is a priority for the City Council to ensure that dangerous cladding is removed from buildings. However, if there is a material change in the appearance of the building as a result of the changes, this will require careful consideration.

In this instance, the building contains timber which has naturally weathered over the years and has given a particular aesthetic to the building.

The proposal would remove this cladding, which is flammable, and replace it with a faux timber. This is not a natural timber and will not naturally weather in the same way. The change would materially alter the appearance of the building to its detriment and this is not acceptable in principle.

There is no objection to the principle of replacing the door and removing the roller shutter or the installation of a sign.

Given this, the proposals are contrary to policies JP-P1, SP1 and DM1 and are not acceptable in principle.

Layout, Scale and Appearance -

The existing timber cladding is dangerous and substantially weathered. The proposal constitutes a substantial re-design of the building. The faux timber would introduce a faux material that would not be durable and would have a fake and poor-quality appearance that would look hugely different to timber.

The applicant has been advised to look at other high quality alternative materials which could include utilising a similar material which is already present at the building or an alternative. This in the opinion of the City Council would be desirable and maintain a high quality appearance to the building.

Fire Safety -

The Fire Safety team at the Health and Safety Executive have reviewed the application and the accompanying documentation and have no comments.

The removal of external combustible cladding, replacement with non-combustible cladding in addition to other fire remediation should help improve fire safety, thereby protecting residents from harm.

The works are considered necessary to ensure the building is safe for people to live in and should be approved if they are acceptable in design and visual amenity terms. However, as outlined in the visual amenity section above, in this case, the proposed works are not acceptable in design and visual amenity terms.

Impacts on Residential Amenity -

The submitted acoustic report confirms that the replacement cladding will provide a like for like acoustic performance over the cladding system currently in place. The acoustic performance of the cladding would have been subject to a noise verification report should the application have been approved.

Disabled Access -

There would be no impact on the existing access arrangements associated with the building or the wider site.

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: Refuse

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. However, the remaining issues have not been resolved and so the application has therefore been recommended to be refused.

Reasons for recommendation to refuse

1) The proposed cladding by virtue of its appearance would fail to respond positively to the existing character and appearance of the building and the immediate street scene. It would form a low quality intervention on the building and would not weather and change like the existing natural timber product. The result impact would be to cause an unduly harmful impact on the visual amenity of the building and on the immediate street scene. The proposal is contrary to policies JP-P 1 of the Places for Everyone Plan, policies EN1, CC9, SP1 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Health & Safety Executive (Fire Safety)

Flat 30, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 91, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 49, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 27, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 38, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 57, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Serviced Apartment 40, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 58, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 7, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 10, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 11, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 46, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 8, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 63, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat G08, 2 Malta Street, Manchester, M4 7BH
Flat G20, 2 Malta Street, Manchester, M4 7BH
Flat 210, 2 Malta Street, Manchester, M4 7BH
Flat 411, 2 Malta Street, Manchester, M4 7BL
Flat 315, 2 Malta Street, Manchester, M4 7BL
Flat 416, 2 Malta Street, Manchester, M4 7BL
Flat 423, 2 Malta Street, Manchester, M4 7BL
Flat 220, 2 Malta Street, Manchester, M4 7BH
Flat 113, 2 Malta Street, Manchester, M4 7BH
Flat 119, 2 Malta Street, Manchester, M4 7BH
Flat 414, 2 Malta Street, Manchester, M4 7BL
Flat 310, 2 Malta Street, Manchester, M4 7BL
Flat G19, 2 Malta Street, Manchester, M4 7BH
Flat 410, 2 Malta Street, Manchester, M4 7BL
Flat 117, 2 Malta Street, Manchester, M4 7BH
Flat G17, 2 Malta Street, Manchester, M4 7BH
Flat 103, 2 Malta Street, Manchester, M4 7BH
Flat 221, 2 Malta Street, Manchester, M4 7BH
Flat G01, 2 Malta Street, Manchester, M4 7BH
Flat 203, 2 Malta Street, Manchester, M4 7BH
Flat 85, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 44, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 90, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 50, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 55, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 99, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 71, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 93, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 409, 2 Malta Street, Manchester, M4 7BL
Flat 60, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 29, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 2, 17A Mayes Gardens, Manchester, M4 7FN
Flat 223, 2 Malta Street, Manchester, M4 7BH
Flat G11, 2 Malta Street, Manchester, M4 7BH

Flat 116, 2 Malta Street, Manchester, M4 7BH
Flat 304, 2 Malta Street, Manchester, M4 7BL
Flat 324, 2 Malta Street, Manchester, M4 7BL
Flat 401, 2 Malta Street, Manchester, M4 7BL
Flat 118, 2 Malta Street, Manchester, M4 7BH
Flat 317, 2 Malta Street, Manchester, M4 7BL
Flat 79, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 19, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 88, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 69, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 13, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 37, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 3, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 23, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 314, 2 Malta Street, Manchester, M4 7BL
Flat 326, 2 Malta Street, Manchester, M4 7BL
Flat 53, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 35, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 82, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat G21, 2 Malta Street, Manchester, M4 7BH
Flat 106, 2 Malta Street, Manchester, M4 7BH
Serviced Apartment 405, 2 Malta Street, Manchester, M4 7BL
Flat 214, 2 Malta Street, Manchester, M4 7BH
Flat 212, 2 Malta Street, Manchester, M4 7BH
Flat 421, 2 Malta Street, Manchester, M4 7BL
Flat 320, 2 Malta Street, Manchester, M4 7BL
Flat 224, 2 Malta Street, Manchester, M4 7BH
Flat 404, 2 Malta Street, Manchester, M4 7BL
Flat 407, 2 Malta Street, Manchester, M4 7BL
Flat G03, 2 Malta Street, Manchester, M4 7BH
Flat 105, 2 Malta Street, Manchester, M4 7BH
Flat 207, 2 Malta Street, Manchester, M4 7BH
Flat 306, 2 Malta Street, Manchester, M4 7BL
Flat 48, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 98, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 20, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 6, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 73, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 1, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 18, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 12, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 3, 17A Mayes Gardens, Manchester, M4 7FN
Flat 412, 2 Malta Street, Manchester, M4 7BL
Flat 211, 2 Malta Street, Manchester, M4 7BH
Flat 109, 2 Malta Street, Manchester, M4 7BH
Flat 419, 2 Malta Street, Manchester, M4 7BL
Flat 202, 2 Malta Street, Manchester, M4 7BH
Flat G13, 2 Malta Street, Manchester, M4 7BH
Flat 218, 2 Malta Street, Manchester, M4 7BH
Flat 313, 2 Malta Street, Manchester, M4 7BL
Flat 225, 2 Malta Street, Manchester, M4 7BH
Flat 108, 2 Malta Street, Manchester, M4 7BH
Flat 111, 2 Malta Street, Manchester, M4 7BH
Flat 308, 2 Malta Street, Manchester, M4 7BL

Flat 205, 2 Malta Street, Manchester, M4 7BH
Flat 123, 2 Malta Street, Manchester, M4 7BH
Flat 406, 2 Malta Street, Manchester, M4 7BL
Flat G05, 2 Malta Street, Manchester, M4 7BH
Flat 45, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 101, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 5, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 51, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 9, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 94, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 33, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 41, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 89, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 92, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 24, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 403, 2 Malta Street, Manchester, M4 7BL
Flat 311, 2 Malta Street, Manchester, M4 7BL
Flat 302, 2 Malta Street, Manchester, M4 7BL
Flat G07, 2 Malta Street, Manchester, M4 7BH
Flat 322, 2 Malta Street, Manchester, M4 7BL
Flat 417, 2 Malta Street, Manchester, M4 7BL
Flat 122, 2 Malta Street, Manchester, M4 7BH
Flat 110, 2 Malta Street, Manchester, M4 7BH
Serviced Apartment 303, 2 Malta Street, Manchester, M4 7BL
Flat 213, 2 Malta Street, Manchester, M4 7BH
Flat 418, 2 Malta Street, Manchester, M4 7BL
Flat 125, 2 Malta Street, Manchester, M4 7BH
Flat G12, 2 Malta Street, Manchester, M4 7BH
Flat 204, 2 Malta Street, Manchester, M4 7BH
Flat 102, 2 Malta Street, Manchester, M4 7BH
Flat 323, 2 Malta Street, Manchester, M4 7BL
Flat 17, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 72, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 43, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 83, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 78, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 70, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 95, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 39, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 15, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 68, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 100, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 32, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 59, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 67, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 31, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 36, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 426, 2 Malta Street, Manchester, M4 7BL
Flat 126, 2 Malta Street, Manchester, M4 7BH
Flat 56, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 80, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 25, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 1, 17A Mayes Gardens, Manchester, M4 7FN
Flat 115, 2 Malta Street, Manchester, M4 7BH

Flat 325, 2 Malta Street, Manchester, M4 7BL
Flat 402, 2 Malta Street, Manchester, M4 7BL
Flat G18, 2 Malta Street, Manchester, M4 7BH
Flat 201, 2 Malta Street, Manchester, M4 7BH
Flat 424, 2 Malta Street, Manchester, M4 7BL
Flat 120, 2 Malta Street, Manchester, M4 7BH
Flat G14, 2 Malta Street, Manchester, M4 7BH
Flat 215, 2 Malta Street, Manchester, M4 7BH
Flat 316, 2 Malta Street, Manchester, M4 7BL
Flat 104, 2 Malta Street, Manchester, M4 7BH
Flat 305, 2 Malta Street, Manchester, M4 7BL
Flat 206, 2 Malta Street, Manchester, M4 7BH
Flat 408, 2 Malta Street, Manchester, M4 7BL
Flat 121, 2 Malta Street, Manchester, M4 7BH
Flat 65, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 4, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 75, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 84, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 76, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 16, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 97, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 87, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 62, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 52, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 26, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 81, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 86, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 42, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 114, 2 Malta Street, Manchester, M4 7BH
Flat G15, 2 Malta Street, Manchester, M4 7BH
Flat 34, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 64, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 77, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 2, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 14, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 21, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 301, 2 Malta Street, Manchester, M4 7BL
Flat 319, 2 Malta Street, Manchester, M4 7BL
Flat 222, 2 Malta Street, Manchester, M4 7BH
Flat G16, 2 Malta Street, Manchester, M4 7BH
Flat G09, 2 Malta Street, Manchester, M4 7BH
Flat 107, 2 Malta Street, Manchester, M4 7BH
Flat 318, 2 Malta Street, Manchester, M4 7BL
Flat 307, 2 Malta Street, Manchester, M4 7BL
Flat G22, 2 Malta Street, Manchester, M4 7BH
Flat 415, 2 Malta Street, Manchester, M4 7BL
Flat G10, 2 Malta Street, Manchester, M4 7BH
Flat 422, 2 Malta Street, Manchester, M4 7BL
Flat 217, 2 Malta Street, Manchester, M4 7BH
Serviced Apartment 208, 2 Malta Street, Manchester, M4 7BH
Flat 28, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 61, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 66, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 22, Loom Building, 1 Harrison Street, Manchester, M4 7BF

Flat 74, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 47, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 226, 2 Malta Street, Manchester, M4 7BH
Flat 96, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 54, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 4, 17A Mayes Gardens, Manchester, M4 7FN
Flat 209, 2 Malta Street, Manchester, M4 7BH
Flat 420, 2 Malta Street, Manchester, M4 7BL
Flat G06, 2 Malta Street, Manchester, M4 7BH
Flat 309, 2 Malta Street, Manchester, M4 7BL
Flat 112, 2 Malta Street, Manchester, M4 7BH
Flat 413, 2 Malta Street, Manchester, M4 7BL
Flat 312, 2 Malta Street, Manchester, M4 7BL
Flat 425, 2 Malta Street, Manchester, M4 7BL
Flat 219, 2 Malta Street, Manchester, M4 7BH
Flat G02, 2 Malta Street, Manchester, M4 7BH
Flat G04, 2 Malta Street, Manchester, M4 7BH
Flat 216, 2 Malta Street, Manchester, M4 7BH
Flat 124, 2 Malta Street, Manchester, M4 7BH
Flat 321, 2 Malta Street, Manchester, M4 7BL

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL