

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142143/FO/2025

Date registered valid: 12 February 2025

Proposal: Demolition of existing single storey side and rear extensions and erection of new single storey side extension and two storey rear extension for form additional accommodation in association with existing public house (Sui Generis), together with elevational alterations, new external fire escape, new boundary treatment, plant and associated works.

Address: Shamrock Inn, 17 - 21 Bengal Street, Manchester, M4 6AQ

Ward(s): Ancoats & Beswick Ward

Applicant: Mrs Helen Binns Joseph Holts

Agent (if any): Mrs Helen Binns Walsingham Planning Ltd

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
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Recommendation: Approve

Date of recommendation: 04.06.2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 20 February 2025 Expired: 13 March 2025

Neighbour notifications

Printed: 20 February 2025 Expired: 13 March 2025

Site notice

Posted: Expired:

Press advert

Published: 25 February 2025 Expired: 18 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The Shamrock Public House is located on the corner of Silk Street and Bengal Street in Ancoats. There is currently vehicular access from Bengal Street via access gates. The main entrance to the public house is also off Bengal Street.

The public house is two storey in height with a single storey kitchen extension to the rear and side.

There is a beer garden to the rear of the public house which is enclosed by boundary treatment.

The public house has a basement area for storage.

The Shamrock is faced in a mix of brick, faience and render and has a hipped roof covered with slates with three brick chimney stacks. Windows are UPVC at ground floor and metal at first floor.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The surrounding area is predominantly residential, however, there are commercial developments which are located close to Cutting Room Square. The surrounding area has undergone significant transformation in the last 10 years with new residential developments and conversions.

Description of development

The proposal seek a series of works which would help the reopening of the public house. This would include the demolition of existing single storey side and rear extensions and erection of new single storey side extension and two storey rear extension for form additional accommodation.

There would also be associated elevational alterations, a new external fire escape, new boundary treatment, plant and associated works.

The public house has been extensively remodelled with many unsympathetic alterations. The applicant has indicated that without modernisation this would preclude the building being brought back into use as a public house.

Consultations & Notification Responses

Publicity – Surrounding residents and businesses has been notified about the development. The proposal has also been publicised by way of site and press notices.

One letter of support has been received. The comments can be summarised as follows:

- it is long overdue that this site is modernised and re-established within the community. The building is quite iconic in the historical context of the Ancoats area and the plans will keep the existing style of the building intact.
- It is not clear what the operating hours for the business are and it would be useful to understand operating times of the demolishing and construction.

Highway Services advise that the level of trips generated is not anticipated to be dissimilar to the existing use and as such no highways concerns. The site is well accessed by sustainable modes.

There is no on-site car parking associated with the development. Considering the site's location and proximity to sustainable travel offer, this is acceptable in principle.

A 1800mm high permeable metal gate is proposed at Bengal Street which will provide access to the new main entrance door. An access to the rear garden is to be provided via a new 1800mm permeable iron gate from George Leigh Street. These open inwards from the highway.

A cycle stand is to be provided within the rear garden which will accommodate 4no. cycle parking spaces. This is acceptable in principle.

Waste servicing for the site is to take place Mon-Wed every week between 9am-3pm for a max duration of 30 minutes. This is acceptable in principle to Highways. It is understood that deliveries will be made Wednesdays every week at 7am for a max duration of 45 minutes. This is acceptable in principle.

A new 1800mm high boundary wall treatment is to be provided at the Bengal Street and George Leigh Street site elevation. It appears that the boundary treatment is permeable from a distance of 635mm upwards.

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

A construction management plan should be agreed.

Environmental Health

Flood Risk Management Team advise that there is a public sewer on the site and United Utilities should be consulted.

Greater Manchester Ecology Unit (GMEU) advise that a bat survey has been submitted and the building has a 'low' potential for roosting bats. The survey found no bats to be emerging from the building and therefore no roosts were identified. However, bats were noted to be commuting near to the site. An informative should be imposed to ensure the applicant seeks advice if bats are found. No works should be carried out in bird nesting season unless shown to be absent.

The details associated with the bird and bat boxes is acceptable. A sensitive lighting scheme should be agreed.

The proposal is exempt from a Biodiversity Net Gain (BNG) assessment under the de minimis rule, as no habitat removal is proposed.

Greater Manchester Archaeology Advisory Service (GMAAS) advise that the scheme will not have a significant impact on any known or suspected archaeological remains. No further consideration of archaeological matters is warranted in this instance.

United Utilises no comments received

Policy

Places for Everyone

Manchester Core Strategy (2012) relevant policies include SP1, EN1, EN3, T1, T2, EN14, EN15, EN19 and DM1

Unitary Development Plan for the City of Manchester (1995) relevant saved policies include DC18 and DC26

National Planning Policy Framework

Issues

Principle of development

The Shamrock Public House is a long standing building in the Ancoats conservation area. The pub closes in 2018 and whilst structurally sound, has deteriorated since it has been closed.

The public house has been extensively altered over the years which has diminished its architectural quality. The re-use of the building as a public house and the extension, to provide a modern drinking establishment experience, provides an opportunity to improve the overall appearance of the building within the conservation area.

The existing yard area to the rear provides an opportunity to extend the premises and increase the overall floorspace of the building.

There is no objection to the principle of the extensions or the associated elevational alterations given it will help facilitate the retention of this important historical building as a public house and bring the building back into use preserving the character of the area.

Appearance

The proposal would result in alterations to the façade of the existing public house and single storey and two storey extensions.

Alterations to the façade

The following works are proposed to the façade of the building:

- Relocation of the main entrance to the pub to the new extension resulting in permanent closure of the existing entrance off Bengal Street. The existing door will be replaced with a new timber door and decorative fan light.
- Permanent closure of the existing Silk Street entrance to the pub. The existing door will be replaced with a new timber door and decorative fan light.
- Provision of a new external metal fire escape (black) from first floor at the rear of the building.
- Replacement of UPVC windows at ground floor with new timber double glazed windows with lead detailing painted black.
- Installation of a new faience fascia panel over existing faience fascia to cover existing raised lettering. Existing to be retained underneath with new faience panel to match the colour, texture and finish of the existing to accommodate new, individual letters;
- Repair and redecoration of faience throughout (including the quoins, eaves and fascia detailing);
- Repair and redecoration of metal windows;
- Replacement of sections of guttering as necessary with aluminium;
- Repair of existing faience sign on splayed elevation to enable it to accommodate new signage;
- Repointing and new flashing to chimney stacks;
- Repair and redecoration of render to south elevation.

The proposed works represent a sensitive repair on the original building including the removal of unsympathetic features. The masonry and faience would also be repaired using conservation techniques. This would remove paint work which has been applied here which has deteriorated over the years and has affected the quality of the building.

The UPVC windows at ground floor would be removed and replaced with timber windows which would match the design and fenestration of the original public house windows. Whilst the original windows in this location were high decorative with a more ornate design, the applied lead work echo's the first floor windows and would mark an improvement in the overall appearance of the building and its façade. The first floor windows would be repaired and security grills which have been previously applied (and are not original) would be removed.

The entrance from Bengal Street and Silk Street would be retained and improved through a new timber doors and glazing albeit this would be for decorative purposes only (preserving the original appearance of the pub) and would not function as the main entrance.

Extensive discussions took place regarding the signage of the building. The initial cleaning of the façade has revealed the original signage at the building which is an integral part of the façade. The applicant has not yet decided on the name of the public house and has therefore proposed to cover the signage with a new faience fascia panel and emboss the lettering into

The extension is of a simple design and will be faced partly in brick and partly in render to match and tie in with the existing building. The roof will be hipped and covered in slate to match the existing roof.



Proposed elevation from Silk Street

The extension would again be subservient to the original building and given there are no immediate surrounding buildings would not generate any loss of privacy or overbearing or overshadowing impacts.

The extension is considered to be acceptable in the overall context of the site and the use of materials is appropriate. Final details of materials should be agreed by planning condition.

There would be the laying of new resin surface to beer garden, creation of raised planted beds and installation of 3 no. timber posts to provide festoon lighting. These works are considered to be acceptable and a significant improvement on the existing beer garden arrangements.

Impact on the historic environment

The public house is a long established use within the Ancoats Conservation Area. The significance of the conservation is derived from the historical mills which once dominated the area and remain evident having been converted into alternative uses in recent years. Other older properties in the area include more low rise buildings such as terrace housing and small scale industrial uses which offers a juxtaposition in scale to the mills.

There are many public houses in the area and the former Shamrock public house is one of them. It has been heavily modified over the years which has resulted in unsympathetic alterations to the premises.

It is welcomed that the proposal would bring the public house back into use as a drinking establishment. There are also alterations to the existing building house that would remove the previous modern interventions and restore historical features to the building.

The extensions would read as modern alteration to the building. It would not restore the historical setting of the building but would provide a simple and subservient addition to the public house which would be brick in form. Notwithstanding this, it would be a new addition that would contrast with the public house and therefore it would result in a very low level of less than substantial harm to the conservation area given it would not be faithful restoration of the setting of the building.

The required public benefits exist to outweigh this low level of harm in terms of the quality of the restoration of the public house which include the full restoration of the faience, brick work and installation of more appropriate styled windows and doors.

Impact on the local highway network and highway considerations

The level of trips generated is not anticipated to be dissimilar to the existing use and as such no highways concerns. The site is well accessed by sustainable modes.

There is no requirement for on site parking for the use given the city centre location.

The boundary treatment proposed is not considered to be detrimental to highway safety.

A cycle stand is to be provided within the rear garden which will accommodate 4no. cycle parking spaces. This is considered to be acceptable and should be secured by planning condition.

Waste servicing for the site is to take place Mon-Wed every week between 9am-3pm for a max duration of 30 minutes. This is acceptable in principle to Highway Services.

A construction management plan should be agreed and form part of the conditions of the approval.

Impact on noise

The public house and beer garden is existing and therefore a lawful planning use. However, this proposal includes an extension and therefore intensification of the use and therefore an acoustic report has been prepared.

This has concluded that there would be no unacceptable from the noise outbreak at the premises provided that measures are included in the development including a noise limiter, closing the door at 23:00 and closing the door when live music is played at all times.

Environmental Health consider that with these measures in place the premises would not give rise to any unacceptable impacts on amenity.

Waste management

The waste management arrangements are considered to be acceptable and form part of the conditions of the approval.

Boundary treatment

The following works are proposed in relation to the boundaries of the site:

- New boundary treatment comprising the erection of 2.8 metre high brick wall along part of the eastern boundary and the erection of a 1.8 metre high brick wall with piers and railings along the southern boundary and part of the western boundary.
- Installation of new 2.1 metre high black galvanised metal gates to southern boundary to provide access to new service yard / bins store.
- Installation of new 2.1 metre high decorative railings to western boundary to provide access to the barrel drop.
- Installation of new timber clad metal gate to fire escape on Silk Street

- Formation of new service yard using 1.8 metre timber fence.

The existing boundary treatment is poor and does not allow permeability into the site from the surrounding road network.

The new boundary treatment to Bengal Street and George Leigh Street, which would be the most prominent, would allow views into the site and whilst providing separation from the highway. The masonry elements would match the extensions which is acceptable. The metal elements would be simple in form.

Ground Conditions

There have been historical land uses at the site which have affected the ground conditions. A contaminated land report has been prepared and assessed by Environmental Health. This has concluded that further remediation work needs to take place and this should be agreed by planning condition.

Impact on ecology and biodiversity

Given the alterations to the roof of the building, a bat survey has been undertaken. This has indicated that there is low potential for bats at the site. GMEU concur with this assessment and have asked for an informative to be imposed on any permission should the development encounter an bats together with the installation of agreed bat boxes.

There should also be no works during bird nesting season to avoid disturbing bird habitats.

The proposal would be exempt from biodiversity net gain under the di minus rule but there would be biodiversity improvements at the site in the form of bat boxes and landscaping.

GMEU have also advised that a sensitive lighting scheme should be agreed for the site.

Impact on archaeology

GMAAS are satisfied that the proposal would not have any below ground archaeology implications.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal was subject to pre application advice and further discussions have taken place during the course of the application. The proposal has been determined in a timely manner.

Condition(s) to be attached to decision for approval

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:

- Proposed roof plan 2021 212 E
- Proposed external elevations 4 of 4 2021 216 E
- Mitsubishi air conditioning specification

Received by the City Council, as Local Planning Authority, on the 14 May 2025

- Proposed Site Plan 2021-209 D
- Proposed Floor Plans: Ground and Cellar 2021-210 D
- Proposed Floor Plans: First Floor 2021-211 C
- Proposed External Elevations 1 of 4 2021-213 D
- Proposed External Elevations 1 of 2 2021-214 D
- Proposed External Elevations 1 of 3 2021-215 C
- Proposed Festoon Layout Plan and Detail 2021 228 B
- Features Details 1 of 5 2021-222 E
- Features Details 2 of 5 2021-223 B
- Features Details 3 of 5 2021-224 C
- Features Details 4 of 5 2021-225 B
- Features Details 5 of 5 2021-226 B
- Proposed Landscape Plans T-Sham-01 B
- Proposed Ground Floor Plan Drainage Strategy BJH14_05 F
- J&E Hall Cellar Cooling Condensing Unit

Received by the City Council, as Local Planning Authority, on the 24 April 2025

· Proposed Boundary Treatment Plan 2021 227 C

Received by the City Council, as Local Planning Authority, on the 22 May 2025

Noise Impact Assessment (ref. 51-415-R1-6) received by the City Council, as Local Planning Authority, on the 29 May 2025

Waste Proforma with servicing and delivery details Received by the City Council, as Local Planning Authority, on the 24 April 2025

Heritage Statement, Drainage Strategy BJH14/BC/February 2025, Phase 1 Risk Assessment (Part 1 and Part 2) 3046/R01 22 January 2024, Phase 2 Ground Investigation GSL3127 16 August 2024, Design and Access Statement, Crime Impact Statement, Methodologies of works, operating plan, Planning Statement and Preliminary Roost Assessment Report (Ref. 81-659-R1-1), Bat Survey Report (Ref 81-659-R2-1) received by the City Council, as Local Planning Authority, on the 12 February 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.

3) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) The development shall not commence until a detailed construction management plan outlining working practices during construction have be submitted for approval in writing by the Local Planning Authority, which for the avoidance of doubt should include;

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Consultation with local residents/local businesses;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5) Notwithstanding the Phase 1 Risk Assessment: The Shamrock, 17 Bengal Street, Ground Solve Ltd, Reference: 3046/R01, Dated: 22 January 2024. • Phase 2 Ground Investigation: The Shamrock Pub, Bengal Street, Ground Solve Ltd, Reference: GSL3127, Dated: 16 August 2024, the development (except for demolition works) shall not commence until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site

- Submission of a Remediation Strategy

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy.

(c) A Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to the first use of the extensions hereby approved.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

6) Prior to the commencement of works associated with the erection of the new extension, all materials to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority (this shall include windows specification). The submission shall include samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, means of ventilation and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

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.

7) Prior to the commencement of works associated with the installation of any proposed new windows and doors into the fabric of the existing building, a detailed method statement, materials and specification (including sections) for the installation of the windows and doors shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be completed prior to the first use of the extension hereby approved. The windows and doors shall thereafter be retained and maintained in situ.

Reason - To ensure that the proposed windows/doors are appropriate in terms of appearance and position in the elevations of the Building pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

8) Prior to the commencement of the proposed works to repair and restore the existing roof, a detailed method statement and specification (including sections and materials) for the removal, alteration and repairs to the roof shall be submitted for approval.

The approved details shall be carried out in accordance with the agreed method statement and be in place prior to the first occupation of the development. Thereafter the roof alterations shall be maintained and retained in situ for as long as the development remains in use.

Reason - To ensure that the alterations to the roofs of the building are appropriate and respect and reinstate the historic fabric as much as possible pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

9) Prior to the commencement of the proposed works to repair and restore the existing windows, a detailed method statement and specification (including sections and materials) for the removal, alteration and repairs to the windows shall be submitted for approval.

The approved details shall be carried out in accordance with the agreed method statement and be in place prior to the first occupation of the development. Thereafter the roof alterations shall be maintained and retained in situ for as long as the development remains in use.

Reason - To ensure that the alterations to the existing windows of the building are appropriate and respect and reinstate the historic fabric as much as possible pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

10) The works to the exterior masonry and repair and redecoration of faience (including the quoins, eaves and fascia detailing) shall be carried out in accordance with the Methodologies of Works – Joseph Holt. The Shamrock received by the City Council, as Local Planning Authority, on the 12 February 2025.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory restoration and repair of the building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Building pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

11) Prior to the installation of the new faience fascia panel over existing faience fascia to cover existing raised lettering, details of the material, sections and method of fixing shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented as part of the development and thereafter retained and maintained in situ.

Reason – In the interest of securing appropriate signage installation of the façade of the building pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

12) Prior to the commencement of works to remove and reinstate any rainwater goods, a detailed method statement, materials (cast aluminium) and specifications for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. The

reinstatement of the rainwater, shall be carried out in accordance with this method statement and be completed prior to the first use of the extensions hereby approved.

Reason - To ensure the rainwater goods are appropriate for the character and appearance of the building pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

13) Prior to the commencement of the works to install the external staircase, a detailed method statement, materials and specification for the external staircase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The works must be carried out in accordance with this method statement and specification and be completed prior to the first use of the extensions of the development.

Reason - To ensure that the works to the external staircase are done so in a manner which does not harm the fabric of the Building and to ensure that the resulting condition of the buildings which will be revealed is repaired appropriately within a suitable time frame pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

14) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the extensions hereby approved. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.

The Festoon lighting shall be implemented in accordance with the Proposed Festoon Layout Plan and Detail 2021 228 B received by the City Council, as Local Planning Authority, on the 14 April 2025

Reason - In the interests of amenity, crime reduction and the personal safety and to minimise impact on local bats in order to comply with the requirements of policies SP1, EN15 and DM1 of the Core Strategy.

15) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

16) The boundary treatment shall be carried out in accordance with drawing 2021 227 C received by the City Council, as Local Planning Authority, on the 22 May 2025. Prior to the commencement of works associated with the boundary treatment details of the materials (brick, timber and metal works) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first use of the single storey extension hereby approved.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

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.

17) The bat boxes shall be carried out in accordance with drawings 2021 / 216 Rev E and 2021 / 213 Rev D received by the City Council, as Local Planning Authority, on the 14 May and 24 April 2025 respectively. The bat boxes shall be implemented prior to the first use of the single storey extension hereby approved.

Reason – In the interest of improving biodiversity at the site pursuant to policies EN15 and DM1 of the Manchester Core Strategy (2012).

18) The cycle provision shall be carried out in accordance with drawing 021 – 209 Rev D received by the City Council, as Local Planning Authority, on the 24 April 2025. The cycle provision shall be implemented prior to the first use of the single storey extension hereby approved.

Reason – In the interest of providing in curtilage cycle provision pursuant to policy DM1 of the Manchester Core Strategy (2012).

19) Waste management shall be carried out in accordance with the Waste Proforma with servicing and delivery details Received by the City Council, as Local Planning Authority, on the 24 April 2025. This shall remain in place for as long as the development remains in use.

Reason – In the interest of appropriate waste management pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

20) (a) The plant shall be installed in accordance with the Noise Impact Assessment (ref. 51-415-R1-6) received by the City Council, as Local Planning Authority, on the 29 May 2025.

Externally mounted 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 5 dB (L_{aeq}) below the typical background (LA₉₀) level at the nearest noise sensitive location.

(b) Prior to the first use of the plant hereby approved, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of nearby developments pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

21) The bifold doors, as indicated on drawing Proposed External Elevations 1 of 3 2021-215 C received by the City Council, as Local Planning Authority, on the 24 April 2025, shall be closed at 23:00 daily and shut at all times when live music is played in the building. For the avoidance of doubt this would not preclude background music being played when the doors are open.

Reason – In the interest of residential amenity and to prevent unacceptable noise outbreak pursuant to policy DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

22) (a) The development shall be acoustically insulated in accordance with the Noise Impact Assessment (ref. 51-415-R1-6) received by the City Council, as Local Planning Authority, on the 29 May 2025.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The limiter will need to be set accordingly for background level music to ensure there is no breakout if the bifold doors are open in the daytime.

(b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition (including that the setting and validating of the limiter). The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

Informative

The applicant must seek ecological advice should they find or suspect that the proposals will impact on protected species (e.g. bats).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Work & Skills Team
Greater Manchester Police
Environment Agency
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
United Utilities Water PLC

Flat 403, 20 Loom Street, Manchester, M4 6AN
Flat 402, 20 Loom Street, Manchester, M4 6AN
84 Silk Street, Manchester, M4 6BJ
Flat 408, 22 Loom Street, Manchester, M4 6AN
Flat 306, 22 Loom Street, Manchester, M4 6AN
13 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
23 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
28A Victoria Square, Oldham Road, Manchester, M4 5DY
55A Victoria Square, Oldham Road, Manchester, M4 5DY
119A Victoria Square, Oldham Road, Manchester, M4 5EA
162A Victoria Square, Oldham Road, Manchester, M4 5FA
25A Victoria Square, Oldham Road, Manchester, M4 5DY
86 George Leigh Street, Manchester, M4 5DG
80 George Leigh Street, Manchester, M4 5DG
153A Victoria Square, Oldham Road, Manchester, M4 5FA
108A Victoria Square, Oldham Road, Manchester, M4 5EA
134A Victoria Square, Oldham Road, Manchester, M4 5FA
63A Victoria Square, Oldham Road, Manchester, M4 5DZ
11A Victoria Square, Oldham Road, Manchester, M4 5DX
23A Victoria Square, Oldham Road, Manchester, M4 5DY
1A Victoria Square, Oldham Road, Manchester, M4 5DX
113A Victoria Square, Oldham Road, Manchester, M4 5EA
38A Victoria Square, Oldham Road, Manchester, M4 5DY
124A Victoria Square, Oldham Road, Manchester, M4 5EA
37A Victoria Square, Oldham Road, Manchester, M4 5DY
89A Victoria Square, Oldham Road, Manchester, M4 5DZ
148A Victoria Square, Oldham Road, Manchester, M4 5FA
106A Victoria Square, Oldham Road, Manchester, M4 5EA
10A Victoria Square, Oldham Road, Manchester, M4 5DX
Flat 17, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 113, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 703, 1 Silk Street, Manchester, M4 6LZ
Flat 96, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 134, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 107, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 56, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 183, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 182, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 108, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 171, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 114, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 193, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY

Flat 46, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 190, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 10, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 142, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 208, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 133, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 104, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 49, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 201, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 64, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
151A Victoria Square, Oldham Road, Manchester, M4 5FA
77A Victoria Square, Oldham Road, Manchester, M4 5DZ
126A Victoria Square, Oldham Road, Manchester, M4 5EA
43A Victoria Square, Oldham Road, Manchester, M4 5DY
58A Victoria Square, Oldham Road, Manchester, M4 5DZ
32A Victoria Square, Oldham Road, Manchester, M4 5DY
164A Victoria Square, Oldham Road, Manchester, M4 5FA
76 George Leigh Street, Manchester, M4 5DG
76 - 78 Oldham Road, Manchester, M4 5EB
110A Victoria Square, Oldham Road, Manchester, M4 5EA
12A Victoria Square, Oldham Road, Manchester, M4 5DX
150A Victoria Square, Oldham Road, Manchester, M4 5FA
59A Victoria Square, Oldham Road, Manchester, M4 5DZ
139A Victoria Square, Oldham Road, Manchester, M4 5FA
24A Victoria Square, Oldham Road, Manchester, M4 5DY
114A Victoria Square, Oldham Road, Manchester, M4 5EA
27A Victoria Square, Oldham Road, Manchester, M4 5DY
161A Victoria Square, Oldham Road, Manchester, M4 5FA
92A Victoria Square, Oldham Road, Manchester, M4 5DZ
66A Victoria Square, Oldham Road, Manchester, M4 5DZ
97A Victoria Square, Oldham Road, Manchester, M4 5EA
88A Victoria Square, Oldham Road, Manchester, M4 5DZ
84A Victoria Square, Oldham Road, Manchester, M4 5DZ
5A Victoria Square, Oldham Road, Manchester, M4 5DX
Flat 137, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 57, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 53, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 607, 1 Silk Street, Manchester, M4 6LZ
116 Oldham Road, Manchester, M4 6AG
Flat 51, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 18, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 121, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 138, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 50, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 106, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 39, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 29, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 11, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 24, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 109, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 63, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 144, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 13, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 170, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX

Flat 5, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 126, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 135, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 55, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 177, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 105, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 302, 1 Silk Street, Manchester, M4 6LZ
Flat 806, 1 Silk Street, Manchester, M4 6LZ
Flat 25, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 52, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 410, 1 Silk Street, Manchester, M4 6LZ
Flat 701, 1 Silk Street, Manchester, M4 6LZ
Flat 802, 1 Silk Street, Manchester, M4 6LZ
Flat 509, 1 Silk Street, Manchester, M4 6LZ
Flat 412, 1 Silk Street, Manchester, M4 6LZ
Flat 307, 1 Silk Street, Manchester, M4 6LZ
Flat 308, 1 Silk Street, Manchester, M4 6LZ
Flat 513, 1 Silk Street, Manchester, M4 6LZ
Flat 711, 1 Silk Street, Manchester, M4 6LZ
Flat 708, 1 Silk Street, Manchester, M4 6LZ
Flat 302, 20 Loom Street, Manchester, M4 6AN
Flat 613, 20 Loom Street, Manchester, M4 6AN
Flat 406, 22 Loom Street, Manchester, M4 6AN
Flat 612, 22 Loom Street, Manchester, M4 6AN
Flat 305, 22 Loom Street, Manchester, M4 6AN
3 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
10 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
14 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
9 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
27 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
8 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
12 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
26 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
Victoria Square, Oldham Road, Manchester, M4 5DX
82A Victoria Square, Oldham Road, Manchester, M4 5DZ
103A Victoria Square, Oldham Road, Manchester, M4 5EA
79A Victoria Square, Oldham Road, Manchester, M4 5DZ
54A Victoria Square, Oldham Road, Manchester, M4 5DY
86A Victoria Square, Oldham Road, Manchester, M4 5DZ
146A Victoria Square, Oldham Road, Manchester, M4 5FA
35A Victoria Square, Oldham Road, Manchester, M4 5DY
50A Victoria Square, Oldham Road, Manchester, M4 5DY
57A Victoria Square, Oldham Road, Manchester, M4 5DZ
94A Victoria Square, Oldham Road, Manchester, M4 5EA
83A Victoria Square, Oldham Road, Manchester, M4 5DZ
136A Victoria Square, Oldham Road, Manchester, M4 5FA
9A Victoria Square, Oldham Road, Manchester, M4 5DX
75A Victoria Square, Oldham Road, Manchester, M4 5DZ
157A Victoria Square, Oldham Road, Manchester, M4 5FA
138A Victoria Square, Oldham Road, Manchester, M4 5FA
47A Victoria Square, Oldham Road, Manchester, M4 5DY
13A Victoria Square, Oldham Road, Manchester, M4 5DX
78A Victoria Square, Oldham Road, Manchester, M4 5DZ
141A Victoria Square, Oldham Road, Manchester, M4 5FA

49A Victoria Square, Oldham Road, Manchester, M4 5DY
Flat 2, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 207, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 512, 1 Silk Street, Manchester, M4 6LZ
Flat 59, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 152, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 16, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 403, 1 Silk Street, Manchester, M4 6LZ
Flat 411, 1 Silk Street, Manchester, M4 6LZ
Flat 809, 1 Silk Street, Manchester, M4 6LZ
Flat 402, 1 Silk Street, Manchester, M4 6LZ
Flat 702, 1 Silk Street, Manchester, M4 6LZ
Flat 203, 20 Loom Street, Manchester, M4 6AN
Flat 401, 20 Loom Street, Manchester, M4 6AN
17 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
Flat 505, 22 Loom Street, Manchester, M4 6AN
Flat 208, 22 Loom Street, Manchester, M4 6AN
Flat 308, 22 Loom Street, Manchester, M4 6AN
Flat 407, 22 Loom Street, Manchester, M4 6AN
7 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
2 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
25 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
20 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
61A Victoria Square, Oldham Road, Manchester, M4 5DZ
73A Victoria Square, Oldham Road, Manchester, M4 5DZ
29A Victoria Square, Oldham Road, Manchester, M4 5DY
159A Victoria Square, Oldham Road, Manchester, M4 5FA
82 George Leigh Street, Manchester, M4 5DG
67 George Leigh Street, Manchester, M4 5DT
163A Victoria Square, Oldham Road, Manchester, M4 5FA
111A Victoria Square, Oldham Road, Manchester, M4 5EA
85A Victoria Square, Oldham Road, Manchester, M4 5DZ
105A Victoria Square, Oldham Road, Manchester, M4 5EA
104A Victoria Square, Oldham Road, Manchester, M4 5EA
26A Victoria Square, Oldham Road, Manchester, M4 5DY
147A Victoria Square, Oldham Road, Manchester, M4 5FA
7A Victoria Square, Oldham Road, Manchester, M4 5DX
51A Victoria Square, Oldham Road, Manchester, M4 5DY
36A Victoria Square, Oldham Road, Manchester, M4 5DY
72A Victoria Square, Oldham Road, Manchester, M4 5DZ
160A Victoria Square, Oldham Road, Manchester, M4 5FA
125A Victoria Square, Oldham Road, Manchester, M4 5EA
34A Victoria Square, Oldham Road, Manchester, M4 5DY
8A Victoria Square, Oldham Road, Manchester, M4 5DX
155A Victoria Square, Oldham Road, Manchester, M4 5FA
Flat 209, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 200, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 199, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 188, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 130, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 125, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 610, 1 Silk Street, Manchester, M4 6LZ
118 Oldham Road, Manchester, M4 6AG
114 Oldham Road, Manchester, M4 6AG

Flat 112, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 65, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 172, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 150, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 185, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 20, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 173, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 162, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 58, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 195, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 120, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 111, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 131, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 155, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 123, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 210, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 127, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 145, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 98, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 136, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 19, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 40, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 179, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 4, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 30, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 601, 1 Silk Street, Manchester, M4 6LZ
Flat 804, 1 Silk Street, Manchester, M4 6LZ
Flat 406, 1 Silk Street, Manchester, M4 6LZ
92 George Leigh Street, Manchester, M4 5DG
Flat 606, 1 Silk Street, Manchester, M4 6LZ
Flat 604, 1 Silk Street, Manchester, M4 6LZ
Flat 305, 1 Silk Street, Manchester, M4 6LZ
Flat 801, 1 Silk Street, Manchester, M4 6LZ
Flat 503, 20 Loom Street, Manchester, M4 6AN
Flat 202, 20 Loom Street, Manchester, M4 6AN
Flat 615, 20 Loom Street, Manchester, M4 6AN
Flat 502, 20 Loom Street, Manchester, M4 6AN
Flat 508, 22 Loom Street, Manchester, M4 6AN
Flat 405, 22 Loom Street, Manchester, M4 6AN
Flat 207, 22 Loom Street, Manchester, M4 6AN
28 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
16 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
22 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
19 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
2A Victoria Square, Oldham Road, Manchester, M4 5DX
102A Victoria Square, Oldham Road, Manchester, M4 5EA
81A Victoria Square, Oldham Road, Manchester, M4 5DZ
145A Victoria Square, Oldham Road, Manchester, M4 5FA
78 George Leigh Street, Manchester, M4 5DG
80 - 86 Oldham Road, Manchester, M4 5EB
46A Victoria Square, Oldham Road, Manchester, M4 5DY
117A Victoria Square, Oldham Road, Manchester, M4 5EA
131A Victoria Square, Oldham Road, Manchester, M4 5FA
143A Victoria Square, Oldham Road, Manchester, M4 5FA

62A Victoria Square, Oldham Road, Manchester, M4 5DZ
41A Victoria Square, Oldham Road, Manchester, M4 5DY
19A Victoria Square, Oldham Road, Manchester, M4 5DX
18A Victoria Square, Oldham Road, Manchester, M4 5DX
120A Victoria Square, Oldham Road, Manchester, M4 5EA
Flat 99, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 178, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 60, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 154, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 191, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 61, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 31, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
1 Silk Street, Manchester, M4 6LZ
Flat 608, 1 Silk Street, Manchester, M4 6LZ
Top Flat, 120 Oldham Road, Manchester, M4 6AG
120 Oldham Road, Manchester, M4 6AG
Flat 613, 1 Silk Street, Manchester, M4 6LZ
Flat 511, 1 Silk Street, Manchester, M4 6LZ
Flat 309, 1 Silk Street, Manchester, M4 6LZ
Flat 413, 1 Silk Street, Manchester, M4 6LZ
Flat 404, 1 Silk Street, Manchester, M4 6LZ
Flat 803, 1 Silk Street, Manchester, M4 6LZ
Flat 612, 1 Silk Street, Manchester, M4 6LZ
Flat 409, 1 Silk Street, Manchester, M4 6LZ
Flat 204, 20 Loom Street, Manchester, M4 6AN
Flat 205, 22 Loom Street, Manchester, M4 6AN
Flat 504, 20 Loom Street, Manchester, M4 6AN
Flat 501, 20 Loom Street, Manchester, M4 6AN
Flat 201, 20 Loom Street, Manchester, M4 6AN
39 Bengal Street, Manchester, M4 6AF
82 Silk Street, Manchester, M4 6BJ
32 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
Flat 610, 22 Loom Street, Manchester, M4 6AN
Flat 611, 22 Loom Street, Manchester, M4 6AN
15 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
5 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
29 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
116A Victoria Square, Oldham Road, Manchester, M4 5EA
53A Victoria Square, Oldham Road, Manchester, M4 5DY
70 Oldham Road, Manchester, M4 5EB
109A Victoria Square, Oldham Road, Manchester, M4 5EA
152A Victoria Square, Oldham Road, Manchester, M4 5FA
84 George Leigh Street, Manchester, M4 5DG
74 George Leigh Street, Manchester, M4 5DG
70 George Leigh Street, Manchester, M4 5DG
92 Oldham Road, Manchester, M4 5EB
142A Victoria Square, Oldham Road, Manchester, M4 5FA
128A Victoria Square, Oldham Road, Manchester, M4 5EA
123A Victoria Square, Oldham Road, Manchester, M4 5EA
60A Victoria Square, Oldham Road, Manchester, M4 5DZ
30A Victoria Square, Oldham Road, Manchester, M4 5DY
17A Victoria Square, Oldham Road, Manchester, M4 5DX
166A Victoria Square, Oldham Road, Manchester, M4 5FA
87A Victoria Square, Oldham Road, Manchester, M4 5DZ

48A Victoria Square, Oldham Road, Manchester, M4 5DY
20A Victoria Square, Oldham Road, Manchester, M4 5DX
96A Victoria Square, Oldham Road, Manchester, M4 5EA
44A Victoria Square, Oldham Road, Manchester, M4 5DY
68A Victoria Square, Oldham Road, Manchester, M4 5DZ
98A Victoria Square, Oldham Road, Manchester, M4 5EA
76A Victoria Square, Oldham Road, Manchester, M4 5DZ
52A Victoria Square, Oldham Road, Manchester, M4 5DY
158A Victoria Square, Oldham Road, Manchester, M4 5FA
99A Victoria Square, Oldham Road, Manchester, M4 5EA
70A Victoria Square, Oldham Road, Manchester, M4 5DZ
4A Victoria Square, Oldham Road, Manchester, M4 5DX
64A Victoria Square, Oldham Road, Manchester, M4 5DZ
140A Victoria Square, Oldham Road, Manchester, M4 5FA
40A Victoria Square, Oldham Road, Manchester, M4 5DY
90A Victoria Square, Oldham Road, Manchester, M4 5DZ
122A Victoria Square, Oldham Road, Manchester, M4 5EA
Flat 204, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 9, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 33, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 21, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 66, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 101, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 163, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 149, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 32, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 128, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 48, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 7, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 36, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 117, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 184, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 118, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 181, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 167, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 122, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 203, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 312, 1 Silk Street, Manchester, M4 6LZ
Flat 502, 1 Silk Street, Manchester, M4 6LZ
94 George Leigh Street, Manchester, M4 5DG
Flat 603, 1 Silk Street, Manchester, M4 6LZ
Flat 501, 1 Silk Street, Manchester, M4 6LZ
Flat 713, 1 Silk Street, Manchester, M4 6LZ
Flat 706, 1 Silk Street, Manchester, M4 6LZ
Flat 616, 20 Loom Street, Manchester, M4 6AN
Flat 604, 20 Loom Street, Manchester, M4 6AN
Flat 606, 22 Loom Street, Manchester, M4 6AN
Flat 206, 22 Loom Street, Manchester, M4 6AN
Flat 607, 22 Loom Street, Manchester, M4 6AN
6 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
30 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
4 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
Lumac House, Naval Street, Manchester, M4 6AX
115A Victoria Square, Oldham Road, Manchester, M4 5EA

133A Victoria Square, Oldham Road, Manchester, M4 5FA
74A Victoria Square, Oldham Road, Manchester, M4 5DZ
72 George Leigh Street, Manchester, M4 5DG
88 Oldham Road, Manchester, M4 5EB
100A Victoria Square, Oldham Road, Manchester, M4 5EA
Flat 407, 1 Silk Street, Manchester, M4 6LZ
Ground Floor, 116 Oldham Road, Manchester, M4 6AG
Flat 119, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 116, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 206, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 165, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 156, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 198, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 202, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 124, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 194, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 41, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 166, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 146, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 180, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 12, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 129, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 211, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 62, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 28, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 168, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 43, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 157, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 196, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 95, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 205, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 110, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 15, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 37, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 151, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 510, 1 Silk Street, Manchester, M4 6LZ
Flat 306, 1 Silk Street, Manchester, M4 6LZ
Flat 805, 1 Silk Street, Manchester, M4 6LZ
Flat 303, 1 Silk Street, Manchester, M4 6LZ
Flat 712, 1 Silk Street, Manchester, M4 6LZ
Flat 310, 1 Silk Street, Manchester, M4 6LZ
Flat 503, 1 Silk Street, Manchester, M4 6LZ
Flat 705, 1 Silk Street, Manchester, M4 6LZ
Flat 611, 1 Silk Street, Manchester, M4 6LZ
Flat 609, 1 Silk Street, Manchester, M4 6LZ
Flat 602, 20 Loom Street, Manchester, M4 6AN
Flat 303, 20 Loom Street, Manchester, M4 6AN
Blossom Street Social, 51 Blossom Street, Manchester, M4 6AJ
21 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
Flat 605, 22 Loom Street, Manchester, M4 6AN
Flat 507, 22 Loom Street, Manchester, M4 6AN
Flat 608, 22 Loom Street, Manchester, M4 6AN
Flat 609, 22 Loom Street, Manchester, M4 6AN
165A Victoria Square, Oldham Road, Manchester, M4 5FA

42A Victoria Square, Oldham Road, Manchester, M4 5DY
154A Victoria Square, Oldham Road, Manchester, M4 5FA
65 George Leigh Street, Manchester, M4 5DT
14A Victoria Square, Oldham Road, Manchester, M4 5DX
112A Victoria Square, Oldham Road, Manchester, M4 5EA
129A Victoria Square, Oldham Road, Manchester, M4 5EA
118A Victoria Square, Oldham Road, Manchester, M4 5EA
91A Victoria Square, Oldham Road, Manchester, M4 5DZ
149A Victoria Square, Oldham Road, Manchester, M4 5FA
67A Victoria Square, Oldham Road, Manchester, M4 5DZ
65A Victoria Square, Oldham Road, Manchester, M4 5DZ
95A Victoria Square, Oldham Road, Manchester, M4 5EA
56A Victoria Square, Oldham Road, Manchester, M4 5DZ
39A Victoria Square, Oldham Road, Manchester, M4 5DY
135A Victoria Square, Oldham Road, Manchester, M4 5FA
22A Victoria Square, Oldham Road, Manchester, M4 5DY
156A Victoria Square, Oldham Road, Manchester, M4 5FA
45A Victoria Square, Oldham Road, Manchester, M4 5DY
Flat 169, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 102, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 401, 1 Silk Street, Manchester, M4 6LZ
Flat 704, 1 Silk Street, Manchester, M4 6LZ
Flat 176, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 164, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 175, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 139, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 14, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 187, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 115, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 35, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 42, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 44, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 132, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 23, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 27, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 153, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 158, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 213, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 143, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 54, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 189, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 147, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 140, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 6, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 186, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 38, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 605, 1 Silk Street, Manchester, M4 6LZ
Flat 505, 1 Silk Street, Manchester, M4 6LZ
Flat 807, 1 Silk Street, Manchester, M4 6LZ
17 Bengal Street, Manchester, M4 6AQ
90 George Leigh Street, Manchester, M4 5DG
88 George Leigh Street, Manchester, M4 5DG
Flat 504, 1 Silk Street, Manchester, M4 6LZ
Flat 507, 1 Silk Street, Manchester, M4 6LZ

132A Victoria Square, Oldham Road, Manchester, M4 5FA
121A Victoria Square, Oldham Road, Manchester, M4 5EA
90 Oldham Road, Manchester, M4 5EB
72 - 74 Oldham Road, Manchester, M4 5EB
16A Victoria Square, Oldham Road, Manchester, M4 5DX
31A Victoria Square, Oldham Road, Manchester, M4 5DY
69A Victoria Square, Oldham Road, Manchester, M4 5DZ
137A Victoria Square, Oldham Road, Manchester, M4 5FA
15A Victoria Square, Oldham Road, Manchester, M4 5DX
33A Victoria Square, Oldham Road, Manchester, M4 5DY
80A Victoria Square, Oldham Road, Manchester, M4 5DZ
93A Victoria Square, Oldham Road, Manchester, M4 5EA
71A Victoria Square, Oldham Road, Manchester, M4 5DZ
144A Victoria Square, Oldham Road, Manchester, M4 5FA
6A Victoria Square, Oldham Road, Manchester, M4 5DX
107A Victoria Square, Oldham Road, Manchester, M4 5EA
127A Victoria Square, Oldham Road, Manchester, M4 5EA
101A Victoria Square, Oldham Road, Manchester, M4 5EA
21A Victoria Square, Oldham Road, Manchester, M4 5DY
130A Victoria Square, Oldham Road, Manchester, M4 5FA
45 - 49 Blossom Street, Manchester, M4 6AJ
Flat 197, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 141, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 508, 1 Silk Street, Manchester, M4 6LZ
110 Oldham Road, Manchester, M4 6AG
94 - 98 Oldham Road, Manchester, M4 5EB
Flat 148, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 160, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 34, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 192, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 8, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 22, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 161, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 1, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 47, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 174, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 3, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 45, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 212, Smiths Yard, 43 Blossom Street, Manchester, M4 6FY
Flat 26, Smiths Yard, 43 Blossom Street, Manchester, M4 6AJ
Flat 159, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 97, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 103, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 100, Smiths Yard, 43 Blossom Street, Manchester, M4 6FX
Flat 405, 1 Silk Street, Manchester, M4 6LZ
Flat 313, 1 Silk Street, Manchester, M4 6LZ
Flat 304, 1 Silk Street, Manchester, M4 6LZ
Flat 301, 1 Silk Street, Manchester, M4 6LZ
Flat 808, 1 Silk Street, Manchester, M4 6LZ
Flat 709, 1 Silk Street, Manchester, M4 6LZ
Flat 506, 1 Silk Street, Manchester, M4 6LZ
Flat 602, 1 Silk Street, Manchester, M4 6LZ
Flat 311, 1 Silk Street, Manchester, M4 6LZ
Flat 710, 1 Silk Street, Manchester, M4 6LZ

Flat 408, 1 Silk Street, Manchester, M4 6LZ
Flat 707, 1 Silk Street, Manchester, M4 6LZ
Flat 810, 1 Silk Street, Manchester, M4 6LZ
Flat 601, 20 Loom Street, Manchester, M4 6AN
Flat 603, 20 Loom Street, Manchester, M4 6AN
Flat 301, 20 Loom Street, Manchester, M4 6AN
Flat 304, 20 Loom Street, Manchester, M4 6AN
Flat 404, 20 Loom Street, Manchester, M4 6AN
Flat 614, 20 Loom Street, Manchester, M4 6AN
41 Bengal Street, Manchester, M4 6AF
Flat 506, 22 Loom Street, Manchester, M4 6AN
Flat 307, 22 Loom Street, Manchester, M4 6AN
11 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
1 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
24 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
18 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
31 Roper Court, 109 George Leigh Street, Manchester, M4 6GG

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Area Team Boundary - Name: CENTRAL