

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142209/LO/2025

Date registered valid: 10 March 2025

Proposal: Listed Building Consent for internal physical alterations in connection with change of use of training centre (Use Class F1(a)) to 9 self contained apartments for care leavers (sui generis), with ancillary facilities including office space for charity staff, and all other associated works

Address: Victoria House, 21 Manor Street, Manchester, M12 6HE

Ward(s): Ardwick Ward

Applicant: Sunil Ahuja Vedanta Partners Limited

Agent (if any): Mr J Greenfield Just-H Architects

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 October 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 24 April 2025

Standard consultations:

Printed: 1 April 2025 Expired: 24 April 2025

Neighbour notifications

Printed: 9 April 2025 Expired: 2 May 2025

Site notice

Posted: 10 April 2025 Expired: 3 May 2025



Fig.1 – Displayed site notice.

Press advert

Published: 8 April 2025 Expired: 29 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: No

Tree Preservation Order: No

Description of area

The application property is one of a group of Grade II listed building situated at the north-east junction of Manor and Ardwick Green North. The application property is located at the end of the

terrace and its northern elevation is adjoined by an industrial building comprising red brick elevations and a saw tooth roof. The surrounding area comprises of a mix of commercial offices, industrial type uses. Ardwick Green Park is situated to the south.

The listing relating to the property describes it as a townhouse constructed around 1805-06. The property has two storeys over a basement and roof space accommodation. The property extends to the rear into a small yard area to form a two-storey outrigger (extending midway across the eastern elevation). The elevations comprise of red brick with a slate pitched roof. Windows punctuate the western roof plane. The northern elevation forms a gable with matching chimney stacks rising from the side walls and terminating above the ridge line. The external elevations are punctuated by sash windows. The main entrance is centrally positioned and incorporates steps to the ground floor. The property has frontage car parking, which is accessed via Manor Street and shared with No 23.



Fig. 2 – Views of the site from Manor Street

The application property is currently vacant, but was most recently used as training centre. The existing layout reflects functionality of the previous use comprising offices, training rooms, welfare facilities and WCs. Whilst there have been some interventions to the original building, of the original details have been maintained. This includes the external window openings, cornice details, main internal doorway and the original staircase positions. The rear entrance incorporates external roller shutters and related housing box has been installed. Internal roller shutters have been installed to basement and ground floor windows.

Description of development

The development is related to the formation of nine apartments as part of supported housing proposals. The property would also provide accommodation for on-site support staff. The future use of the property is considered under planning application ref: 142208/FO/2025.

The proposed development relates to the reconfiguration of the internal space to facilitate the formation of the proposed accommodation. No external alterations are proposed. The extent of internal works is shown in Fig.3.



Fig.3 – Extent of works

The proposed layout on each floor is shown in Fig.3 and involves:

- i. Basement – One studio apartment, communal WC, amenity break out space and staff office.



Fig.4 - Position of proposed sub-dividing wall in basement

Ground floor

- ii. Ground floor – Three apartments arranged around a central corridor linked to the principal corridor and staircase to upper floors



Fig. 5 – Ground floor (Studio 2)



Fig. 6 – Ground floor (Studio 4)

- vi. First floor – The formation of three apartments accessed via a lobby area and staircase.



Fig. 7 – First floor (Studio 6)



Fig. 8 – First floor reconfigured WC (Studio 6 and 7)

- vi. Second floor - The formation of two apartments accessed via a lobby area and staircase.



Fig. 9 – Section floor (Studio 8)

- ix. Studio 9 – New walls and doorway to form bathroom



Fig. 10 – Section floor (Studio 9)

Changes to the layout would be facilitated by the partial removal of existing walls and introduction of partition walls.

Externally, the development would provide:

- i. Cycle storage - To be located in the enclosed rear yard.
- ii. Waste management – To be located in two locations in the rear yard and front car parking area.

iii. Car parking – Four existing car parking spaces (including and accessible space) would be demarcated. An electric vehicle charging point would be provided.

The related change of use is addressed through planning application referenced:

142208/FO/2025 - Change of use of training centre (Use Class F1(a)) to 9 self contained apartments for care leavers (sui generis), with ancillary facilities including office space for charity staff, and all other associated works.

Site history

- i. 142208/FO/2025 Application Pending Consideration
Victoria House, 21 Manor Street, Manchester, M12 6HE.
Change of use of training centre (Use Class F1(a)) to 9 self-contained apartments for care leavers (sui generis), with ancillary facilities including office space for charity staff, and all other associated works.
- ii. 116687/LO/2017 - Approved - 18.08.2017
Margaret House And Victoria House, 23 - 25 Manor Street, Manchester, M12 6HE.
LISTED BUILDING CONSENT for the refurbishment of existing Grade II listed townhouses including repair works, new partition walls, new doors, and the creation of an opening at the ground floor level
- iii. 122677/FO/2019 - Approved - 23.10.2019
Victoria House , 21 Manor Street, Manchester, M12 6HE.
Proposed change of use from Class B1 (offices) to Class D1 (Training and Employment Support Centre) with associated car parking to front
- iv. 077900/LO/2005/N2 - Approved - 24.03.2006
Victoria House, 21 Manor Street, Ardwick, Manchester, M12 6HE.
LISTED BUILDING CONSENT Alterations to internal walls of building and ancillary replacement and removal of external features
- v. 018322 - Approved - 07.09.1983
21 & 23 Manor Street, Ardwick.
Change of use from two dwellinghouses to ten self-contained flats.
- vi. 031663 - Approved - 14.07.1988
21-23, Manor Street, Ardwick.
LISTED BUILDING CONSENT Renovation and alterations including the replacement of internal decorative features such as cornices, architraves, door cases, staircases etc
- vii. 031660 - Approved - 14.07.1988
21-23, Manor Street, Ardwick.
Conversion of two houses into offices
- viii. 019489 - Approved - 07.09.1983
Manor Street, Ardwick
LISTED BUILDING CONSENT Alterations to rear elevations and internal structures in connection with change of use to ten flats
- ix. F15548/LB - Approved - 01.07.1981
21 and 23 Manor Street,, Ardwick.
LISTED BUILDING CONSENT Conversion of dwellinghouses into a hostel.

x. F15542 - Approved - 01.07.1981
21 and 23 Manor Street, Ardwick.
Conversion of dwellinghouse into a hostel.

Consultations & Notification Responses

Local residents and businesses – One email has been received from a neighbouring organisation indicating the following:

- i. Clarification is sought regarding the arrangements for implementing the proposed works and any impact that construction may have on the operation of the shared car park (to the front of the application property).
- ii. There is concern that the implementation of works may result in a reduction in the availability of on-site car parking and displacement of staff and visitors' vehicles on to already congested surrounding streets. This would disproportionately impact upon individual with mobility issues who require access to the car park.

Heritage and Urban Design Team – Revisions to the proposed layout have addressed initial concerns regarding the levels of intervention to the building and its architectural detailing. . Details of apertures for plumbing and services will be required and appropriate schedule of works which can be conditioned. These conditions relate to :

- i. Precautions to secure and protect the interior features during the building work with particular regard to:
Staircases and balustrade,
Cornices and decorative plasterwork
Doorcases.
Skirtings and vulnerable surfaces and finishes.
- ii. Methodology for the installation of all new and relocated services.
- iii. Approval of full scope works and methodology for implementation.

Issues

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

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (General duty as respects listed buildings in exercise of planning functions) - Is relevant to the consideration of the proposed development given the Grade II listed status of the building and the Grade II status of the remainder of the terrace of properties to the south, and states that: 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.' This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended most recently in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. The

document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. The purpose of the planning system is to achieve sustainable development. The NPPF states that, to achieve this, the following three overarching objectives need to be pursued mutually:

- i. The economic objective – Development should contribute to sustainable development by building a strong, responsive and competitive economy that ensures sufficient and appropriate development and supports growth.
- ii. The social objective - Development should support strong, vibrant and healthy communities. It should foster well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- iii. The environmental objective – Development should protect and enhance the natural, built and historic environment. Including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8).

The following section of the NPPF is relevant

Section 16 - Conserving and enhancing the historic environment - States that heritage assets should be conserved in a manner appropriate to their significance (paragraph 202). It is also states that local planning authorities (LPA) should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be sufficient to understand the potential impact of the proposal on their significance (paragraph 207). It requires that LPAs ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised (paragraph 208). When determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 210). Furthermore, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (paragraph 212). It is considered that the level of intervention to the listed building would be limited and proposal can be satisfactorily implemented in accordance with the included conditions. 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, where appropriate, securing its optimum viable use. Section 16 would thereby be accorded with.

Places for Everyone - The plan was considered at the Full Council meeting in Manchester on 20 March 2024 and was subsequently approved on 21st March 2024. Given the stage the Plan has reached, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance. It is considered that the proposal would accord with the following policies for the reasons set out in this report:

Policy JP-P1 - Sustainable Places

Policy JP-P2 - Heritage

Policy JP-P1 Sustainable Places – Requires, amongst other things, that development conserves and enhances the historic environment. It should also respect and acknowledged the character and identity of its locality. There is also an expectation that development will be socially inclusive: enabling everyone to participate equally and independently; provide opportunities for social contact and support and promotes a sense of community. It is

considered that the development would respond to these objectives by meeting a specific housing need and delivering future opportunities for independent living. This would be achieved through the reconfiguration of the existing layout of the listed building without undue harm to the architectural integrity of the host listed building.

Policy JP-P2: Heritage – Recognises the role of heritage in place-making. It requires that the heritage significance of a site is considered, and architectural responses contribute to their significance and sense of place. Policy JP-P6 emphasises the importance of positively managing heritage assets that sustain and enhance the historic environment. In this case, the interventions to the buildings area considered to be proportionate, whilst securing the delivery of a sustainable use for the listed building Policy JP-P2 would thereby be accorded with.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following policies are relevant to the proposed development:

Policy SP 1 Spatial Principles - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would respond to a specific housing need, i.e., care leavers. The accommodation would be managed with residents' safety and well-being in mind. The accommodation would aid residents transition towards more permanent housing provision, which would open opportunities to access the labour market. The development would have a minimal impact on the built environment. Policy SP1 would thereby be appropriately accorded with.

Policy EN 1 (Design Principles and Strategic Character Areas) – Relates to the delivery of opportunities for good design and improvements to the appearance of the city.

Policy EN 3 (Heritage) – Encourages development that complements and takes advantage of a distinct historic and heritage features. The policy seeks to preserve and enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings.

In this case, the submission has demonstrated that the proposed works could be undertaken without causing undue harm to the listed building and its character and historic significance. The resulting harm would be contrary to policies EN1 and EN3.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues, which are considered to be relevant to the consideration of this application:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas with regard to design and appearance of proposed development;
- c. Effects on amenity;
- d. Accessibility with regard to inclusive access for people with disabilities and access via sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- h. Refuse storage and collection.

The operation of the proposed use is considered under planning application ref: 142208/FO/2025. The impact to the listed building (associated with the implementation of the proposed works) is considered to give rise to less than significant harm to its character. Based on the submitted details, it has been demonstrated the application building, would be suitable for adaptation in the proposed manner. Policy DM1 would, therefore, accorded with.

Unitary Development Plan (UDP) Saved Policies -The following saved UDP policies are also considered to be relevant:

Policy DC19 – Listed Building – States that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. It is considered that the configuration of the listed building would facilitate the proposed conversion without causing undue harm to its historic character. Policy DC19 would be accorded with.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating to planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application.

In this case, officers have engaged with the applicant 's agent to ensure that the development is supported with operational arrangements to secure appropriate site management. The submitted and supplementary details have facilitated the assessment of the development and potential impact on the listed building and informed the attached conditions.

Impact on the character and fabric of the Listed building - The proposed works have been subject to amendments following consultation with the Council's conservation officer. It is acknowledged that the building has been subject to changes to its layout over time. The extent of alteration has been reduced to give further protection to the original features of the building and is related the partial removal of existing walls and introduction of partition walls.

It is considered that changes to the internal layout would be proportionate and necessary to secure the sustained and active use of the building, and on balance, subject to conditions relating to the detailed nature of the reinstatement and repair of the building the proposed works are acceptable.

Conditions are recommended to require a schedule of works specifying full and final details of the proposed works to the interior and exterior, and that all new external and internal works and

finishes and works of making good to the retained fabric, match the existing original work adjacent in respect of methods, detailed execution and finished appearance. In addition, conditions related to the submission detailed method statement specifying the scope of repairs to existing windows including type and colour of protective finish; the position, type and method of installation of all new and relocated services and related fixtures; and details to ensure that precautions are taken to secure and protect the interior and exterior features during the building work, and that no such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority, with particular regard to staircases and balustrade, cornices and decorative plasterwork, doorcases and skirtings and vulnerable surfaces and finishes.

On balance it is considered that the works which are proposed would cause less than substantial harm.

Comments received from consultees in respect of 142208/FO/2025 requiring conditions relate to residential sound and overheating and a clean air in-take have been noted. However, the proposed development is related to a Grade II listed building, and it is considered that whilst such works are likely to be deemed to cause less than substantial harm, there is concern that the proposed levels of insulation and the level of intervention to the deliver Air in-take ventilation would have the potential to harmfully affect the fabric of the listed building. The requested conditions have therefore not been included.

Conclusion - The development would not unduly harm the character of the listed building, and it is considered that any impacts can be managed through the included conditions.

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 engaged with the applicant 's agent to ensure that the development is supported with operational arrangements to secure appropriate site management. The submitted and supplementary details have facilitated the assessment of the development and potential impact on the listed building and informed the attached conditions. The development has been determined accordingly.

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received on 20 February 2025 and 13 June 2025:

Planning application forms

Proposed basement & ground floor plans Ref: AL1.01 Rev. B

Proposed first & second floor plans Ref: AL2.01 Rev. B

Proposed site plan Ref: AP1.01 Rev A

Existing & proposed roof plans Ref: AS5.01.

Heritage document Ref. JH.A/VP02 received 13 June 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) Before commencement of the development, a schedule of works specifying full and final details of the proposed works to the interior and exterior shall be submitted and approved in writing by the Local Planning Authority. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance.

Reason - To ensure there is no resulting harm to the listed building, policies DM1 and EN3 of the Core Strategy for the City of Manchester, saved policy DC19 of the Unitary Development Plan, policy JP-P2 of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

4) Before commencement of the development, details shall be approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect the interior and exterior features during the building work. The agreed measures shall be carried out in full. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority. Particular regard should be given to the following:

- i. Staircases and balustrade
- ii. Cornices and decorative plasterwork

iii. Doorcases

iv. Skirtings and vulnerable surfaces and finishes.

Reason - To ensure there is no resulting harm to the listed building, policies DM1 and EN3 of the Core Strategy for the City of Manchester, saved policy DC19 of the Unitary Development Plan, policy JP-P2 of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

5) Before commencement of the development, the position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), shall be specified and agreed in writing with the City Council as Local Planning Authority wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. The works shall be implemented only in accordance with such approval.

Reason - To ensure there is no resulting harm to the listed building, policies DM1 and EN3 of the Core Strategy for the City of Manchester, saved policy DC19 of the Unitary Development Plan, policy JP-P2 of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

6) Before commencement of the development, a detailed method statement specifying the scope of repairs to existing windows including type and colour of protective finish and shall be agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure there is no resulting harm to the listed building, policies DM1 and EN3 of the Core Strategy for the City of Manchester, saved policy DC19 of the Unitary Development Plan, policy JP-P2 of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

Informative

1. The permission hereby granted does not imply approval for the roller shutter and associated shutter box installed to the rear entrance at ground floor level .

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

BGFG, Use Space , Paddock Street, Manchester, M12 6PN
Unit 2C, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 1D And Unit 1E, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 2B, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 2A, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 3D, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 3C, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 3B, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 3A, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 1, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 12, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 10, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 14, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 6, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 1F, Progress Centre, Charlton Place, Manchester, M12 6HS
Tanzaro House Block D First Floor Rear, The Mews, Charlton Place, Manchester, M12 6HS
Tanzaro House Block D First Floor Front, The Mews, Charlton Place, Manchester, M12 6HS
Unit GC, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 13, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 15, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 5, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 11, Progress Centre, Charlton Place, Manchester, M12 6HS
Second Floor, 9 - 19 Ardwick Green North, Manchester, M12 6FZ
Block A Second Floor Rear, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6JU
Ground Floor, 48 Cakebread Street, Manchester, M12 6HF
Ground Floor, 17 - 19 Manor Street, Manchester, M12 6HE
Basement To First Floor, Tanzaro House, Ardwick Green North, Manchester, M12 6FZ
Second Floor, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6FZ
Ground Floor, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6HS
Margaret House, 23 Manor Street, Manchester, M12 6HE
First Floor, Tanzaro House, Ardwick Green North, Manchester, M12 6JH
Unit 1C, Manor Street, Manchester, M12 6HE
Unit 1B, Manor Street, Manchester, M12 6HE
Unit 1A, Manor Street, Manchester, M12 6HE
Graphite House, Paddock Street, Manchester, M12 6HT
25 Manor Street, Manchester, M12 6HE
First Floor, 17 - 19 Manor Street, Manchester, M12 6HE
17 Manor Street, Manchester, M12 6HE
Tanzaro House, Ardwick Green North, Manchester, M12 6HS
Unit 8, Progress Centre, Charlton Place, Manchester, M12 6HS
Unit 3, Progress Centre, Charlton Place, Manchester, M12 6HS
Block D Second Floor, Tanzaro House, Ardwick Green North, Manchester, M12 6HS
48 Cakebread Street, Manchester, M12 6HF
Block A Second Floor Front, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6JU
Unit 2, Manor Street, Manchester, M12 6HE
First Floor, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6FZ

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

Area Team Boundary - Name: NORTH AREA