

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142330/FO/2025
Date registered valid: 6 March 2025
Proposal: Replacement of cladding, brickwork and balcony decking
Address: Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Ward(s): Hulme Ward

Applicant: Mr Chris Brocklehurst Landmark (Bolton) Limited C/o Premier Estates Limited
Agent (if any): Mr Ben Stone Thomasons
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30/07/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 13 March 2025 Expired: 3 April 2025

Neighbour notifications

Printed: 13 March 2025 Expired: 3 April 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to Trinity Court, a modern part ten storey part five storey property that sits on the western side of Higher Cambridge Street and to the south of the junction where said street meets Booth Street West. The application property has a distinct form and a wide ranging material palette. The property forms a rough L shape, with a resident's car park situated to its rear. The building's ten storey element is completed in a modern composite cladding system coloured white, grey and yellow, the building's five storey element's front and side elevation are then completed in red brick. The rear elevation of both elements of the property are completed in timber cladding, and both halves of the application site feature external balconies completed in a metal mesh balustrade. The property's external finish has aged poorly showing visible signs of aging, staining and sun bleaching. The application site is in residential use (Class C3). The site was previously subject to a planning permission for the recladding of Trinity Court which lapsed in July of 2024.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within Central Manchester and the Oxford Road Corridor. Built development within the neighbouring area is highly variable in design and scale. Along the western side of Higher Cambridge Street and further to the west along Booth Street West, development consists of mid-rise residential development and purpose built student accommodation, ranging in age from the 1980s through to the early 2000s, the material palette of said properties largely consists of red brick. To the east of the site, closer to Oxford Road, buildings are larger in size and feature facades comprised of more modern materials such as

glass panels and aluminium cladding. Neighbouring uses are largely comprised of residential uses (Class C3), including student accommodation uses (Sui Generis), as well as some light commercial uses (Class E) and premises for the provision of education (Class C1).

Description of development

The application seeks planning permission for the installation of replacement cladding, brickwork and balcony decking and balustrades.

The property's cladding system and timber cladding would be replaced by rockpanel panels that would be coloured to match the existing cladding system. Proposed brickwork replacements would be on a near like for like basis.

The proposed works to the property's balconies would see the removal of timber decking and soffits, and their replacement with aluminium decking. Balconies and external walkways that serve escape routes would then have an aluminium panel affixed to the internal side of the existing mesh panel detail in order to provide a solid panel.

Planning History

CDN/24/0100 - Discharge of Condition 4 (Construction Management Plan) attached to Planning Permission 130444/FO/2021 – Refused April 2024.

CDN/24/0066 - Discharge of condition 5 (Acoustics) attached to planning permission 130444/FO/2021 – Approved February 2024.

130444/FO/2021 - Replacement of brickwork, replacement of timber cladding with non combustible cladding replacement, replacement decking, replacement balustrades and associated elevational alterations – Approved July 2021.

067308/FO/SOUTH1/03 - Erection of part 5 storey, part 10 storey building to form 57 self-contained flats, with commercial unit and associated car parking and landscaping – Approved April 2003.

Consultations & Notification Responses

Publicity – Neighbour notification letters were dispatched to properties within the local area. No representations were received.

Environmental Health – No objection.

Health & Safety Executive – No objection.

Highways – No objection subject to conditions relating to a construction management plan and a highway dilapidation survey.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC3 – Housing
- Policy EC8 – Central Manchester
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed and beautiful places

Other Legislative Requirements

Corridor Manchester: A Decade of Opportunity Strategic Vision to 2025

Issues

Principle of the Development

The proposal would see the installation of replacement cladding in order to ensure an existing building in use as residential accommodation is compliant with modern fire regulations. It is crucial that Manchester’s buildings maintain compliance with current fire and safety regulations in order to ensure Manchester is somewhere that people continue to wish to work and live in. On this basis, the proposal accords with Places for Everyone Plan Policy JP-Strat2, and Core Strategy Policies SP1, CC1, CC3, EC8 and DM1, in principle subject to the matters discussed below.

Visual Amenity

The development would see the replacement of the property’s existing composite cladding, timber cladding and brickwork. As stated previously within this report, the property’s existing cladding is worn and aged, and is also not compliant with recent fire regulation requirements. The proposed composite cladding and brick replacements would be on a near like for like basis and it is thus considered that the proposal would not result in an unacceptable impact on the property’s appearance nor that of the local street scene.

The replacement of timber cladding with additional composite cladding, whilst a notable alteration, is considered to be acceptable, with timber cladding typically being situated to the rear of the property away from public view. Additionally, the cladding replacement would then also blend seamlessly with the other areas of composite cladding. The aluminium panel treatment to the property’s balconies and walkways would again be a notable intervention that would be a departure from the original design but one that does not have the advantage of blending in with another part of the building. In light of this, it is considered necessary that in the event of an approval, a condition be imposed requiring the submission of a sample panel for said works. Subject to such a condition, it is considered that the proposal is acceptable in this regard and accords with Core Strategy Policies EN1 and DM1, and the National Planning Policy Framework.

Residential Amenity

The application site is in active use as residential accommodation (Class C3), with neighbouring properties also featuring residential development in their upper floors. The submission has been accompanied by the same acoustic assessment that was approved under application CDN/24/0066. Environmental Health do not object to the submission. Subject to planning conditions that would require the development to proceed in accordance with the submitted acoustic assessment and then for a verification report to follow, as well as a construction management plan which shall detail noise suppression methods, the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC26.

Fire Safety

As previously acknowledged within this report, the application site features flammable materials on its façade which must be removed in order to make the site safe for occupants. The submission has been accompanied by a Fire Statement which makes clear that through the implementation of the proposed works, fire risk on site would be reduced to acceptable levels. The Health and Safety Executive do not object to the proposed works and note that the applicant continue to liaise with the local Fire and Rescue Service to ensure that the proposals do not conflict with local Fire Service operating procedures. Subject to an informative notifying the applicant of this, the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Highway Safety

The application sits on the western side of Higher Cambridge Street, close to the junction where said road meets Booth Street West, as well as residential development. The proposed replacement of the property's cladding is a development that is likely to incur notable disturbance to the local highway network, with a high number of deliveries and collections from the site likely to occur. Highways do not object to the proposal subject to conditions that would require the submission of a construction management plan, as well as a local dilapidation survey of the highway network. Subject to such conditions, the proposal is acceptable in regard to highway safety and is therefore in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning conditions, it is considered that the development is on balance acceptable and is therefore in accordance with Places for Everyone Plan Policies JP-Strat1 and JP-Strat2, Core Strategy Policies SP1, CC1, CC3, EC8, EN1 and DM1, Saved Unitary Development Plan Policy DC26, Corridor Manchester, and the National Planning Policy Framework. On this basis the application is recommended for approval.

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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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:

- o 9028 (01) 101 Revision P2: Site Plan as Existing
- o 9028 (01) 102 Revision P2: Cladding Replacement Existing Typical Floor Plan - Type 01 Floor Levels 01, 03, 05 & 07

- o 9028 (01) 103 Revision P2: Cladding Replacement Existing Typical Floor Plan - Type 02 Floor Levels 02, 04, 06, 08 & 09
- o 9028 (02) 101 Revision P2: Cladding Replacement North Elevation as Existing
- o 9028 (02) 102 Revision P2: Cladding Replacement East Elevation as Existing
- o 9028 (02) 103 Revision P2: Cladding Replacement South Elevation as Existing
- o 9028 (02) 104 Revision P2: Cladding Replacement West Elevation as Existing
- o 9028 (02) 105 Revision P3: Cladding Replacement North Elevation as Existing (Received 28/07/2025)
- o 9028 (02) 106 Revision P1: Cladding Replacement Elevation to South Wall of Stairwall as Existing (Received 28/07/2025)
- o 9028 (04) 020 Revision P2: Small Balcony as Existing Detail
- o 9028 (04) 020 Revision P2: Small Balcony as Existing Detail
- o 9028 (04) 021 Revision P2: Large Balcony as Existing Detail
- o 9028 (05) 102 Revision P2: Cladding Replacement Proposed Typical Floor Plan - Type 01 Floor Levels 01, 03, 05 & 07
- o 9028 (05) 103 Revision P2: Cladding Replacement Proposed Typical Floor Plan - Type 02 Floor Levels 02, 04, 06, 08 & 09
- o 9028 (05) 201 Revision P3: Cladding Replacement Proposed Ground Floor Reflected Soffit Plan (Received 02/07/2025)
- o 9028 (05) 202 Revision P2: Cladding Replacement Proposed Typical Reflected Soffit Plan - Type 01 Levels 01, 02, 03 & 04
- o 9028 (05) 203 Revision P2: Cladding Replacement Proposed Typical Reflected Soffit Plan - Type 02 Levels 05, 06, 07, 08 & 09
- o 9028 (06) 101 Revision P2: Cladding Replacement North Elevation as Proposed
- o 9028 (06) 102 Revision P2: Cladding Replacement East Elevation as Proposed
- o 9028 (06) 103 Revision P2: Cladding Replacement South Elevation as Proposed
- o 9028 (06) 104 Revision P2: Cladding Replacement West Elevation as Proposed
- o 9028 (06) 105 Revision P4: Cladding replacement North Elevation as Proposed (Received 30/07/2025)
- o 9028 (06) 106 Revision P1: Cladding Replacement Elevation to South Wall of Stairwall as Proposed (Received 28/07/2025)
- o 9028 (08) 001 Revision T1: Wall Type 1 As Proposed Typical Wall Build Up (Received 06/03/2025)
- o 9028 (08) 004 Revision T1: Wall Type - Option 2 as Proposed Typical Wall Build up / Window Jamb Detail (Received 06/03/2025)
- o 9028 (08) 008 Revision T1: Wall Type 3 & 4 as Proposed Typical Wall Build Up (Received 06/03/2025)
- o 9028 (08) 020 Revision P2: Small Balcony as Proposed Detail
- o 9028 (08) 021 Revision P2: Large Balcony as Proposed Detail
- o 9028 (08) 022 Revision P2: Cladding Replacement as Proposed Walkway Balustrade Detail
- o 9028 (08) 023 Revision P2: Cladding Replacement Typical Apartment Door Detail as Proposed
- o Alideck Senior Balcony Flat Board Product Specification (Received 06/03/2025)
- o Multideck 80-V2 Product Specification (Received 06/03/2025)
- o Rockpanel Product Data Sheet Rockpanel Premium Product Specification (Received 06/03/2025)
- o Triflex ProFloor Quartz Design Product Specification (Received 06/03/2025)
- o Supalux Product Specification (Received 01/07/2025)
- o Façade Sound Insulation Assessment (Prepared by Philip Dunbavin Acoustics; Report Reference No.J004660-7411-JW-01; Dated November 2023; Received 06/03/2025)
- o Fire Statement (Prepared by Design Fire Consultants; Reference No.FS 001.0; Dated 24/02/2025; Received 06/03/2025)
- o Material Sample - Wall Type 1 / 1a - Terca Berkshire Red (Received 02/06/2025)

- o Material Sample - Wall Type 3 - Rockpanel - 7036 Dark grey sample (Received 02/06/2025)
- o Material Sample - Wall Type 4 - Rockpanel - Light grey sample (Received 02/06/2025)
- o Material Sample - Balcony Balustrade - Rockpanel - light brown sample (Received 02/06/2025)

All stamped as received by the City Council as Local Planning Authority on 27/06/2025, unless specified otherwise.

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) Prior to the commencement of the development a sample panel of the aluminium treatment to the property's external walkways and balconies hereby approved, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved details.

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.

4) Prior to the commencement of the development hereby approved, a detailed demolition and construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- o Communication strategy with residents and businesses
- o Display of an emergency contact number;
- o Details of wheel washing;
- o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- o Compound locations where relevant;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;
- o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- o Measures to mitigate risks such as objects falling from height and impacting highway users;
- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;
- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;
- o The design, erection, maintenance and dismantling of scaffolding.

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 then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) a) Before development commences, a full condition survey of the carriageways/footways on construction vehicle routes immediately surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.

b) When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

6) a) The development hereby approved shall be implemented and acoustically insulated in accordance with submitted the Façade Sound Insulation Assessment (Prepared by Philip Dunbavin Acoustics; Report Reference No.J004660-7411-JW-01; Dated November 2023; Received 06/03/2025).

b) Upon completion of the development, a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to validate the works undertaken conform to the recommendations and requirements contained within the approved insulation assessment. The verification report should contain details of post completion testing to confirm that the approved internal noise criteria has been met. Any instances of non-conformity with the recommendations contained within the report shall be detailed, along with any measures required to ensure compliance with the internal noise criteria.

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

Informatives

1) It is recommended that the applicant continue to liaise with the local Fire and Rescue Service to ensure that the proposals do not conflict with local Fire Service operating procedures and do not inhibit fire service access arrangements.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Health & Safety Executive (Fire Safety)

Flat N3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Apartment 49, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 5, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 4, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 2, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 29, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 21, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
40 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
20 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
13 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Apartment 10, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
31 Cooper House, 2 Camelford Close, Manchester, M15 6DX
49 Cooper House, 2 Camelford Close, Manchester, M15 6DX
25 Cooper House, 2 Camelford Close, Manchester, M15 6DX
41 Cooper House, 2 Camelford Close, Manchester, M15 6DX
89 Cooper House, 2 Camelford Close, Manchester, M15 6DX
79 Cooper House, 2 Camelford Close, Manchester, M15 6DX
55 Cooper House, 2 Camelford Close, Manchester, M15 6DX
45 Cooper House, 2 Camelford Close, Manchester, M15 6DX
32 Cooper House, 2 Camelford Close, Manchester, M15 6DX
15 Cooper House, 2 Camelford Close, Manchester, M15 6DX
70 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
68 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
60 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
4 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
26 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
12 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
59 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
40 - 42 Higher Cambridge Street, Manchester, M15 6AN
Staybridge Suites, 30 Higher Chatham Street, Manchester, M15 6ED
Flat M4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat P8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat R4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat R2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Apartment 53, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 24, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 13, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 11, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 42, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
57 Booth Street West, Manchester, M15 6PQ
Apartment 1, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
74 Cooper House, 2 Camelford Close, Manchester, M15 6DX
30 Cooper House, 2 Camelford Close, Manchester, M15 6DX
17 Cooper House, 2 Camelford Close, Manchester, M15 6DX
11 Cooper House, 2 Camelford Close, Manchester, M15 6DX
36 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
34 Hopton Court, 2 Booth Street West, Manchester, M15 6EP

15 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
56 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Apartment 15, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 46, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 55, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
42 Cooper House, 2 Camelford Close, Manchester, M15 6DX
38 Cooper House, 2 Camelford Close, Manchester, M15 6DX
66 Cooper House, 2 Camelford Close, Manchester, M15 6DX
84 Cooper House, 2 Camelford Close, Manchester, M15 6DX
83 Cooper House, 2 Camelford Close, Manchester, M15 6DX
19 Cooper House, 2 Camelford Close, Manchester, M15 6DX
10 Cooper House, 2 Camelford Close, Manchester, M15 6DX
8 Cooper House, 2 Camelford Close, Manchester, M15 6DX
4 Cooper House, 2 Camelford Close, Manchester, M15 6DX
30 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
24 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
52 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
The Gamecock, Boundary Lane, Manchester, M15 6GE
Flat P2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat N1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat P5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Apartment 28, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 27, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 17, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 48, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
6 Cooper House, 2 Camelford Close, Manchester, M15 6DX
3 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
49 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Apartment 47, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 7, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
26 Cooper House, 2 Camelford Close, Manchester, M15 6DX
62 Cooper House, 2 Camelford Close, Manchester, M15 6DX
72 Cooper House, 2 Camelford Close, Manchester, M15 6DX
87 Cooper House, 2 Camelford Close, Manchester, M15 6DX
86 Cooper House, 2 Camelford Close, Manchester, M15 6DX
65 Cooper House, 2 Camelford Close, Manchester, M15 6DX
60 Cooper House, 2 Camelford Close, Manchester, M15 6DX
58 Cooper House, 2 Camelford Close, Manchester, M15 6DX
57 Cooper House, 2 Camelford Close, Manchester, M15 6DX
52 Cooper House, 2 Camelford Close, Manchester, M15 6DX
40 Cooper House, 2 Camelford Close, Manchester, M15 6DX
64 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
47 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
33 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
23 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
21 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
50 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Flat M6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Apartment 57, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 3, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 40, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 35, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 6, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 51, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR

Cooper House, 2 Camelford Close, Manchester, M15 6DX
54 Cooper House, 2 Camelford Close, Manchester, M15 6DX
23 Cooper House, 2 Camelford Close, Manchester, M15 6DX
25 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
22 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Hyatt Regency Manchester, 55 Booth Street West, Manchester, M15 6PQ
Apartment 33, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
5 Cooper House, 2 Camelford Close, Manchester, M15 6DX
67 Cooper House, 2 Camelford Close, Manchester, M15 6DX
48 Cooper House, 2 Camelford Close, Manchester, M15 6DX
80 Cooper House, 2 Camelford Close, Manchester, M15 6DX
47 Cooper House, 2 Camelford Close, Manchester, M15 6DX
44 Cooper House, 2 Camelford Close, Manchester, M15 6DX
24 Cooper House, 2 Camelford Close, Manchester, M15 6DX
7 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
65 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
62 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
41 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
37 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
17 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
54 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Flat N4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat R3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Apartment 23, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 22, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 41, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 19, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 14, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
59 Booth Street West, Manchester, M15 6PQ
69 Cooper House, 2 Camelford Close, Manchester, M15 6DX
14 Cooper House, 2 Camelford Close, Manchester, M15 6DX
39 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
18 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
10 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
58 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Apartment 39, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Ground Floor, 61 Booth Street West, Manchester, M15 6EP
21 Cooper House, 2 Camelford Close, Manchester, M15 6DX
90 Cooper House, 2 Camelford Close, Manchester, M15 6DX
37 Cooper House, 2 Camelford Close, Manchester, M15 6DX
36 Cooper House, 2 Camelford Close, Manchester, M15 6DX
Hopton Court, 2 Booth Street West, Manchester, M15 6EP
85 Cooper House, 2 Camelford Close, Manchester, M15 6DX
81 Cooper House, 2 Camelford Close, Manchester, M15 6DX
75 Cooper House, 2 Camelford Close, Manchester, M15 6DX
50 Cooper House, 2 Camelford Close, Manchester, M15 6DX
35 Cooper House, 2 Camelford Close, Manchester, M15 6DX
18 Cooper House, 2 Camelford Close, Manchester, M15 6DX
3 Cooper House, 2 Camelford Close, Manchester, M15 6DX
1 Cooper House, 2 Camelford Close, Manchester, M15 6DX
9 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
69 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
38 Hopton Court, 2 Booth Street West, Manchester, M15 6EP

19 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
14 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
57 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Italian Express, Higher Cambridge Street, Manchester, M15 6AD
Flat M1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat N2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat P7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat R1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Apartment 50, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 54, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 52, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 26, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 32, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
The Boundary Medical Practice, 63 Booth Street West, Manchester, M15 6PR
61 Cooper House, 2 Camelford Close, Manchester, M15 6DX
51 Cooper House, 2 Camelford Close, Manchester, M15 6DX
33 Cooper House, 2 Camelford Close, Manchester, M15 6DX
28 Cooper House, 2 Camelford Close, Manchester, M15 6DX
9 Cooper House, 2 Camelford Close, Manchester, M15 6DX
43 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
31 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
53 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
16 Cooper House, 2 Camelford Close, Manchester, M15 6DX
64 Cooper House, 2 Camelford Close, Manchester, M15 6DX
70 Cooper House, 2 Camelford Close, Manchester, M15 6DX
73 Cooper House, 2 Camelford Close, Manchester, M15 6DX
63 Cooper House, 2 Camelford Close, Manchester, M15 6DX
Apartment 44, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
82 Cooper House, 2 Camelford Close, Manchester, M15 6DX
68 Cooper House, 2 Camelford Close, Manchester, M15 6DX
59 Cooper House, 2 Camelford Close, Manchester, M15 6DX
34 Cooper House, 2 Camelford Close, Manchester, M15 6DX
12 Cooper House, 2 Camelford Close, Manchester, M15 6DX
67 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
6 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
45 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
29 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
28 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
1 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
5 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
48 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Flat P4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat P1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat P6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Apartment 56, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 16, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 12, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 9, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 31, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 30, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 43, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 37, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR

56 Cooper House, 2 Camelford Close, Manchester, M15 6DX
46 Cooper House, 2 Camelford Close, Manchester, M15 6DX
27 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
51 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Apartment 25, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 20, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
77 Cooper House, 2 Camelford Close, Manchester, M15 6DX
71 Cooper House, 2 Camelford Close, Manchester, M15 6DX
53 Cooper House, 2 Camelford Close, Manchester, M15 6DX
39 Cooper House, 2 Camelford Close, Manchester, M15 6DX
22 Cooper House, 2 Camelford Close, Manchester, M15 6DX
13 Cooper House, 2 Camelford Close, Manchester, M15 6DX
7 Cooper House, 2 Camelford Close, Manchester, M15 6DX
46 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
32 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
2 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Flat P3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
16 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
11 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Apartment 18, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Flat M5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Apartment 45, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 38, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 36, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 8, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
The Foyer, 61 Booth Street West, Manchester, M15 6PP
Flat At, The Gamecock, Boundary Lane, Manchester, M15 6GE
20 Cooper House, 2 Camelford Close, Manchester, M15 6DX
8 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Apartment 34, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
78 Cooper House, 2 Camelford Close, Manchester, M15 6DX
43 Cooper House, 2 Camelford Close, Manchester, M15 6DX
76 Cooper House, 2 Camelford Close, Manchester, M15 6DX
88 Cooper House, 2 Camelford Close, Manchester, M15 6DX
29 Cooper House, 2 Camelford Close, Manchester, M15 6DX
27 Cooper House, 2 Camelford Close, Manchester, M15 6DX
2 Cooper House, 2 Camelford Close, Manchester, M15 6DX
66 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
63 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
61 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
44 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
42 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
35 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
55 Hopton Court, 2 Booth Street West, Manchester, M15 6EP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: CENTRAL

