

**SEQUENTIAL TEST FOR BOULTON HOUSE, 17
CHORLTON STREET, MANCHESTER, M1 3HY**

DOCUMENT NUMBER: C3516-R2-REV-A

PREPARED BY



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1. INTRODUCTION

1.1. Appointment and Brief

Nimbus Engineering Consultants Ltd have undertaken a Sequential Test to accompany the planning application for the proposed conversion of the existing office building to serviced apartments with a new build wing on the car park, at Boulton House, 17 Chorlton Street within Manchester City Centre area ('MCC').

The Sequential has been triggered as the proposed development site has a small area at high risk of surface water flooding. The purpose of a sequential test is to demonstrate that the proposed development has been steered towards the lowest flood risk areas, and why other sites within the MCC area, which are within a Flood zone 1, are not suitable for this development.

Therefore, this report will review the Manchester City Council Strategic Housing Land Availability Assessment ('SHLAA'), 2025, for reasonably available sites that have not been developed in order to apply the sequential test to this site. In addition, a review of windfall sites, sites on the brownfield register, and sites on the open market within the local area have been considered for the proposed development.

For the purposes of this report only sites with an estimated number of apartments of up to 261, within a similar density/size of site (Approx. 2495m²), in the MCC SHLAA, were considered suitable for this development. At the time of completing this report, the SHLAA was updated on 31st March 2025 for sites that are under construction, had planning permission, and readily available.

1.2. Limitations

The general limitations of this report are that:

- A number of data and information sources have been used to prepare this report. Whilst Nimbus Engineering believes them to be trustworthy, Nimbus Engineering is unable to guarantee the accuracy of data and information that has been provided by others;
- This report has been prepared using best data and information that was available at the time of writing.

2. SEQUENTIAL TEST

The National Planning Policy Framework ('NPPF') outlines the requirement for a sequential risk-based approach to be adopted for determining the suitability of land for development in flood risk areas (either through fluvial, coastal, sewer, groundwater and/or surface water flooding mechanisms). Developments should ensure they are located in areas of the lowest risk of flooding. Central to this approach is the application of a Sequential Test to prioritise sites in order of flood risk probability and suitability for development.

The test is used to assess what land is available for development and direct development to areas of lowest risk in the first instance. Where development is proposed within either medium (Zone 2) or high (Zone 3) flood risk zones, the NPPF requires that a Sequential Test is carried out to demonstrate that there are no reasonable alternative development sites in areas of lower risk. However, development of sites within flood risk areas must take account of how development impacts can be mitigated as well as the probability of the flood risk.

The proposed development site is shown to have a small Flood Zone 3 area for Surface Water Flooding, as can be seen in Figure 1, overleaf. Residential development is classed as 'more vulnerable', as described in the NPPF. 'More Vulnerable', development is allowable in Flood Zone 3, subject to the Sequential and Exception Tests being passed, as shown on the table overleaf.

Boulton House, 17 Chorlton Street, Manchester, M1 3HY

Nimbus Engineering Consultants Ltd

Sequential Test Report

September 2025

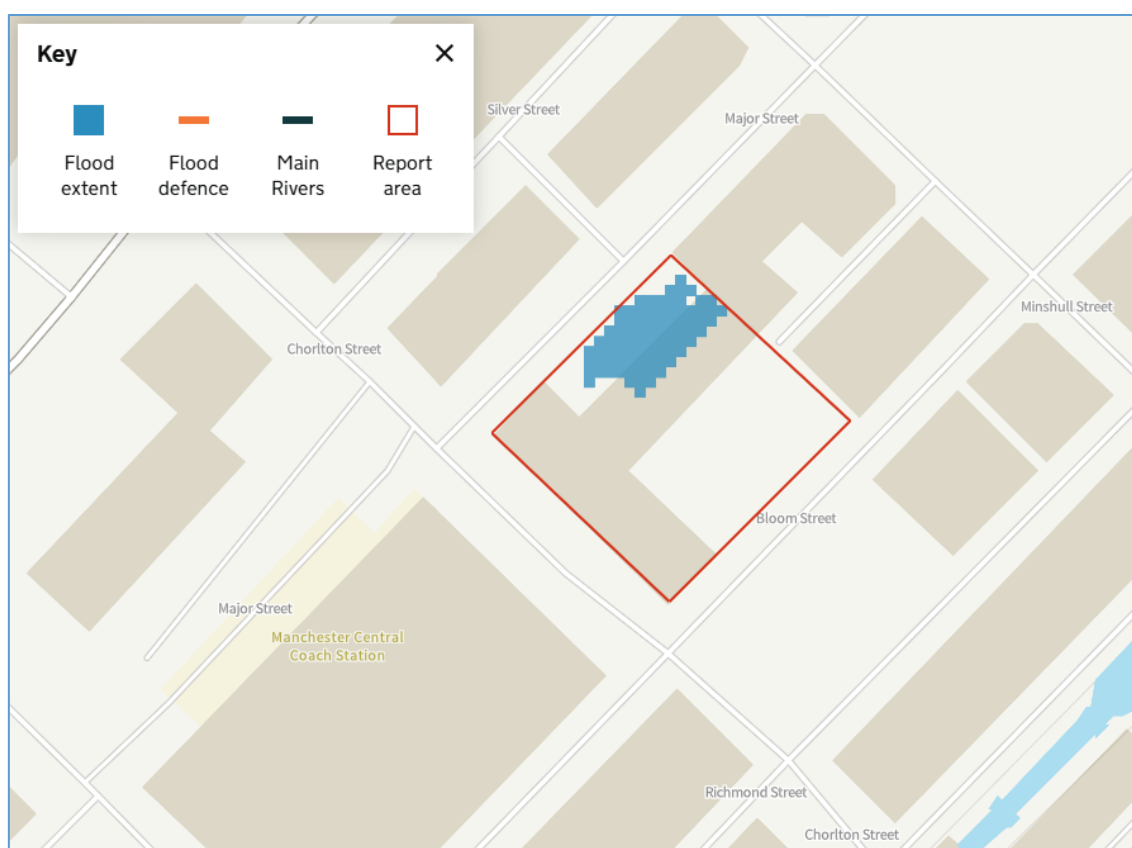


Figure 1 – Environment Agency 1:30 Pluvial Flood Map for the proposed development.

Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone 1	✓	✓	✓	✓	✓
Flood Zone 2	✓	✓	Exception Test	✓	✓
Flood Zone 3a	Exception Test	✓	X	Exception Test	✓
Flood Zone 3b	Exception Test	✓	X	X	X

Key: ✓ Development is appropriate

X Development should not be permitted

2.1. Methodology of Sequential Test

In order to determine what sites can be considered 'Reasonably Available' for the proposed development, the following conditions have been identified:

- Search Area
 - The Manchester City Centre Boundary has been identified via the Manchester City Council Local Development Framework Area Map, as can be seen below:

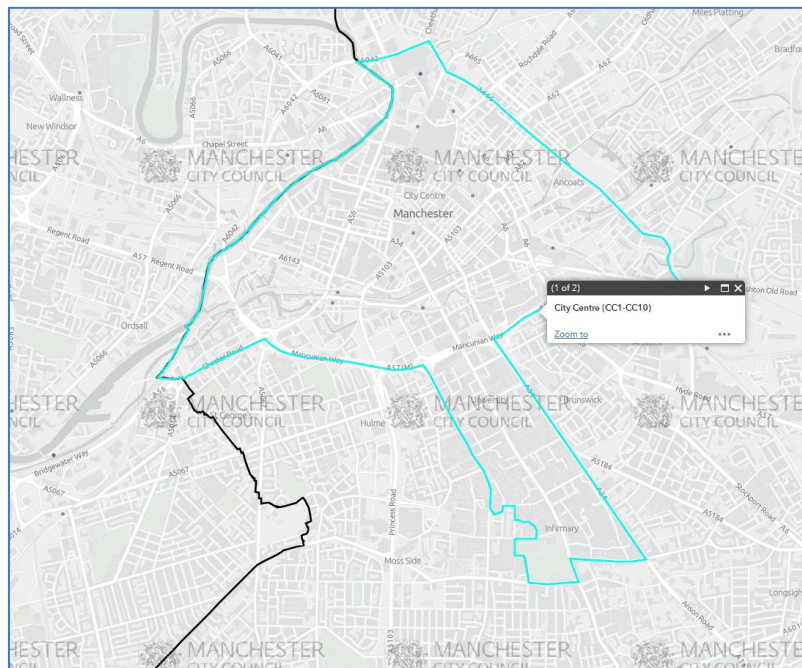


Figure 2 – MCC Boundary extracted from the Manchester City Council Local Development Framework Area Map

- Site Parameters
 - As the proposed development consists of self-contained hotel accommodation (Class C1 use), any of the proposed site allocations listed will need to be available for C1 short-term occupancy, and not residential.

- Point in Time
 - Any proposed site allocations will need to be available and deliverable in a suitably considered timeframe. The MCC SHLAA commenced in March 2025, and therefore at the time of writing this report, the development timeframe should be within the 0-5 years bracket.
- Flood Risk
 - Only site allocations that are listed to be within a Flood Zone 1 are considered as viable for the proposed development.
- Site Selection

The following sections will be assessed in order to find any suitably available sites for review:

- MCC SHLAA – with an expected delivery timeframe between 0-5 years, not listed as ‘under construction’ or under ‘planning permission’
- Manchester City Brownfield Register, isolated to the MCC area
- Non-Implemented Planning Permissions
- Open-Market/Windfall Sites

3. SITE ALLOCATIONS AND BROWNFIELD REGISTER

This section of the report shows the assessment of undeveloped MCC SHLAA allocations and brownfield sites. Site descriptions, housing types, capacity, and timeframes can be found within the SHLAA 2025 Interactive Map. Sites that are currently under construction, and have planning permission accepted have not been included in this list, but can be found on the SHLAA 2025 Interactive Map.

3.1. 10-12 Whitworth St West, allocated for approximately 300 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 11-15 year timeframe. Selecting this site would also mean that an entirely new building would need to be constructed, as opposed to the refurbishment and partial new build at the proposed development site.

3.2. 2 (Wrendal House) - 4 Whitworth Street West, allocated for approximately 364 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use.

3.3. 56 Shudehill Manchester M4 4AA, allocated for approximately 10 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 11-15 year timeframe.

3.4. Acomb Street, allocated for approximately 36 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use.

3.5. Albert Bridge House, allocated for approximately 800 flats.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

3.6. Alpha Place, allocated for approximately 50 residential units.

This site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed post 2040.

3.7. Apex Tower / Trumpet Street, allocated for approximately 50 residential units.

This site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed post 2040.

3.8. Cambridge Circus (STUDENT), allocated for approximately 313 dwellings.

This site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed dwellings expected to be developed within the 11-15 year timeframe. This site is listed for student accommodation as opposed to serviced apartments.

3.9. Cambridge Halls redevelopment (STUDENT), allocated for approximately 1080 dwellings.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. This site is listed for student accommodation as opposed to serviced apartments.

3.10. Charles Street Car Park (STUDENT), allocated for 417 dwellings.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. This site is listed for student accommodation as opposed to serviced apartments.

3.11. Church Street car park, allocated for 300 dwellings.

This site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is located within a Pluvial Flood Zone 3 and therefore not an improvement on the proposed development site. This can be seen in Figure 3, overleaf.

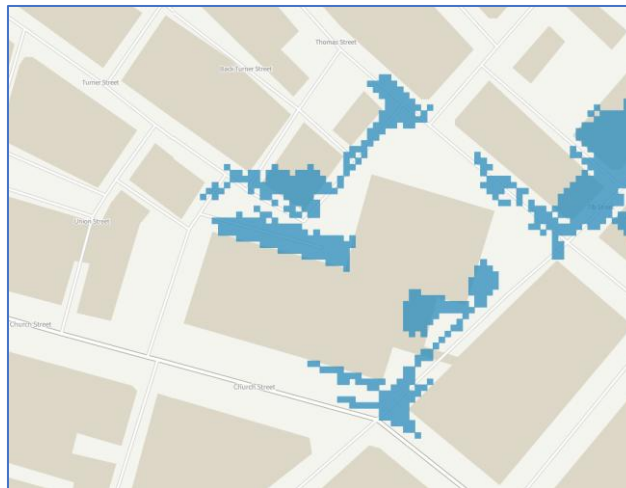


Figure 3 – Environment Agency 1:30 Pluvial Flood Map for the Church Street Car Park.

3.12. Crown Street Phase 3, Great Jackson Street Masterplan, allocated for approximately 1746 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

3.13. Deansgate Station, allocated for 317 dwellings.

This site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is located within a Pluvial Flood Zone 3 and therefore not an improvement on the proposed development site. Additionally, this site is located directly next to the Deansgate station and railway. This could occur future planning issues and residential concerns.

3.14. Diecast (East Village Central Framework), allocated for approximately 1400 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

3.15. First Street South (Plot 11 Bock C) STUDENT, allocated for approximately 414 dwellings.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. This site is listed for student accommodation as opposed to serviced apartments.

3.16. Great Northern Complex, allocated for approximately 746 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

**3.17. Heyrod Street / Churchgate Buildings (Portugal Street East - Plot C),
allocated for approximately 80 residential units.**

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

**3.18. Hotspur Press 2 Gloucester Street (STUDENT), allocated for
approximately 241 dwellings.**

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. This site is listed for student accommodation as opposed to serviced apartments.

**3.19. HS2 Development Area, allocated for approximately 60 residential
units.**

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with

the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

3.20. Hulme Street car park, allocated for approximately 300 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

3.21. John Dalton East (STUDENT), allocated for approximately 208 dwellings.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed dwellings expected to be developed within the 6-10 year timeframe. This site is listed for student accommodation as opposed to serviced apartments.

3.22. London Rd/Altrincham St, allocated for approximately 100 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed dwellings expected to be developed within the 6-10 year timeframe.

3.23. Mayfield - Macdonald car park site, allocated for approximately 150 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

3.24. Mayfield - Phase 1B Hoyle Street West (Plots J & K), allocated for approximately 879 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with

the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

3.25. Mayfield - Phase 3 Hoyle Street East, allocated for approximately 600 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

3.26. New Elm Road (off Water Street), allocated for approximately 1200 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

3.27. New Medlock House (STUDENT), allocated for approximately 417 dwellings.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed dwellings expected to be developed within the 6-10 year timeframe. This site is listed for student accommodation as opposed to serviced apartments.

3.28. North Campus (Sister), allocated for approximately 1500 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the majority of the proposed flats expected to be developed within the 6-10 year timeframe, with the rest to be constructed in a 11-15 year timeframe.

3.29. Piccadilly Tower, Ducie Street, allocated for approximately 697 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed post 2040.

3.30. Piccadilly Trading Estate, allocated for approximately 1960 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 11-15 year timeframe.

3.31. Plot 9B First Street (STUDENT), allocated for approximately 861 dwellings.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, This site is listed for student accommodation as opposed to serviced apartments.

3.32. Port Street/Postal Street, allocated for approximately 126 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, an entirely new building would need to be constructed, as opposed to the refurbishment and partial new build at the proposed development site.

3.33. Remaining Picc Basin Sites, allocated for approximately 250 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

3.34. Shudehill, allocated for approximately 125 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and more suited

to residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

3.35. Stocktons site (East Village Central Framework), allocated for approximately 758 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

3.36. Store Street/Sparkle Street, allocated for approximately 359 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, this site allocation is earmarked for a mixed residential development, including flats and houses. As the client is only proposing flats/apartments, this site can be concluded as unsuitable.

3.37. The Equitable Building, St Ann Street, allocated for approximately 12 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use.

3.38. The Lighthouse (Plot D Great Jackson St Masterplan), allocated for approximately 642 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

3.39. Tom Garner site (Plot B - Great Jackson Street Masterplan), allocated for approximately 400 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 11-15 year timeframe.

3.40. Viadux Phase 2a & 2b, allocated for approximately 585 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the majority of the proposed flats are expected to be developed within the 6-10 year timeframe with only 133 units available within the first 5 years.

3.41. Water Street sites (Big Yellow), allocated for approximately 800 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, an entirely new building would need to be constructed, as opposed to the refurbishment and partial new build at the proposed development site.

3.42. West of Pigeon Street, allocated for approximately 50 residential units.

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with

the entirety of the proposed flats expected to be developed within the 6-10 year timeframe.

**3.43. Weston Hall and Pendulum Hotel, Sackville Street (STUDENT),
allocated for approximately 625 dwellings.**

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, This site is listed for student accommodation as opposed to serviced apartments, with the development split between a 1-5 and 6-10 year development timeframe.

**3.44. Whitworth Park Halls (STUDENT), allocated for approximately 521
dwellings.**

Although this site is located within a Flood zone 1, it is not specifically allocated for a short-term occupancy under C1 self-contained hotel accommodation, and allocated for residential use. Additionally, the site is not within the deliverable timeframe, with the entirety of the proposed flats expected to be developed within the 6-10 year timeframe. This site is listed for student accommodation as opposed to serviced apartments.

Brownfield Registered Sites

Listed below are Sites that are listed as currently available on the Manchester City Council Brownfield Register. Sites listed as having planning permission granted have been considered as unavailable, and the search area has been narrowed to MCC, as per the methodology. Additionally, sites that have been listed in the above section will not be repeated in the below.

3.45. 1 Chepstow Street And 36 - 38 Oxford Street Manchester M1 5EJ.

Planning permission has already been granted to provide 14 apartments with associated alterations (**130516/FO/2021**). Planning was accepted for residential use and not for short-term occupancy under C1 self-contained hotel accommodation, therefore is not suitable for the proposed development.

3.46. New Medlock House 25-45 Chester Street Manchester M15 6JX.

Planning permission has already been granted to provide an additional 21 cluster bedroom units (**132707/FO/2022**). Planning was accepted for residential use and not for short-term occupancy under C1 self-contained hotel accommodation, therefore is not suitable for the proposed development.

3.47. Bridgewater House Great Jackson Street Manchester M15 4WG.

Planning permission has already been granted to provide 53 residential units, landscaping, and bike storage (**134694/FO/2022**). Planning was accepted for residential use and not for short-term occupancy under C1 self-contained hotel accommodation, therefore is not suitable for the proposed development.

3.48. One Medlock Street Manchester M15 5FJ.

Planning permission has already been granted, subject to conditions, to provide two separate buildings: one 13 storey office building with commercial unit (Use Class E) at ground floor; a part 11, part 38 storey building comprising 1,014 purpose built student accommodation units (sui generis) with ground floor office/community uses (Use Class E, F1 or F2) (**135419/FO/2022**). Planning conditions are in the process of being discharged, with the latest being in July 2025, demonstrating the owner's intentions of completing this development.

3.49. St Margarets Chambers 5 Newton Street Manchester M1 1HL.

Planning permission has already been granted to provide 12 apartments with associated external works (**136417/FO/2023**). Planning was accepted for residential use and not for short-term occupancy under C1 self-contained hotel accommodation, therefore is not suitable for the proposed development.

3.50. Tariff Street Manchester.

Planning permission has already been granted, subject to conditions, to provide the erection of two residential apartment buildings (Use Class C3) comprising Block 1 - part 9, part 10 (plus roof level amenity block) and Block 2- 12 storey building (comprising of 261 dwellings in total) above basement levels with ground floor commercial units (Use Class E (excluding E (b))), associated residents amenity space, cycle parking, landscaping, access, street loading and other associated works (**135675/FO/2022**). Planning conditions are in the process of being discharged, with the latest being in January 2025, demonstrating the owner's intentions of completing this development.

3.51. Land To The North Of Renaissance Hotel Blackfriars Street Manchester M3 2EQ.

Planning permission has already been granted, subject to conditions, to provide a part ground and 26 storey, part ground and 13 storey building to form 300 no. residential apartments (Class C3) and ground floor retail/ leisure floorspace (Class E/ Sui Generis (drinking establishments), together with private amenity space for residents (gym, cinema room and external terraces), new public realm to include riverside walkway and leisure/ food and beverage space (Class E/ Sui Generis (drinking establishments/ drinking establishments with food provision/ hot food takeaways), new landscaping, parking (36 spaces level -1), 300 cycle parking spaces, servicing, supporting infrastructure and associated works. (**132088/FO/2021**). Planning conditions are in the

process of being discharged, with the latest being in October 2024, where the developer is awaiting a decision. This demonstrates the owner's intentions of completing this development.

3.52. Land At Spear Street Manchester.

Planning permission has already been granted, with conditions cleared, for the erection of a five-storey (ground floor plus 4) building to provide 6 no. residential apartments (Use Class C3) (5 x 1 bed (1 person)) and (1 x 2 bed duplex (4 person)) above ground floor commercial unit (Class E), private roof terrace for the top floor duplex apartment, cycle parking (6 x spaces), refuse and plant room (117280/FO/2017).

3.53. Land South Of Chapeltown Street Manchester M1 2WH.

Planning permission has already been granted, subject to conditions, for the erection of a 15 storey building to form 107 apartments (Use Class C3) at floors 1 to 15, residential amenity facilities including a roof terrace (level 14), associated ground floor cycle storage (68 spaces), two ground floor commercial units (Use Class E/ Sui Generis (Drinking Establishment), multipurpose events Pavilion (Use Class E/ Sui Generis (Drinking Establishment), associated landscaping to site perimeter and rooftop PV panels (132214/FO/2021). Planning conditions are in the process of being discharged, with the latest being in June 2025, demonstrating the owner's intentions of completing this development.

3.54. 48 Store Street Manchester M1 2WA.

Planning permission has already been granted, subject to conditions, for the erection of 15 storey building comprising 54 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace and office space), 2 car parking spaces and 57 cycle parking spaces, landscaping, access and associated development. (**132626/FO/2022**). Planning conditions are in the process of being discharged, with the latest being in July 2025, demonstrating the owner's intentions of completing this development.

3.55. Great Marlborough Street Car Park Great Marlborough Street Manchester M1 5NJ.

Planning permission has already been granted, with conditions cleared, for the partial reconfiguration of existing Multi-Storey Car Park (MSCP), including temporary access off Great Marlborough Street, construction of 5 storey external ramps, closure of vehicular access to top level; and construction of new facade; and partial demolition of the surplus part of existing MSCP and erection of a part 55, part 11 storey, part 4 storey mixed-use building comprising 853 Purpose Built Student Accommodation units (sui generis), ancillary amenity space and support facilities, and 786sqm (GIA) SME incubator workspace (Use Class B1), including public realm improvements and other associated work (**121252/FO/2018**).

4. WINDFALL SITES

The following sites consist of a review of the land for sale, based on findings from the internet, in order to apply the sequential test to windfall sites.

In order to find these sites, the following key words/phrases were inputted into the google search engine:

- Development Land for Sale Manchester City Centre
- Development Land for Sale Manchester City Centre, residential use
- Land for sale Manchester City Centre

The above searches resulted in links to the following websites:

[Land For Sale In Greater Manchester | OnTheMarket](#)

[Development land for sale in Greater Manchester | Savills](#)

[Land for sale in Manchester City Centre | Rightmove](#)

4.1 Land on the East Side of Jackson Crescent, Manchester

Price: £15,000

Size: 0.038 Acres

Although the site is located within a Flood Zone 1, it is too small for the proposed development at only 154m². Therefore the site is not suitable to accommodate the proposed development.



5. CONCLUSION

A Sequential Test was completed for the proposed conversion of the existing office building to serviced apartments, with a new build wing on the car park, at Boulton House, 17 Chorlton Street, Manchester, M1 3HY. Nearby sites allocated for use in the Manchester City Council SHLAA, Brownfield Register, and Windfall Sites were assessed in order to confirm that the proposed development has been steered towards the lowest flood risk area, and that sites which are located within Flood Zone 1 extents, are not suitable.

It was concluded that the proposed development site offers the most suitable location for the development as there were no viable and reasonably available sites within the nearby vicinity.