

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142724/FO/2025	
Date registered valid:	1 May 2025	
Proposal:	Creation of resident's bar (Sui Generis) at first floor.	
Address:	Union T2, Water Street, Manchester, M3 4JQ,	
Ward(s):	Deansgate	Ward
Applicant:	Union Living 2 Limited	
Agent (if any):	Michael Percival Deloitte LLP	
Case officer:	Emily Tel: 0161 234 Email: emily.booth@manchester.gov.uk	Booth 4193
Recommendation:	Approve	
Date of recommendation:	23 June 2025	

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 June 2025

Standard consultations:

Printed: 15 May 2025 Expired: 6 June 2025

Neighbour notifications

Printed: 15 May 2025 Expired: 6 June 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

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area

The building is known as T2 and is located on a site bounded by the River Irwell, a canal basin arm to the north, Water Street to the east and Princes Bridge to the South. Access is gained from Water Street.

It is 36 storeys plus basement level mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works.

The site is within the Castlefield Conservation Area. The Grade II listed Victoria and Albert Hotel is situated close by to the building, a little further along Water Street.

The building is within an area of the City Centre that is covered by a Masterplan and Strategic Regeneration Framework for an area named St John's where a number of proposals have or are coming forward.

The T2 site within which the building is located is bounded by Manchester Goods Yard to the east, Factory International to the south, the Victoria and Albert Hotel located to the north, and the River Irwell to the west. There are offices and hotels on the opposite side of the river in Salford.

Planning permission referenced 132952/JO/2022 was approved in April 2023 and allowed the variation of Condition 2 (Approved Drawings and Documents, including amendments to design details of ground floor to provide for food and drink use), Condition 5 (Soft Landscaping) and Condition 8 (CMP) attached to Planning Permission ref: 126648/FO/2020.

Planning permission referenced 126648/FO/2020 was in November 2021 and allowed the erection of 36 storey plus basement level mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works.

Description of development

Planning permission is sought for a change of use of the residents' amenity space (Sui Generis) on level 1 of Union T2 into a bar for the exclusive use of residents and their guests (Sui Generis) and an internal amendment of basement layout to accommodate laundry room which would be relocated from level 1.

The existing amenity space includes a lounge, library, laundry room, informal meeting spaces, hot-desking, gym, and commercial uses.

The space would be redesigned to provide a bar facility, club room, cellar store and additional seating and lounge areas. Periodical events would take place within this space.

The existing external terraces could be used by those using the new bar.

The proposed operating hours are Monday to Sunday- 08:00 to 00:00.

The bar could only be accessed by the residents and their guests.

Consultations & Notification Responses

Publicity- Letters were sent to surrounding occupiers. No responses were received.

Highway Services - Confirmed no objections and advised on the requirements for skips, hoardings and scaffold and traffic management.

Environmental Health - Recommended a condition to require a noise report to be submitted and approved for the use and conditions to restrict the opening hours and the implementation of the waste management proposals.

Greater Manchester Police - No comments received.

Salford City Council - Confirmed no objection

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester:

Policy SP1 (Spatial Principles)

Policy DM1 (Development Management)

Policy CC7 (Mixed Use Development)
Policy CC10 (A Place for Everyone)
Policy EC2 (Existing Employment Space)
Policy EN19 (Waste)

The Unitary Development Plan for the City of Manchester:

Saved Policy DC26 (Development and Noise)

Places for Everyone -

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

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 6 (Health) Health advises that to help tackle health inequality new development will be required, as far as practicable, to maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development, support healthy lifestyles and be supported by a Health Impact Assessment for relevant developments. Improvements in health facilities will be supported including through requiring, where appropriate, the provision of new or improved health facilities as part of new developments that would significantly increase demand, enabling the continued enhancement and successful operation of our hospitals; and facilitating greater integration of health and social care, and the provision of integrated wellness hubs.

Policy JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

National Policy

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective.

Section 8: (Promoting healthy and safe communities) advises that planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction, are safe and accessible and enable and support healthy lifestyles.

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

Manchester - Residential Quality Guidance, 2017

In March 2015, Manchester adopted the London Housing Design Guide space standards as an interim measure, pending the preparation of Manchester-specific guidance. These standards have resulted in a positive shift in terms of the quality of residential schemes coming forward, yet space standards represent only one of the key ingredients for creating attractive and sustainable residential environments.

The Manchester Residential Quality Guidance aims to complete this picture, providing direction on what is required to deliver sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester.

Principle of Development

The existing building was recently completed and provides co-living residential accommodation.

The existing amenity space includes a lounge, library, laundry room, informal meeting spaces, hot-desking, gym, and commercial uses.

The space would be changed to provide a bar facility with club room, cellar store and additional seating and lounge areas.

This bar could only be accessed by residents and their guests.

There is no objection to the principle of the change as the proposals would continue to provide a social space for residents and matters relevant to the consideration of this application are amenity and disabled access.

Given the above the principle of the proposals is considered to be in accordance with Policies EC2, SP1, CC7, CC10 and DM1 of the Adopted Core Strategy for the City of Manchester and Policy JP-Strat2, JP-P1 and JP-P6 of Greater Manchester's Places for Everyone Guidance.

Amenity

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance. The closest residential accommodation is located within the building and the next closest would be within another building within the complex.

The City Council's Environmental Health Service have advised that the opening hours (08:00hrs to 00:00hrs) are acceptable.

The external terrace areas have no amplified speakers, and the hours of operation would comply with those agreed under CDN/24/0960. There would also be no change in the number of patrons on the north or south external terraces.

People who do not live in the building can only attend as guests of residents and so numbers leaving the building would be lesser than a bar open to the general public. The bar would be accessed from the reception and would not have a shop front. A operating statement has been

submitted to support the application. The capacity of the bar area is up to 50 persons. No hot food would be prepared and cooked on site and therefore there is no requirement for additional extraction.

All conditions recommended by the City Council's Environmental Health Service would be applied to the application to prevent disturbance and the operating statement would be required to be implemented and maintained by condition.

Given the above the proposals are considered to be in accordance with Policies EN19, SP1, CC7, CC10 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester in relation to the impact on residential amenity and Policy JP-Strat2, JP-P1 and JP-P6 of Greater Manchester's Places for Everyone Guidance and Government Guidance contained in Section 8 (Promoting healthy and safe communities) and Section 12 (Achieving Well Designed Places).

Disabled Access -

There is lift access to first floor level and the floor plate is level throughout as existing including access to the external terraces.

Given the above the proposals are considered to be in accordance with Policies SP1, CC10, T1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester and Policy JP-P1 and JP-P6 of Greater Manchester's Places for Everyone Guidance and Government Guidance contained in Section 8 (Promoting healthy and safe communities) and Section 12 (Achieving Well Designed Places).

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 have been carried out in accordance with the following drawings and documents:

The location plan referenced 6555-P-B500-P-00-003 Rev - received by the City Council as local planning authority on 1 May 2025

The drawings referenced:

T2-DCM-G200-PI-B1-001 Rev AB

received by the City Council as local planning authority on 15 April 2025

6555-P-B500-P-01 Rev H

received by the City Council as local planning authority on 1 May 2025

The Union T2 Operational Statement received by the City Council as local planning authority on 6 June 2025

The External Terrace Seating Noise Study prepared by Fisher Acoustics received by the City Council as local planning authority on 1 May 2025

The Waste and Servicing Strategy prepared by Vectos received by the City Council as local planning authority on 6 June 2025

The Framework Travel Plan prepared by SLR received by the City Council as local planning authority on 6 June 2025

The Taxis, Pick-up and Drop-off Strategy received by the City Council as local planning authority on 6 June 2025

The letter from Fisher Acoustics dated 1 May 2025

The letter from Deloitte dated 15 April 2025

The emails from Deloitte dated 1 May 2025 and 6 June 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan.

3) a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority prior to the first use of the development. The approved scheme shall then be implemented prior to the first use of the development.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

4) The internal areas of the use hereby approved shall not be open outside the following hours:

08:00 to 00:00 Monday to Sunday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

5) The external areas terraces of the building shall not be open outside the following hours:

12:00 to 22:00 Monday to Saturday

11:00 to 19:00 on Sunday.

There shall be no speakers, music or amplification of any kind in the external terrace area at any time.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

6) The scheme for the storage and disposal of refuse as detailed within the Waste and Servicing Strategy prepared by Vectos received by the City Council as local planning authority

on 6 June 2025 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, in order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

7) The measures detailed within the Union T2 Operational Statement received by the City Council as local planning authority on 6 June 2025 shall be fully implemented prior to the first use of development and shall be maintained for the duration of the use.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

8) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday,

no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

Informatives

1) a) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

b) The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Salford City Council

Flat 811, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 508, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2901, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1705, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1803, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 911, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2502, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 608, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2105, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1711, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1404, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1512, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 807, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1303, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 209, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2612, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1302, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2404, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2312, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 605, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3105, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 506, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1713, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 804, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2710, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2910, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 312, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 813, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3011, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2313, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1105, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1605, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1511, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2601, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1207, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1002, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1312, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2111, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3005, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2708, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2001, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2008, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1909, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2406, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 510, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 511, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 410, Union East Tower, 19 Water Street, Manchester, M3 4JQ

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Flat 301, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 308, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2411, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 701, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2610, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1502, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2308, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1408, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2112, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2013, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 907, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1212, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 910, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 407, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2011, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2004, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 801, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2907, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2103, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 904, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2309, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3109, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2808, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1211, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2213, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3001, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2212, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 610, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3008, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 702, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 404, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2007, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 507, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1609, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3108, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1908, Union East Tower, 19 Water Street, Manchester, M3 4JQ
The Victoria And Albert Hotel, Water Street, Manchester, M3 4JQ
Flat 1110, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 708, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2210, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2311, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1003, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1206, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2704, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 607, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 401, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 504, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 707, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1103, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 810, Union East Tower, 19 Water Street, Manchester, M3 4JQ
4 Goods Yard Street, Manchester, M3 3BG
Flat 2605, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1611, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1612, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 2209, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1607, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2201, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2504, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 705, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1513, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2107, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 204, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1804, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2904, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2905, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1906, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2006, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 304, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2505, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 713, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2106, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2801, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1602, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 202, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2402, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 909, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2902, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2302, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3006, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1812, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Appendix 2 – Planning constraints

Article 4 Direction - Multiple

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Conservation Area - Castlefield Conservation Area 1979