

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142576/FO/2025

Date registered valid: 28 March 2025

Proposal: External alterations including replacement cladding, new entrance and plant to roof top.

Address: 1 Tony Wilson Place, Manchester, M15 4FN

Ward(s): Deansgate Ward

Applicant: Mr Brian Kelly, Abrdn

Agent (if any): Miss Clarissa Forshaw-Murphy, JLL

Case officer: Jack Naven
Tel: 0161 219 2095
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Recommendation: Approve

Date of recommendation: 19 May 2025

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11 April 2025

Standard consultations:

Printed: 11 April 2025 Expired: 4 May 2025

Neighbour notifications

Printed: 11 April 2025 Expired: 4 May 2025

Site notice

Posted: 11 April 2025 Expired: 4 May 2025

Press advert

Published: 15 April 2025 Expired: 6 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

One Tony Wilson Place is located in Manchester City Centre and lies within the Strategic Regeneration Area of First Street, which is now a well-established area of the city comprising a mix of culture, leisure, retail and office space. The application site comprises of seven storey office building with approximately 180,000sqft of office space.

The site was home to the Gaythorn Gas Works from 1825 to 1929. In 1991/1992, an office building was erected for the British Council, constructed primarily of precast concrete units and featuring a central atrium. In 1997, British Telecomm leased the building. It underwent a major refurbishment in 2006/2007, further enhancing its structure and facilities.

The building underwent a major refurbishment in 2006/2007, during which the original precast concrete structure was adapted and extended both horizontally and vertically. Steelwork was utilized to infill the rear corners, extend the front bay, and add two additional storeys above.

To transform the building aesthetically, curtain walling and terracotta tile cladding were incorporated into the design. This transformation of the once isolated building paved the way for the major redevelopment of the wider area, contributing to the masterplan we see today.

A unit operated by Pizza Express abuts the building which protrudes out from the northern elevation.

Directly to the north of the site lies INNSiDE Melia; a 4-star hotel, HOME; a cultural venue arts centre, cinema, and theatre complex, and Junkyard Golf; an indoor miniature golf course.

To the east of the site is a multi storey car park, the ground floor of which comprises a mixture of restaurants, coffee shops and a bar.

A Vita Living student accommodation block sits to the east.

To the west of the site is another prime office development consisting of 170,000sqft of office space. A gym and a restaurant also lie to the west of the Site.

To the south there are numerous new developments, including the soon to be completed House of Social student accommodation.

Description of Development

The proposals seeks planning permission for external alterations including replacement cladding, new entrance and plant to roof top.

These works are being proposed as a part of an overall uplift of the existing complex in order to deliver a modern, high quality office space that meets the expectations of grade A office occupiers within Manchester city centre.

A full strip back of the existing cladding is proposed which will be replaced. In addition, this will include a new entrance on the building frontage and introduction of a new commercial space (use Class E) which could be operated eg as a cafe, coffee shop or restaurant.

Therefore, the elevations to the north and east corner of ground floor elevation are designed to include access for the public into the 'cafe' space as well as internal access for users of the building.

On the north elevation, a black brick plinth at Level 1 has been proposed as a way to enhance the building's connection to its surroundings and clearly defining floor level transitions. Copper colour, anodised ribbed columns are also proposed as a way of accentuating the building's height, while horizontal ribbing at Level 3 emphasises horizontal elements.

Horizontal detailing that highlights the central core is proposed at the intermediate floors (Levels 2, 4, and 6), contributing to the overall composition of the building. The proposed works also feature banding at Level 5, which visually separates the structure's 'crown' and subtly alters the building's silhouette at its uppermost level.

The works also propose a new glazed entrance door, which will be revolving, as existing.

On the south elevation, the works include updates to the central section which was previously composed of plain concrete panels. This has been redesigned with a distinctive panel pattern, significantly improving the overall appearance of the south elevation. The panel is proposed to be of the same copper colour adonised material.

The crown section at Level 5 has been enhanced, strengthening the banding effect and creating a more prominent visual transition at the upper levels. The proposal also incorporates fins into the central core, mirroring the features of the curtain wall.

On the east and west elevations, due to concrete upstands behind the existing spandrel panels, significant facade alterations are

restricted, particularly in areas away from the building's corners. To improve the visual appeal within these constraints, the current spandrel panels will be replaced with black ones, creating a more cohesive look.

For consistency with other sides of the building, a black brick plinth will be introduced at the base, and corresponding banding will be added at Level 5.

Horizontal aluminium profiles are proposed, but only at the corner junctions and a bronze capping finish is proposed on the curtain walling system across all four of the elevations.

The proposed mechanical plant equipment on the roof will be a replacement of the existing equipment and will be positioned in a very similar location to the existing.

Further external works include additional solar photovoltaic panels to be added to the roof. A new perimeter self-weighted handrail is also proposed around the PV panels.

Related Applications

092663/AOH/2010/C1 - Retrospective Consent for erection of 2no. 10m x 17.5m banner letting signs.

Temporarily approved April 2010.

091485/VO/2009/C1 - CITY COUNCIL DEVELOPMENT Installation of new doors to the west and east elevations of the building and erection of new timber enclosure and single storey building to provide a children's play area with store.

Approved November 2009.

090451/FU/2009/C1 - Change of use from offices (Class B1) to offices (Class B1) and customer services and creche with associated play area (Sui Generis), in relation to temporary relocation of City Council services.

Approved August 2009.

083763/FO/2007/C3 - Refurbishment of existing office building including new external elevations, two storey roof extension and ancillary servicing.

Approved August 2007.

081805/FO/2007/C3 - Refurbishment of office building including new service columns, entrance lobby and 3 storey roof extension.

Approved February 2007.

054932/FO/CITY3/98 - Elevational alterations to existing building.

Approved August 1998.

Consultations & Notification Responses

Highway Services - Have no objections to the proposals. Have requested that a condition be added for a Construction Management Plan and that an informative be added regarding Highway licensing issues.

Environmental Health - Have no objections to the proposals. Have requested that a condition be added for a Construction Management Plan. Advised that the submitted noise impact assessment is acceptable in regards to the acoustic performance of the development and that a validation report will not be required for this, however, whilst the external plant equipment shows that MCC criteria will be met, a validation report is required for this element and so has been

conditioned accordingly. Various informatives have been added at Environmental Health's request.

Cadent Gas - Stated that they believe there was a a High-Pressure Major Accident Hazard Pipeline (MAHP) and/or an Intermediate Pressure Pipeline and/or an Above Ground Installation in the vicinity of the application. Advised that the application should be checked with HSE. Also requested that an informative note be added to the decision notice, which has been added.

Health and Safety Executive (HSE) - Confirmed that the proposed development site does not currently lie within the consultation distance of a major hazard site or a major accident hazard pipeline, therefore at present HSE does not need to be consulted on any developments on this site.

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The Adopted Core Strategy for the City of Manchester (2012)

CC9 (Design and Heritage) advises that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to improve access to jobs, services and open space, and provide good access to sustainable transport provision.

EN1 (Design Principles and Strategic Character Areas) advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

EN3 (Heritage) advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre and that proposals which enable the re-

use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

DM1 (Development Management) states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

The Unitary Development Plan (UDP) for the City of Manchester (1995)

DC19.1 (Listed Buildings) states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

DC26.1 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Places for Everyone (2024)

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

The following policies are considered relevant to this application:

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. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for

investment, businesses, skilled workers, residents and tourists. 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.

JP-J3 (Office Development) states that at least 1,900,000 sqm of accessible new office floorspace will be provided in the Plan area over the period 2021-2037. The City Centre is one of the focuses as it accounts for more than half of all new office floorspace in the sub-region and taking advantage of existing and proposed public transport connectivity, including the proposed new HS2 and Northern Powerhouse Rail links will further enhance its position as the premier office location outside London.

JP-P1 (Sustainable Places) states an aim 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.

JP-P2 (Heritage) states an aim to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

The First Street Development Framework (FSDF)

First Street has been one of the City Council's key regeneration priorities for over a decade.

The FSDF was endorsed by Manchester City Council in March 2011, published in 2012, updated in 2015 and further updated in November 2018. The SRF places a strong focus on creating a "sense of place". It recognises that First Street must become embedded within its wider neighbourhood, and become a provider of facilities, services and accommodation for that wider neighbourhood, if it is to unlock its own potential and provide the stimulus for much wider physical regeneration activity in the years to come.

The framework identified three distinct development areas of First Street, which incorporate the character zones First Street North, First Street Central, First Street South and the Creative Ribbon.

The 2015 update included the extension of the First Street area into the sites west of Medlock Street.

The focus of the 2018 update is to update the development principles for the First Street Central area. The 2018 FSDF advises that Plots 9 and 10 of the First Street Central area are expected to form the next phase of development in the area and have been subject to further design and viability analysis. This analysis indicates that greater scale and density of office accommodation

can be delivered on these plots to enable First Street to meet the level of demand in the area and maximise its contribution to the City's economic growth.

The focus of the 2020 update is to expand on the development principles for the sites located along the western side of Medlock Street, within First Street Central and also updates the development principles across the Framework area to reflect the Council's Green and Blue Infrastructure Strategy (2015) and target to be net zero carbon by 2038. This document should be read alongside the 2018 First Street Development Framework, and does not change the existing principles set out within that document.

The development is within the First Street Character Area and the proposals are in keeping with the requirements of the 2018 FSDF in terms of scale, design and the proposed uses.

National Planning Policy Framework (NPPF) (2024)

Decisions should accord with the requirements of the National Planning Policy Framework (NPPF) (2024), which sets out the Government's Planning Policies for England and how these are expected to be applied.

The following sections are of relevance to this application:

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.

It specifically states that:

"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings" (paragraph 139).

At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", **(paragraph 11).**

This is further explored in paragraph 8, which confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

Section 16 (Conserving and Enhancing the Historic Environment) addresses how proposals that affect heritage assets should be considered.

Paragraph 207 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 208 advises that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary

expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 advises that in determining applications, local planning authorities should take account of:

1. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
2. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
3. the desirability of new development making a positive contribution to local character and distinctiveness.

The National Design Guide (January 2021)

Illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

- Context - enhances the surroundings
- Identity - attractive and distinctive
- Built form - a coherent pattern of development
- Movement - accessible and easy to move around
- Nature - enhanced and optimised
- Public Spaces - safe, social, and inclusive
- Uses - mixed and integrated
- Homes and buildings - functional, healthy, and sustainable
- Resources - efficient and resilient
- Lifespan - made to last

Other Legislation

Sections 16, 66, and 72 of the Listed Buildings and Conservation Areas Act 1990 require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

Principle of the Development

The proposed works are considered to be necessary in order to make the building more attractive to potential occupants of the office space. On these grounds, the principle of the development is accepted.

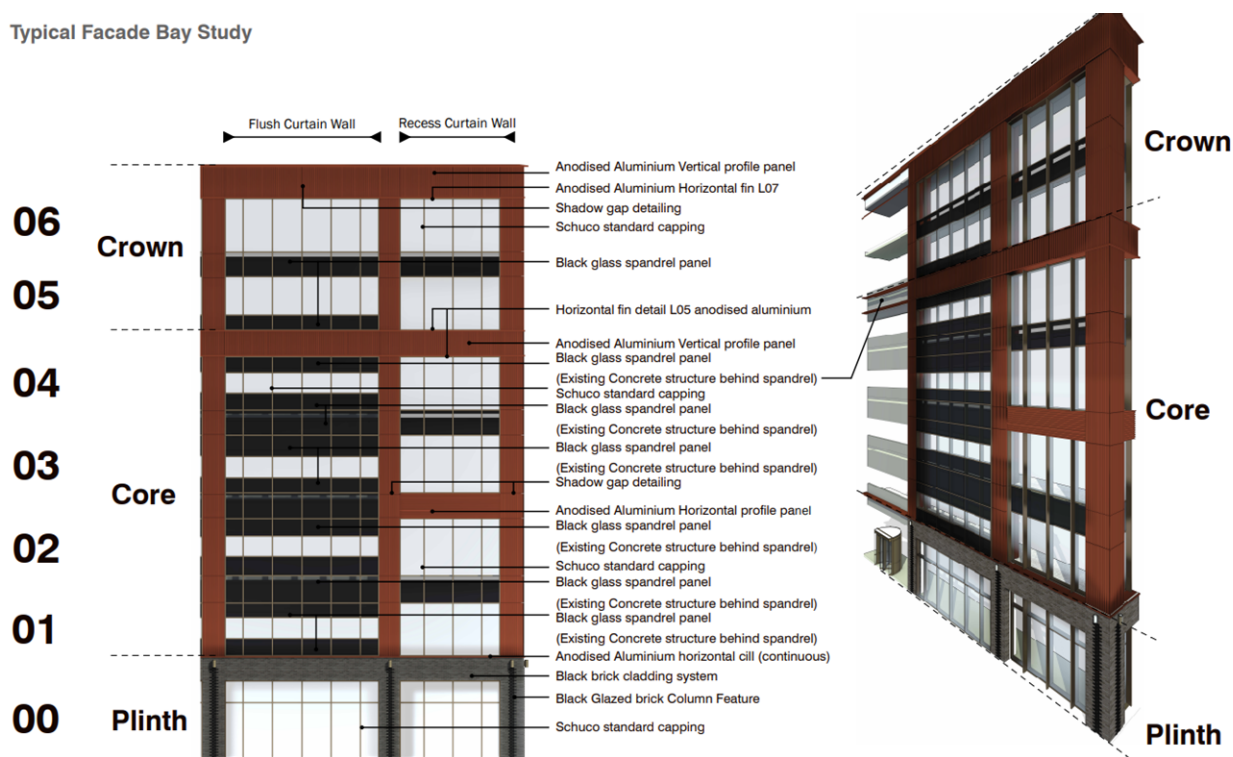
Visual Amenity

Various colour options were explored in pre-application discussions with the Local Planning Authority.

The copper-toned hue of the cladding has been selected for its warmth and contextual relevance. The design features sharp aluminium detailing, paired with a high-quality anodised finish. It aligns with the character of the surrounding area, elevates the building's aesthetic. It also is a shade reminiscent of the existing terracotta.

Various options were explored with both horizontal and vertical ribbed panels. The key concern from the Local Planning Authority, was to keep the verticality of the building and to ensure that the crown level did not appear to visually heavy in comparison to the rest of the building.

Typical Facade Bay Study



Proposed typical façade bay study

The proposed elevation will feature a plinth that consists of a black brick cladding system with black glazed brick column features.

The brick plinth that is proposed is a robust material made of matt brick slips. The bricks require minimum maintenance and 50 percent lighter than traditional brick slips, ensuring the structural integrity of the building is not compromised in the future. The proposed dark colour mimics the surrounding buildings, as all structures in the area feature a dark plinth. The colour also contrasts well against the copper aluminium cladding and the curtain wall capping.

This is considered to generally be upgrade at the street level compared to what is currently in situ and is it considered to enhance the quality of the public realm at First Street.

The core and the crown will feature primarily vertical anodised aluminium panels, with some horizontal anodised aluminium panels at corner junctions. The change between vertical and horizontal elements will provide some visual interest in design, as will the shadow gap detailing.

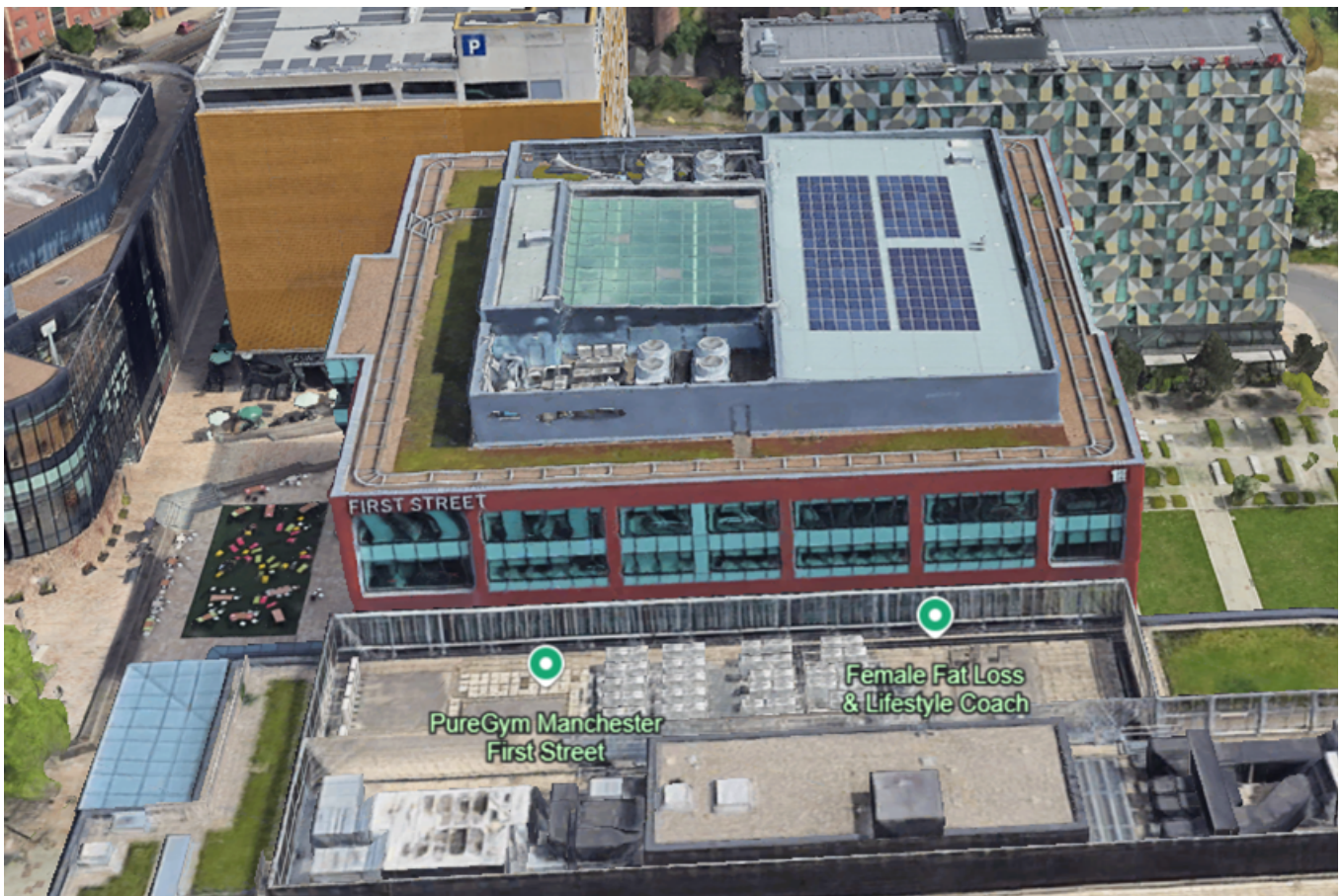
The anodised aluminium is considered to be high quality materials, that are extremely durable and requires minimum maintenance, meaning it will provide longevity as well as avoid corrosion, which will ensure a high-quality visual appearance in the long term.

Black glass spandrel panels will still be required as a part of the design. Due to concrete upstands behind the existing spandrel panels, significant facade alterations are restricted, particularly in areas away from the building's corners. To improve the visual appeal within these constraints, the current spandrel panels will be replaced with black ones, creating a more cohesive look. If these restrictions were not in place, the LPA would have preferred to have seen the spandrel panels removed or the number reduced, but with this justification, can accept this.

The curtain wall capping is proposed in an aluminium bronze finish which will improve the overall visual appearance of the façade, ensuring a cohesive integration with the proposed brick and cladding materials.

As well as the samples and specifications of all materials, a full sample panel of the external has been included as a condition, in order to ensure the quality of the design and finishes on the façade.

The new plant will be hidden behind an existing plant screen. A new handrail will sit on top of two sections of this existing plant room screen but will not rise in elevation above the highest point of the plant room screen.



Existing plant room screen (Google Earth)

The existing plant room screen is set back on the building and not visible from ground level. There are no tall buildings in the immediate First Street area that look on to this.

Overall, the proposals are considered to provide an improvement in the visual amenity of the building, as well as provide an improvement to the surrounding street scene, and are therefore considered to be acceptable on visual amenity grounds.

Residential Amenity

There are two nearby residential units. The current Vita Student Living building and the soon to be completed House of Social.

The 'Proposed Building Refurbishment Planning Noise Ingress Assessment' produced by Spectrum Acoustics, submitted as a part of the application, has concluded that the proposed façade works will not have any significant impact on noise levels within the office building.

MCC's Environmental Health team have assessed this report and confirmed that they accept the findings outlined. They have also confirmed that a validation report will not be required regarding the acoustic performance of the building façade.

The 'Proposed New Mechanical Services Plant Planning Noise Impact Assessment' produced by Spectrum Acoustics, submitted as a part of the application, has concluded MCC's noise breakout criteria for external plant shall be met.

MCC's Environmental Health team have assessed this report and confirmed that they accept the findings outlined but have requested that a validation report be conditioned and be required to be submitted prior to the operation of the scheme.

Overall, the proposal is not considered to have a significant detrimental impact on surrounding residential amenity. Attaching a validation report to the external plant noise levels will address any slight outstanding concern about any potential residential amenity impact the external plant might cause.

Access

Level access will be maintained into the building. Therefore, there are no access concerns with the proposal.

Conclusion

Given the above, the proposal is considered to be consistent with the Core Strategy for the City of Manchester, in particular DM1 (Development Management) and SP1 (Spatial Principles), the saved policies contained within the Unitary Development Plan for Manchester, in particular DC26 and the National Planning Policy Framework, in particular 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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

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, received by Manchester City Council as the Local Planning Authority on 28 March 2025:

- Location Plan 7124-JMA-01-ZZ-DR-A-PL0001-S4-P01
- Proposed Site Plan 7124-JMA-01-ZZ-DR-A-PL0003-S4-P01
- Proposed Ground Floor 7124-JMA-01-00-DR-A-PL0002-S4-P01
- Proposed Roof Plan 7124-JMA-01-RL-DR-A-PL0002-S4-P01
- Proposed North Elevation 7124-JMA-01-ZE-DR-A-PL0002-S4-P01
- Proposed East Elevation 7124-JMA-01-ZE-DR-A-PL0004-S4-P01
- Proposed-South Elevation 7124-JMA-01-ZE-DR-A-PL0006-S4-P01
- Proposed West Elevation 7124-JMA-01-ZE-DR-A-PL0008-S4-P01
- Proposed Typical Floor 7124-JMA-01-ZZ-DR-A-PL0005-S4-P01
- Proposed Section AA 7124-JMA-01-ZZ-DR-A-PL5002-S4-P01
- Proposed Section BB 7124-JMA-01-ZZ-DR-A-PL5004-S4-P01
- Proposed Section CC 7124-JMA-01-ZZ-DR-A-PL5006-S4-P01
- Bay Study Brick 7124-JMA-01-ZZ-DR-A-PL5007-S4-P01
- Bay Study Cladding L03 7124-JMA-01-ZZ-DR-A-PL5008-S4-P01
- Bay Study Cladding L05 7124-JMA-01-ZZ-DR-A-PL5009-S4-P01
- Design & Access Statement 7124-JMA-XX-XX-RP-A-PL0001-S4-P01
- Spectrum Planning Noise Assessment Report RK3832
- Spectrum Noise Ingress Assessment Report RK3846

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 any external works being carried out, a full-sized sample panel, the samples and specifications of all materials to be used on all external elevations shall be submitted and be approved in writing by the City Council as Local Planning Authority. The development shall be implemented 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 development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority. This shall include as a minimum:

- Measures to control noise and vibration
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles. The development shall only be carried out in accordance with the approved management plan.
- Detail of phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
- Traffic management plans should include any effects on the surrounding roads and measures for vehicles, pedestrians and cyclists
- Construction Site Layout Plan including welfare areas, waste storage, material storage, plant locations, and unloading and loading areas.
- Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; and
- A dimensioned plan is provided for any proposed scaffolding and site hoarding to understand impact to highway/footway.

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.

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

5) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with 'Proposed New Mechanical Services Plant Planning Noise Impact Assessment' produced by Spectrum Acoustics, dated January 2025. The scheme shall be implemented in full before the use commences. The scheme shall be implemented in full before the use commences.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken

throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been 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 agreed noise criteria.

Reason - To safeguard residential amenity by minimising the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and Unitary Development Plan saved policy DC26.

6) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with the 'Proposed Building Refurbishment Planning Noise Ingress Assessment' produced by Spectrum Acoustics, dated February 2025. The scheme shall be implemented in full before the use commences.

Reason - In interests of the amenities of the occupiers of the building and occupiers of nearby properties, in order to reduce noise and general disturbance, in accordance with policy DM1 of Manchester's Core Strategy, and policies DC26 and DC10 of the saved Unitary Development Plan for the City of Manchester.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

2) The applicant is required to discuss and agree any requirements for licensing, Section 50, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

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.

3) Environmental Health recommend that construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

4) The applicant should refer to our noise from building sites for further information/guidance

https://www.manchester.gov.uk/info/100006/environmental_problems/2956/tackle_a_noise_problem/9

Also <https://iaqm.co.uk/guidance/> on controlling emissions.

In addition to the IAQM guidance, MCC recommends that Non-Road Mobile Machinery (NRMM) used on the site of any major development within Manchester city centre for the purpose of

construction or demolition works should meet Stage IV of EU directive 97/68/EC, and Stage IIIA as a minimum.

5) Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Ribeye Steakhouse, 3 Isabella Banks Street, Manchester, M15 4RL
17 Jack Rosenthal Street, Manchester, M15 4RA
Flat 1016, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
15 Jack Rosenthal Street, Manchester, M15 4RA
Flat 417, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 422, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 714, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 513, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 522, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 114, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 913, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 1026, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 610, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 310, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 604, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 305, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 325, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 723, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 820, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 901, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 711, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Ground Floor, 1 Tony Wilson Place, Manchester, M15 4FN
Flat 1011, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 1005, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 318, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 419, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 225, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 827, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 920, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 1023, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 219, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 822, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 803, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 619, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 217, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 810, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 625, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 213, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 526, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 911, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 628, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 707, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 701, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 805, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 405, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 816, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 521, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 910, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 1009, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH

Flat 110, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 117, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 116, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 612, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 106, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 516, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 223, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 813, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 126, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 506, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 904, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 312, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 125, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 721, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 528, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 1024, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
2 Tony Wilson Place, Manchester, M15 4FN
3 Tony Wilson Place, Manchester, M15 4FN
Flat 406, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 322, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 626, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 1021, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 609, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 421, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 709, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 718, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 228, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 505, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 925, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 705, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 426, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 726, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Second Floor, 1 Tony Wilson Place, Manchester, M15 4FN
Flat 222, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 301, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 404, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 401, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 525, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 221, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 1014, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 402, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 102, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 303, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 524, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 107, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 615, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 1003, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 710, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 706, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 519, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 209, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 806, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 801, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 105, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB

Flat 313, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 326, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 424, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Kettlebell Kitchen, 11 Jack Rosenthal Street, Manchester, M15 4RA
Jacobs, 5 First Street, Manchester, M15 4GU
Flat 621, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 909, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 916, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 1006, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 207, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 202, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 814, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 1002, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
10 First Street, Manchester, M15 4GU
4 First Street, Manchester, M15 4GU
Flat 622, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 317, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 315, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 319, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 123, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 520, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 514, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 605, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 602, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 502, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 111, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 508, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 703, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 1008, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 817, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 1022, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 608, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 328, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 826, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 215, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 512, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 411, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 808, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 907, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 204, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
The Gasworks Brewbar, 5 Jack Rosenthal Street, Manchester, M15 4RA
Flat 510, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 618, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 812, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 809, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 307, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 606, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 624, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 1012, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 103, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 923, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 211, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 1010, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 1018, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH

Flat 720, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 121, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 124, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 428, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 316, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 306, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 324, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 423, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 501, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 109, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 218, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 412, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 607, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 722, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 802, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 226, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 811, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 918, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 1001, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 321, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 713, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
7 Jack Rosenthal Street, Manchester, M15 4RA
Flat 627, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 413, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 611, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 928, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 418, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 617, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 507, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 420, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 210, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 518, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 515, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Indian Tiffin Room, 2 Isabella Banks Street, Manchester, M15 4RL
Pure Gym, 8 First Street, Manchester, M15 4RP
Flat 1028, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 828, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 113, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 414, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 906, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 425, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 716, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 917, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 708, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 804, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 912, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 227, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 409, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 819, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 517, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 903, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 212, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 108, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 115, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB

Flat 620, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 902, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 216, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 719, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 403, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 101, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 919, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 407, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 715, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 1013, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 127, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 119, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 327, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 712, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
12 First Street, Manchester, M15 4GU
8 First Street, Manchester, M15 4RP
Flat 623, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 1017, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 112, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
First Floor, 1 Tony Wilson Place, Manchester, M15 4FN
Flat 727, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 825, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 1015, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 120, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 527, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 511, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 309, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 206, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 914, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 201, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 818, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 323, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 1019, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 503, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 915, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 1025, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 1004, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 1027, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 408, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 926, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 304, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 415, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 1007, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Flat 807, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 203, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 220, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 824, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 504, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 702, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 922, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 614, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 724, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 905, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 314, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB

Flat 302, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 523, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 1020, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH
Inside Manchester, 1 First Street, Manchester, M15 4RP
Sainbury's, 4 Isabella Banks Street, Manchester, M15 4RL
6 First Street, Manchester, M15 4GU
Odeon, 8 First Street, Manchester, M15 4RP
Flat 416, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Fourth Fifth And Sixth Floors, 1 Tony Wilson Place, Manchester, M15 4FN
Third Floor, 1 Tony Wilson Place, Manchester, M15 4FN
Flat 924, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 717, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 208, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 308, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 601, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 927, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 704, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 821, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 725, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 410, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 823, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 320, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 122, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
9 Jack Rosenthal Street, Manchester, M15 4RA
Flat 509, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 603, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 613, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 224, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 104, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 205, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 908, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 815, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 427, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 728, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG
Flat 118, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 616, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF
Flat 214, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 311, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB
Flat 921, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: CENTRAL