

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142187/FO/2025

Date registered valid: 18 February 2025

Proposal: Conversion of existing multi use games area (MUGA) to play zone facility with associated 3 metre high perimeter fencing and floodlighting

Address: Manchester Secondary Pupil Referral Unit, Proctor Youth Centre, Hulme Street, Manchester, M15 5EF

Ward(s): Hulme Ward

Applicant: Ms Hayley Wilson SIS UK Ltd

Agent (if any): Mr Matthew Druce Labosport Ltd

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 April 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 18 March 2025

Standard consultations: Printed: 26 February 2025 Expired: 19 March 2025

Neighbour notifications: Printed: 26 February 2025 Expired: 19 March 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/area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

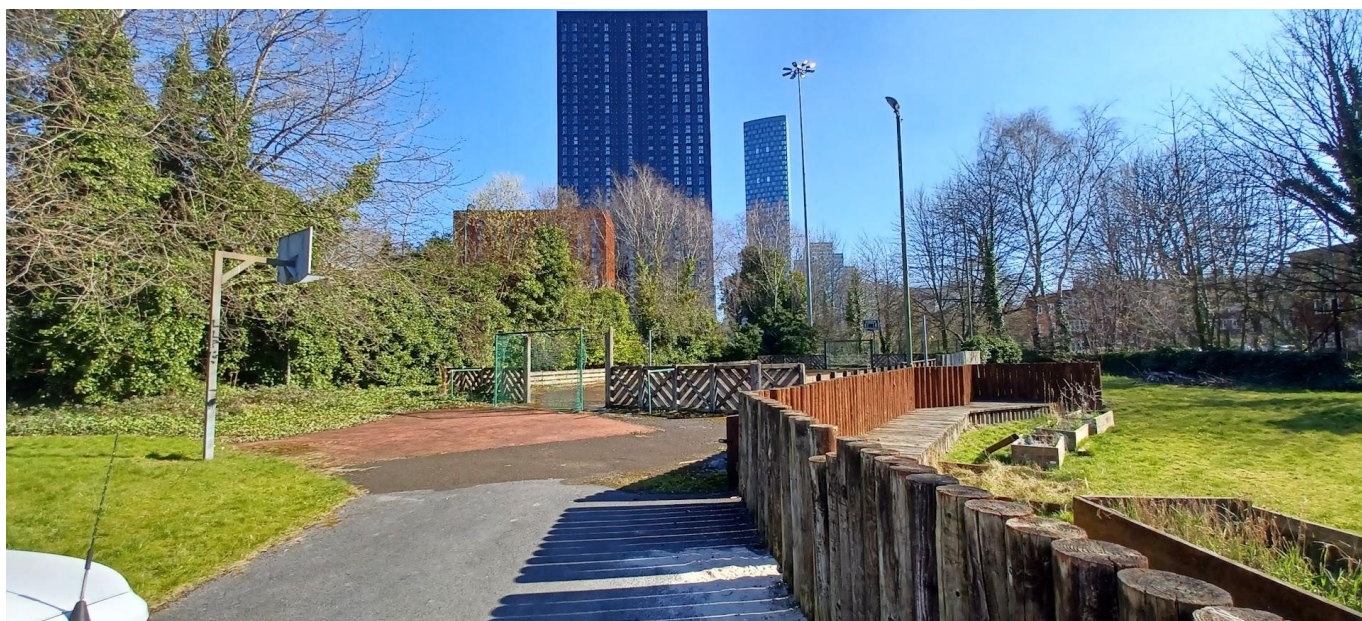
The application relates to Procter Young People's Centre, a secondary pupil referral unit, situated within the Hulme ward of Manchester.

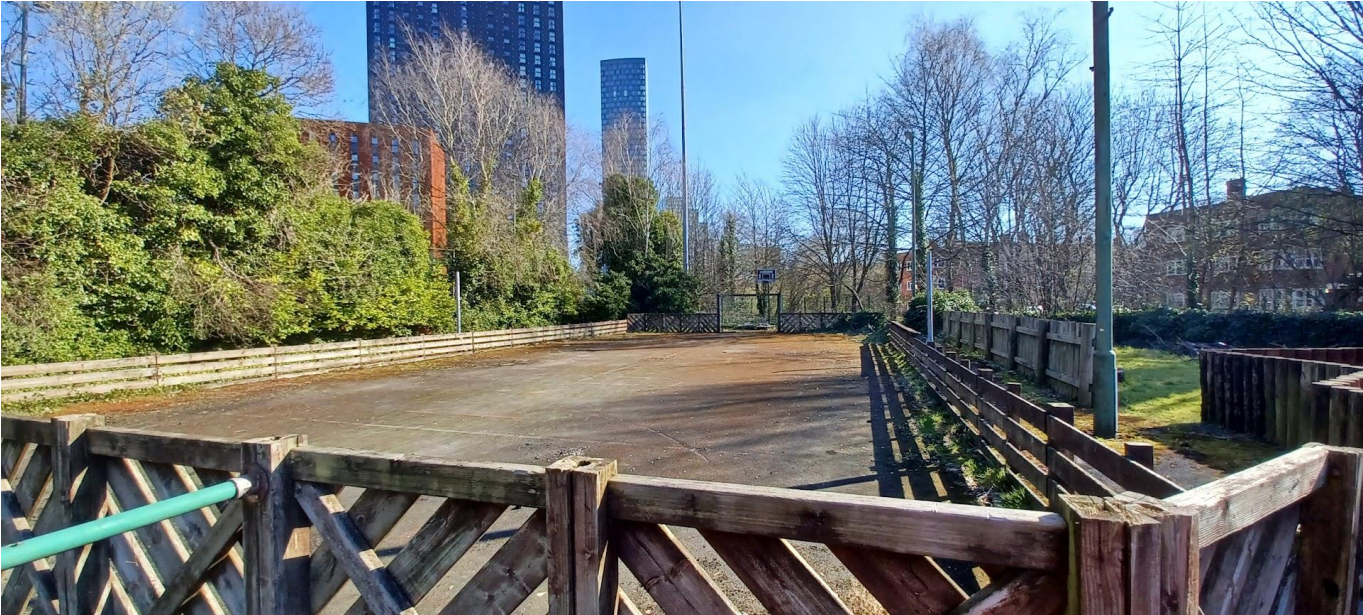
Accessed off Hulme Street, the site consists of a part-single / part-two storey flat roof building which houses its teaching and learning facilities, hard landscaping which provides a playground area, soft landscaping and playing fields to the north, and an existing multi-use games area (MUGA) to the northeast, with mature trees to its northern and southeastern boundaries.

The site is located in an area which is mixed in terms of its character, with rows of terraced residential dwellinghouses to its south, Hulme Park to its west and the Mancunian Way (A57(M)) to its north.



Application site, as viewed from Google Maps







Description of development

The applicant is seeking permission for the conversion of existing multi use games area (MUGA) to play zone facility with associated 3 metre high perimeter fencing and floodlighting.

Relevant planning history

No previous history.

Consultations & Notification Responses

One objection was received from one local resident in response to this application. The concerns are summarised as follows:

- The proposed floodlighting would cause light pollution, which would harm the residential amenity of neighbouring occupiers.
- The proposed floodlighting would exacerbate existing light pollution generated by the adjacent Mancunian Way.
- The intensified use of the play zone facility would cause noise pollution and disturbance to surrounding residents, further harming their residential amenity.

Manchester Active indicated that they were fully supportive of the proposal, indicating that the play zone facility would comply with national and local planning policy, including paragraph 104(b) of the National Planning Policy Framework and policy EN10 of the Core Strategy, given that the proposal would improve an existing multi-use games area at the site which has been disused for many years.

Sport England made no objection to the proposal.

Greater Manchester Police had no comments on the proposal.

Greater Manchester Ecology Unit made no objection to the proposal, indicating that the proposal is exempt from a Biodiversity Net Gain assessment under the de minimis rule. Further comments were provided which related to the need to safeguard biodiversity, including protected species and nesting birds. **Greater Manchester Ecology Unit** also suggested that enhancements and net gains for biodiversity should be included where possible in addition to a sensitive lighting scheme.

Environmental Health made no objection to the proposal, requesting conditions relating to demolition/construction hours, a floodlighting scheme, hours of use of the facility, a contaminated land watching brief condition, and an imported soils condition be attached to any approval.

Highways Services made no objection to the proposal, requesting further information relating to the site's existing cycle parking facilities, bin servicing, and maintenance of the play zone facility be provided. A construction management plan was requested to be secured via condition.

Policies

The following policies are considered relevant in the consideration of this application.

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

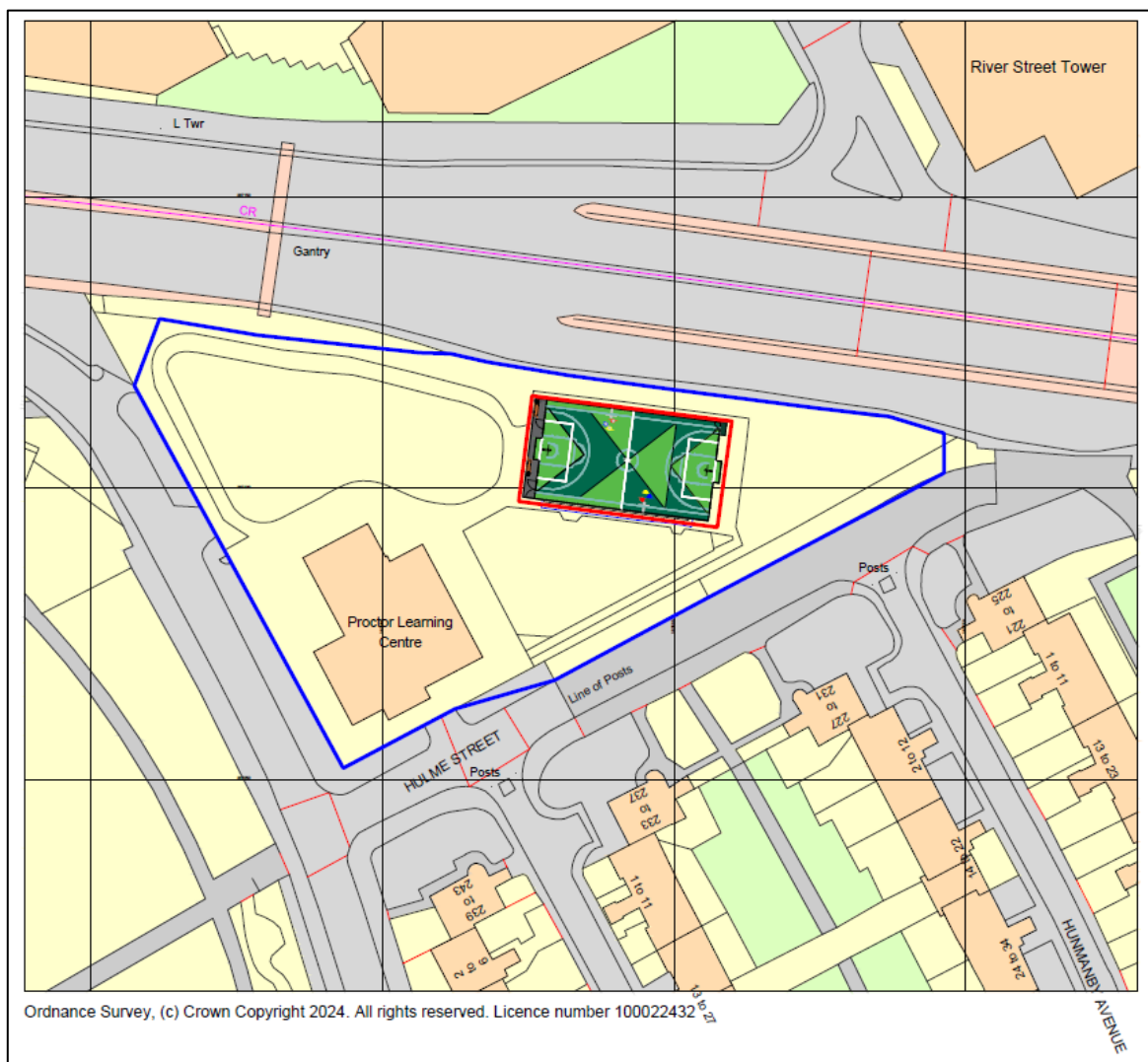
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN9 – Green Infrastructure
- Policy EN10 – Safeguarding Open Space, Sport and Recreation Facilities
- Policy EN15 – Biodiversity and Geological Conservation

The National Planning Policy Framework (NPPF, 2021)

- Chapter 8 – Promoting Healthy and Safe Communities
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

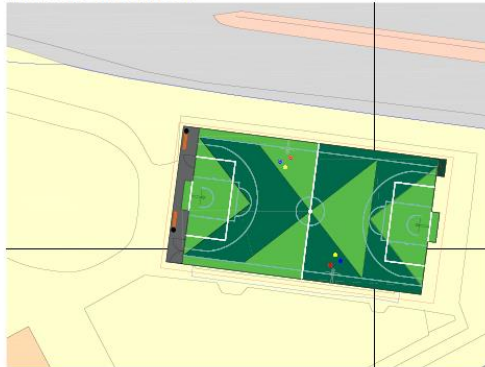
- Policy JP-P1 – Sustainable Places



Submitted proposed site plan with layout of proposed play zone facility

[illegible]

EQUIPMENT
2NR FOOTBALL GOALS
2NR BASKETBALL HOOP (OUTSIDE OF COURT)



EQUIPMENT
2NR FOOTBALL GOALS
4NR BASKETBALL HOOP (INSIDE OF COURT)



CHECK ALL INFORMATION PRIOR TO COMMUNICATION OF DATA:

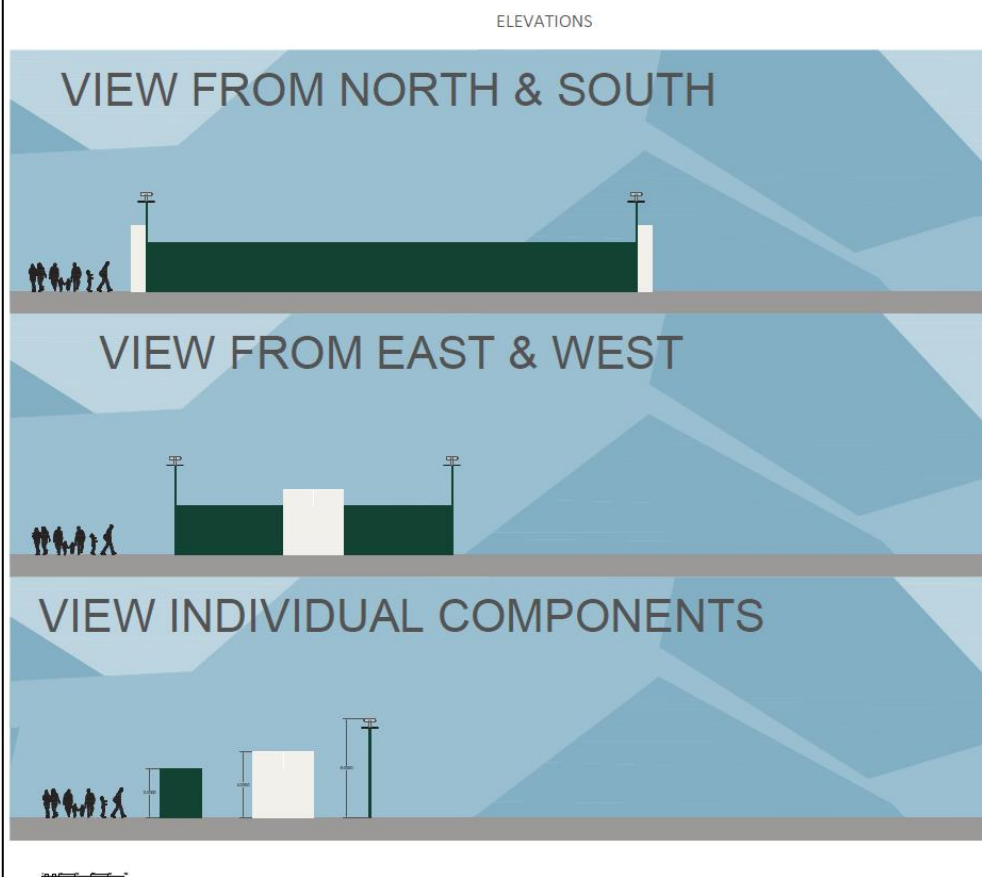
REGULATORS CAN BE SURE THAT ALL SUBJECT HAVE BEEN GIVEN A CHANCE:

REGULATORY CAN BE SURE TO THE ACCURACY AND COMPLETENESS OF A SERVICE PROVIDER'S INFORMATION PROVIDED IN THE CHARTER AND IN ANY OTHER CASE, BE ACCEPTED FOR AND USED THAT MAY BE A VIOLATION OF ACCURACY AND/OR SUBJECT RIGHTS TO RECORD INFORMATION.

REGULATORY SHOULD CHAIRMAN SHOULD BE OBTAINING FROM APPROVED PROVIDERS AND USE IN CONNECTION WITH THE CHARTER.

APPROPRIATE SHOULD ALSO BE MADE TO HISTORICAL, PAST AND AS SUCH.

THIS CHARTER IS A DOCUMENT FOR THE RECORD OF THE



Submitted proposed elevations

Issues

Principle – the principle of the proposal, to install a play zone facility in order to improve the sports facilities of the Young People's Centre, is acceptable given that policy EN10 of the Manchester Core Strategy seeks to improve the quality and quantity of open space, sport and recreation facilities, whilst chapter 8 of the National Planning Policy Framework seeks to promote healthy and safe communities through the provision of sports facilities. However, consideration must be given to the proposal's siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, and parking.

Siting, scale, and massing – the play zone facility would be sited along the northern edge of the site, adjacent to the Mancunian Way (A57(M)), replacing the existing multi-use games area which exists in a dilapidated and disused state.

It would measure to approximately 30m in length (running roughly east-west), 17m in width (running roughly north-south), and 3m in height, with goal-framing fencing measuring to 4m in height and floodlights measuring to 6m in height. It would be located approximately 30m away from the nearest residential dwelling, located along Hulme Street.

Overall, the siting, scale, and massing of the proposal is considered acceptable as it would not result in an 'excessively large or bulky' installation at the application site, would not introduce an overbearing presence into the locale (due to its siting approximately 30m away from residential properties with heights of 3m, 4m, and 6m), and would incur considerable public benefits as a result of its implementation, including improved sports and recreational facilities at the centre, pursuant to policies EN10, DM1 and SP1 of the Core Strategy, and chapter 8 of the NPPF.

The proposal is therefore considered to accord with paragraph 104 of the NPPF which states that 'existing open space, sports and recreational buildings and land, including playing fields, and formal play spaces should not be built on unless... the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location'. This has been confirmed by Manchester Active with no objection received from Sport England.

Appearance and visual amenity – the play zone facility would consist of a painted porous asphalt (macadam) football and basketball pitch, with 3m-high twin bar panel perimeter fencing (RAL 6005 – dark green) and 4m-high twin bar panel fencing behind the goals (RAL 9016 – white), single and double access gates, a 6m-high fence mounted LED 4 column floodlighting system (average LUX – 120, uniformity – 0.65) a hardstanding area to the west with equipment including 2no. goals, 4no. fence mounted basketball hoops, 2no. benches, 2no. waste bins and 1no. storage area.

The proposal is considered to be relatively standard in terms of its scale and design for developments of this type and would be in-keeping with the existing character and educational function of the centre. Sited within the confines of the application site, away from the public highway and footpath and screened by a border of mature trees to the south, the proposal would not be highly visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area and should avoid forming a highly prominent/overly-dominant visual feature within this locale.

Moreover, it should be noted that any perceived visual harm caused as a result of the proposal would be outweighed by the significant public benefits that the scheme would produce, including improved sports and recreational facilities for the centre and its users. The proposal is therefore considered to accord with policies EN10, DM1 and SP1 of the Core Strategy, as well as chapters 8 and 12 of the NPPF.

Residential amenity – the proposal is not believed to significantly harm the residential amenity of neighbouring occupants as the proposed play zone facility would be sited some distance away from the nearest residential properties (30m) and would feature a maximum height of 3, 4, and 6m element. As such, the facility is not considered to cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area.

It is acknowledged that concerns were raised in relation to the proposal's potential to cause noise disturbance for neighbouring occupiers as a result of an increase in activity in this area of the site. However, as the proposal would be sited at least 30m away from the nearest residential property, is in an area adjacent to busy road and with the existing mature trees located along the site's shared boundary acting as a buffer, it is considered that the proposal should not result in a significant increase in the amount of noise pollution in this area. It was noted from the site visit that the site has previously been used and laid out for outdoor play use and there are external floodlighting columns and lights around the space. Environmental Health also made no objection to the proposal with no concerns raised in relation to the amount of noise generated by the proposal. Whilst the inclusion of floodlights could lead to more intensive use of the play area particularly into the evening period given the siting of the proposals together with a condition limiting the hours of use of the play area until 9pm Monday to Saturday and until 8pm on Sunday it is not considered to give rise to unacceptable impacts to warrant refusal of the proposals.

It is also acknowledged that concerns were raised in relation to the proposal's potential to cause light pollution, exacerbating existing issues in the area and detrimentally impacting the residential amenity of surrounding occupiers. The proposal would be sited at least 30m away from the nearest residential property, with the existing mature trees located along the site's shared boundary acting as a buffer, together with a condition to ensure the floodlights are switched off when not in use, it is considered that the proposal should not result in a significant increase in the amount of light pollution in this area. Environmental Health also confirmed that they were satisfied with the floodlighting scheme provided within the planning submission proposal with no concerns raised in relation to the amount of light pollution generated by the proposal. A condition requiring a verification report confirming the proposal's conformity to the recommendations and requirements detailed in the floodlighting scheme has been attached. This condition seeks to safeguard the amenities of the occupiers of nearby residential accommodation through ensuring that harmful levels of light are not generated by the play zone facility, pursuant to policies SP1 and DM1 of the Core Strategy.

It should also be noted that any perceived harm caused to the residential amenity of the area as a result of the proposal would be outweighed by the significant public benefits that the scheme would produce, including improved sports and recreational facilities for the centre and its users.

The proposal therefore accords with policies EN10, DM1 and SP1 of the Core Strategy, as well as chapters 8 and 12 of the NPPF.

Waste – the new refuse bins proposed would be added to the existing servicing scheme, as confirmed by the agent of the application in their email correspondence dated to the 9th April 2025.

Parking – the site's existing car parking facilities would be unaffected by the proposal.

Cycle parking – the site's existing cycle storage facilities, which include a lockable covered bike storage unit and Sheffield toast racks, would be unaffected by the proposal.

Hours of use – Environmental Health requested an hours of use condition be attached to any approval. This would restrict the permitted hours of use of the facility to:

Monday to Saturday - 09:00 to 21:00

Sunday - 10:00 to 20:00.

This condition seeks to safeguard the amenities of the occupiers of nearby residential accommodation through limiting the hours of use and potential noise/disturbance generated by the cricket facility, pursuant to policies SP1 and DM1 of the Core Strategy.

Biodiversity net gain – Greater Manchester Ecology Unit confirmed that the proposal is exempt from a Biodiversity Net Gain assessment under the de minimis rule.

Maintenance and management – in their email correspondence dated to the 9th April 2025, the agent of the application confirmed that 'the tarmacadam surface will not require significant maintenance. Cleaning of the surface will be recommended (with moss prevention) and will be completed by jet wash most likely, yearly. The equipment might be transported by a small van but does not require any heavy machinery and therefore the existing gated entrance can be utilised'. These arrangements are considered acceptable.

Other matters – it is acknowledged that concerns were raised in relation to the proposal's construction phase and associated noise disturbance/pollution. However, any impacts associated with construction would be temporary and are not considered to be significant given the relative small scale nature of the proposals. Construction impacts would also be managed through the submission of a Construction Management Plan, which has been conditioned accordingly.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale, and massing, appearance, and impact upon visual and residential amenity, waste storage, parking, and trees as it complies with policies EN9, EN10, EN15, DM1 and SP1 of the Core Strategy, chapter 8 and 12 of the NPPF, and policy JP-P1 of the Places for Everyone Joint Development Plan Document.

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 OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents labelled:

'Application for Planning Permission', numbered 'PP-13786808', stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

'Development layout', numbered '24-0480 03P', stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

'Elevations', numbered '24-0480 04P', stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

'Proposed Floodlighting', numbered 'HLS9994', stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

'Obtrusive Light', numbered 'HLS9994', stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

'Proposed site layout', numbered '24-0480 05P', stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

'D&A with Planning Statement', stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

'Play Zones: Technical Design Guidance', stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

'Topographical survey', numbered 'T01', stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

'Site plan', numbered '24-0480 02P', stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

'Preliminary arboricultural assessment', stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

'Preliminary ecological appraisal', stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

'Desktop study: site review – proposed floodlit tarmacadam play zone pitch', stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

'Ground investigation report', stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and approved documents.

Reason - To ensure the appearance of the site to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

4) Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The development shall be constructed and completed in accordance with the approved details prior to the first use of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN8 and EN14 of the Manchester Core Strategy.

5) Prior to the commencement of development, a Construction Management Plan outlining working practices during development shall be submitted to and approved in writing to the City Council as Local Planning Authority.

For the avoidance of doubt, the Construction Management Plan should include:

- o Phasing and quantification / classification of vehicular activity.
- o Routing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.

- o Consideration of ongoing construction works and contractor parking in the locality.
- o A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

Reason - In the interests of safe operation of the adopted highway in the lead into development during the construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

6) a) The development shall be carried out in accordance with the floodlighting scheme detailed in the following documents:

‘Proposed Floodlighting’, numbered ‘HLS9994’, stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

‘Obtrusive Light’, numbered ‘HLS9994’, stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

b) Prior to first use of the development, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 criteria.

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

7) No activity on the play zone facility shall be permitted outside the hours of:

Monday to Saturday - 09:00 to 21:00

Sunday - 10:00 to 20:00

The floodlighting associated with the play zone as shown on the approved drawings shall be switched off when the facility is not in use.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

8) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

9) a) Any soils imported for use in the landscaped area shall be validated as suitable for use and a minimum of 300mm subsoil and topsoil over a no dig marker layer shall be placed.

b) Prior to first use of the development, a post-completion report shall be submitted to and approved in writing by the City Council as Local Planning Authority to evidence this.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

Informatives

- 1) Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. If protected species are encountered, the applicant is advised to seek ecological advice.
- 2) Work that will impact on habitats where nesting birds may be present (for example vegetation clearance), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
- 3) A sensitive lighting scheme is recommended to reduce disturbance to bats in the locality.
- 4) 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.
- 5) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk
- 6) Construction/demolition works shall be confined to the following hours:
 - Monday - Friday: 7.30am - 6pm
 - Saturday: 8.30am - 2pm
 - Sunday / Bank holidays: No work

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

7) To discharge condition 4, the following details will need to be provided:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
- For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.
- Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.

- Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
- Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.
- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).
- Construction details of flow control and SuDS components.
- Details of how the scheme shall be maintained and managed after completion.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
MCR Active
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Ecology Unit
Sport England

Flat 2, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 27, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 22, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 21, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 19, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 15, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
3 Hunmanby Avenue, Manchester, M15 5FF
11 Hunmanby Avenue, Manchester, M15 5FF
6 Hunmanby Avenue, Manchester, M15 5FE
Flat 434, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GW
Flat 432, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GW
Flat 323, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 241, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 232, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 411, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 465, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GW
Flat 424, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 361, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 358, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 221, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 462, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GW
Flat 217, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 196, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 195, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 286, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 284, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 356, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 288, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
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Flat 214, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 408, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 269, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 454, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GW
Flat 451, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GW
Flat 421, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 351, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 347, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 342, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 402, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 237, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 236, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 391, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 262, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS

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Flat 59, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 56, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 122, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 103, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 101, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 99, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 210, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 92, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 90, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
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Flat 157, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 156, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 152, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 147, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
9 Humberstone Avenue, Manchester, M15 5EE
23 Humberstone Avenue, Manchester, M15 5EE
12 Hunmanby Avenue, Manchester, M15 5FE
235 Hulme Street, Hulme, Manchester, M15 5EF
233 Hulme Street, Hulme, Manchester, M15 5EF
Flat 7, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 41, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 26, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 14, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
7 Hunmanby Avenue, Manchester, M15 5FF
1 Hunmanby Avenue, Manchester, M15 5FF
95 Rockdove Avenue, Manchester, M15 5EH
27 Humberstone Avenue, Manchester, M15 5EE
17 Humberstone Avenue, Manchester, M15 5EE
11 Humberstone Avenue, Manchester, M15 5EE
8 Hunmanby Avenue, Manchester, M15 5FE
4 Hunmanby Avenue, Manchester, M15 5FE
239 Hulme Street, Hulme, Manchester, M15 5EF
229 Hulme Street, Hulme, Manchester, M15 5EF
Flat 8, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 40, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 36, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 13, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 34, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
2 Hunmanby Avenue, Manchester, M15 5FE
10 Humberstone Avenue, Manchester, M15 5FD
Flat 433, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GW
Flat 240, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 367, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 309, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 308, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 315, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 227, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 253, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 224, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 360, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 355, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 294, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 371, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 322, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT

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Flat 256, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 113, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 85, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 47, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 81, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 167, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 164, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 109, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 57, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 107, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 120, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 43, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 100, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 170, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 165, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 162, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 123, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 121, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 98, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 97, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 159, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 93, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 89, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 150, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 145, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 25, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 33, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
9 Hunmanby Avenue, Manchester, M15 5FF
6 Humberstone Avenue, Manchester, M15 5FD
4 Humberstone Avenue, Manchester, M15 5FD
2 Humberstone Avenue, Manchester, M15 5FD
19 Humberstone Avenue, Manchester, M15 5EE
Flat 231, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 230, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 96, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 53, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 91, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 116, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 155, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 146, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
231 Hulme Street, Hulme, Manchester, M15 5EF
243 Hulme Street, Hulme, Manchester, M15 5EF
227 Hulme Street, Hulme, Manchester, M15 5EF
225 Hulme Street, Hulme, Manchester, M15 5EF
223 Hulme Street, Hulme, Manchester, M15 5EF
Flat 30, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 24, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 18, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
8 Humberstone Avenue, Manchester, M15 5FD
18 Humberstone Avenue, Manchester, M15 5FD
21 Humberstone Avenue, Manchester, M15 5EE
Flat 325, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 324, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 244, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS

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5 Hunmanby Avenue, Manchester, M15 5FF
10 Hunmanby Avenue, Manchester, M15 5FE
93 Rockdove Avenue, Manchester, M15 5EH
13 Humberstone Avenue, Manchester, M15 5EE
7 Humberstone Avenue, Manchester, M15 5EE
Flat 431, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GW
Flat 376, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 372, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 370, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 326, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 321, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 243, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 233, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 228, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 430, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GW
Flat 317, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 306, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 86, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 154, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 10, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 38, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 4, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 3, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 23, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 20, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 16, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 37, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 32, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
16 Humberstone Avenue, Manchester, M15 5FD
15 Humberstone Avenue, Manchester, M15 5EE
1 Humberstone Avenue, Manchester, M15 5EE
5 Humberstone Avenue, Manchester, M15 5EE
91 Rockdove Avenue, Manchester, M15 5EH
Flat 373, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 242, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 229, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 366, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 311, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 428, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 426, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 365, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 364, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 272, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 295, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 215, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 212, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 460, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GW
Flat 204, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 197, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 226, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 362, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 463, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GW
Flat 354, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 296, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT

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Flat 110, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 78, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 125, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 124, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 102, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 158, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 185, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 87, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 117, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 182, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
3 Humberstone Avenue, Manchester, M15 5EE
Flat 39, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 60, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 130, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 126, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 44, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 54, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 95, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 181, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
Flat 149, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GR
28 Great Jackson Street, Manchester, M15 4NG
221 Hulme Street, Hulme, Manchester, M15 5EF
Flat 5, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 42, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 28, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 35, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 17, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
Flat 12, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GQ
14 Humberstone Avenue, Manchester, M15 5FD
12 Humberstone Avenue, Manchester, M15 5FD
25 Humberstone Avenue, Manchester, M15 5EE
Flat 378, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 377, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 375, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 374, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 320, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT
Flat 409, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 203, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 202, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 255, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 223, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GS
Flat 427, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 425, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GU
Flat 359, River Street Tower, 2 River Street, Hulme, Manchester, M15 5GT

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: SOUTH AREA

