

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141496/FO/2024

Date registered valid: 25 November 2024

Proposal: Construction of a new above ground Energy Centre and associated below ground plant, landscaping, revised access road, boundary treatments and building illumination.

Address: Land Adjacent To John Garside Building, 131 Princess Street, Manchester, M1 7DN

Ward(s): Piccadilly Ward

Applicant: University of Manchester

Agent (if any): Mr David Tye Paul Butler Associates Ltd

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 January 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 10 December 2024

Standard consultations:

Printed: 28 November 2024

Expired: 19 December 2024

Neighbour notifications

Printed: 28 November 2024

Expired: 19 December 2024

Site notice

Posted: 10 December 2024

Expired: 3 January 2025

Press advert

Published: 3 December 2024

Expired: 17 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to land to the south of the John Garside Building, on the eastern side of Princess Street and to the north of Sackville Street. Access to the site is from Sackville Street via Drover Lane which is part of the University of Manchester estate. There are five large trees located along the boundary fronting Sackville Street and Princess Street.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within the University of Manchester campus. Nearby buildings consist of the John Garside to the north and the George Bagg building to the north-east which are both in educational use. Further to the east is the Faraday Tower which has been vacated by the Chemistry Department.

The area to the south of the application site is characterised by significant road infrastructure in the form of the Mancunian Way, Sackville Street and Brook Street. To the west of the site on Princess Street is the NCP Circle Square Car Park with a Premier Inn Hotel above.



Figure 1 – Aerial of the application site (indicated by blue star)

Description of development

Permission is sought for the construction of a new above ground Energy Centre and associated below ground plant, landscaping, revised access road, boundary treatments and building illumination:

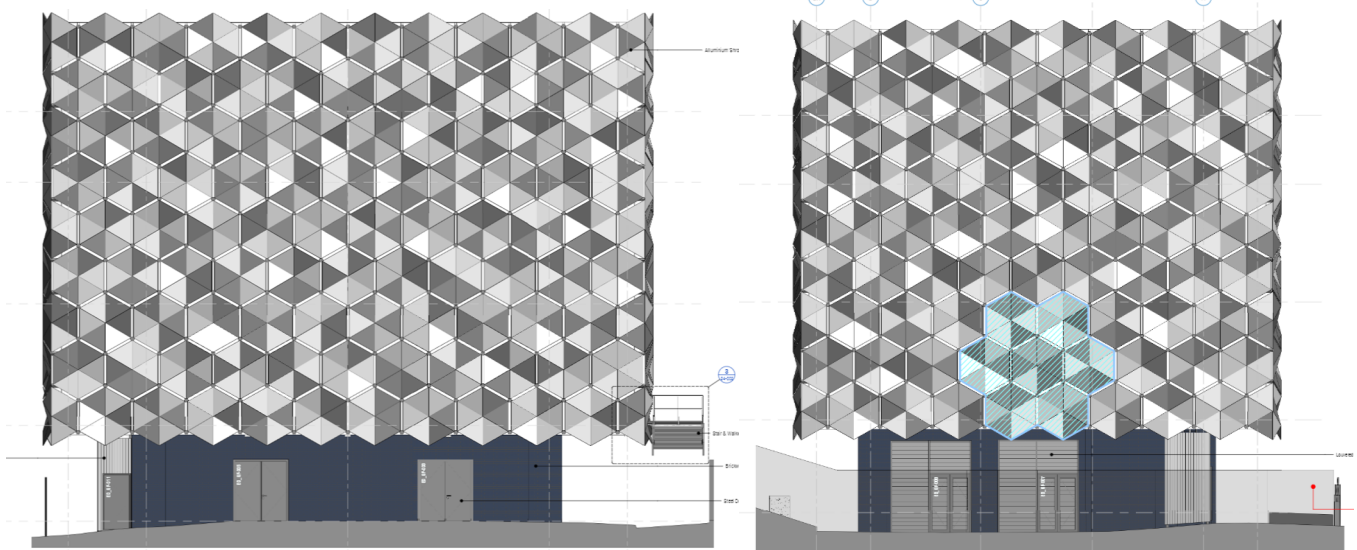
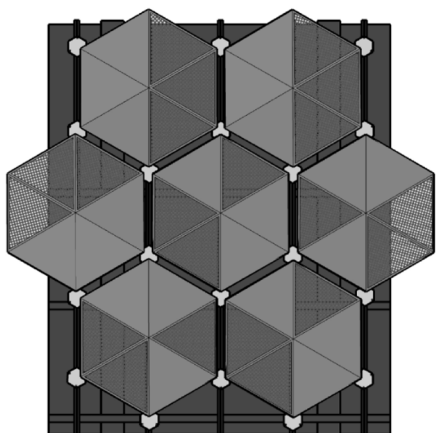


Figure 1 – Proposed north elevation and east elevation



SHROUD

- Extract of shroud cladding, identifying hexagonal steel plates behind and at the intersection of the large aluminium panels. The hexagonal steel plates, which are part of the shroud panel support system, are shown white for clarity only.
- It is proposed that the steel plates are finished dark grey/ black
- Aluminium hexagonal panels, comprised 6no. triangular panels, welded at abutments at rear.
- 3 of 6 triangular sections are perforated.
- Panels supported on aluminium sub-frame.
- Fixing of panels to sub-frame is achieved from rear of panel. Fixings are hidden with steel hexagonal plate behind & at intersection of panels.
- Finish; anodised. Mid to dark grey.

Figure 2 – Details of design

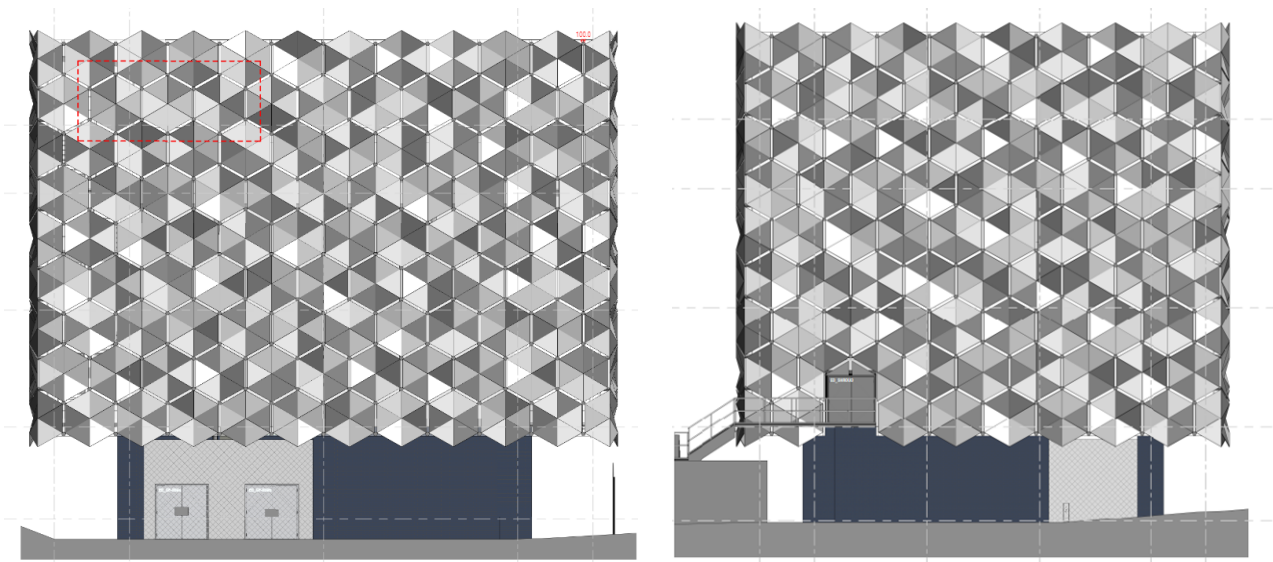


Figure 3 – Proposed South elevation and west elevation

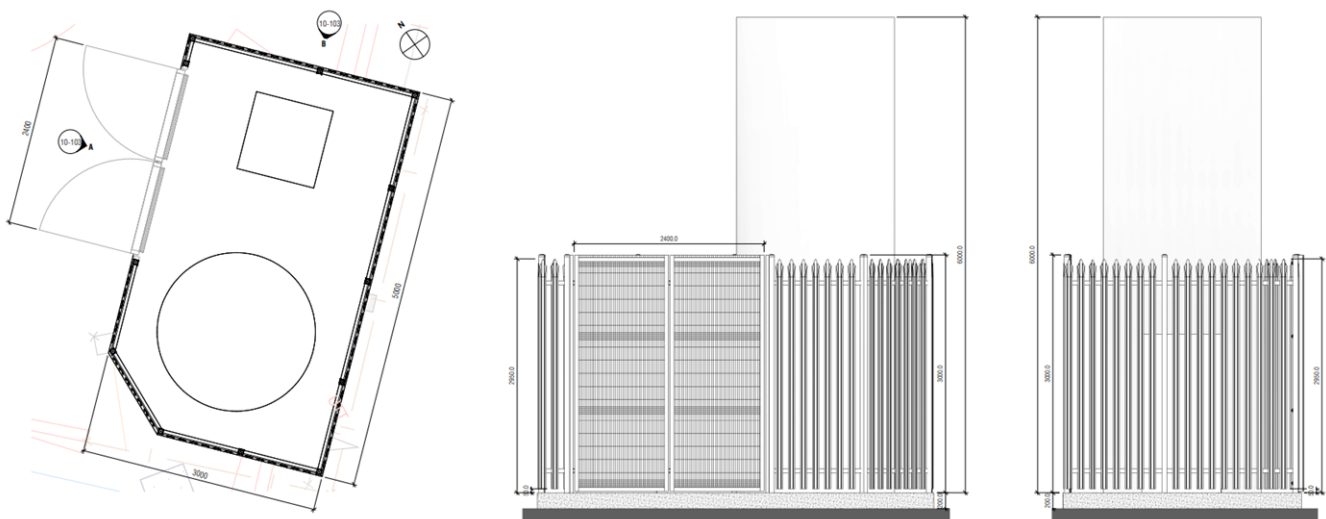


Figure 4 – Temporary gas storage plan and elevations

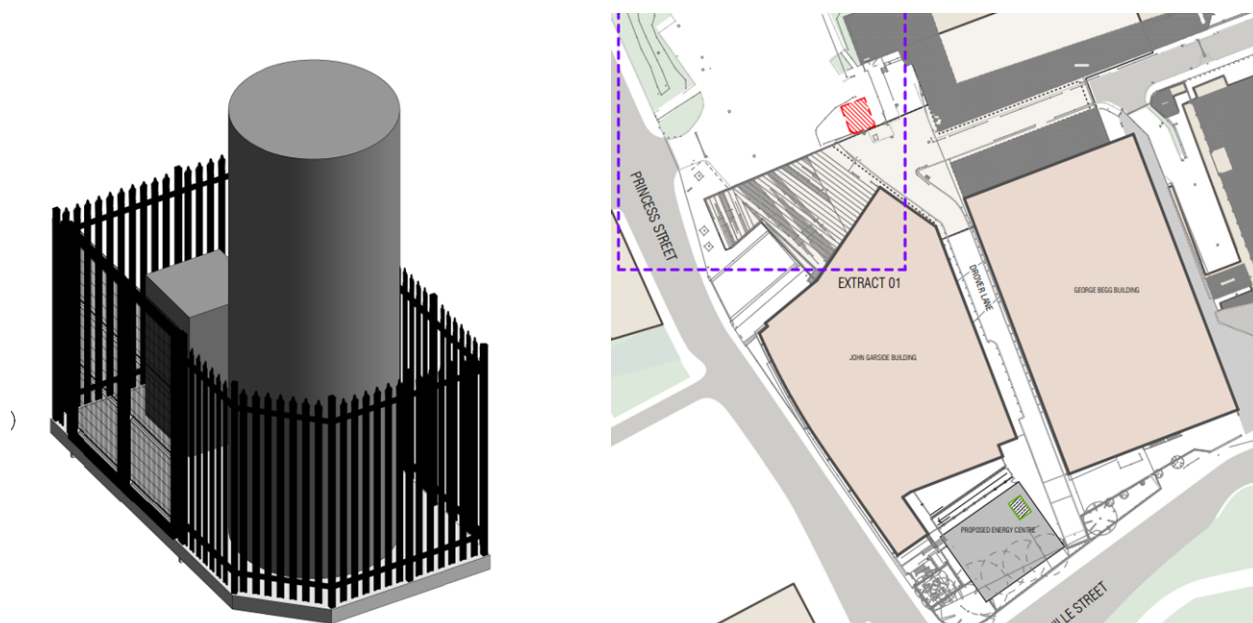


Figure 5 – Proposed axonometric of the temporary gas storage and site plan showing with new location (red)

- Temporary gas storage will be relocated during the construction works and relocated in the ground floor of the Energy Centre once it has been brought into use.

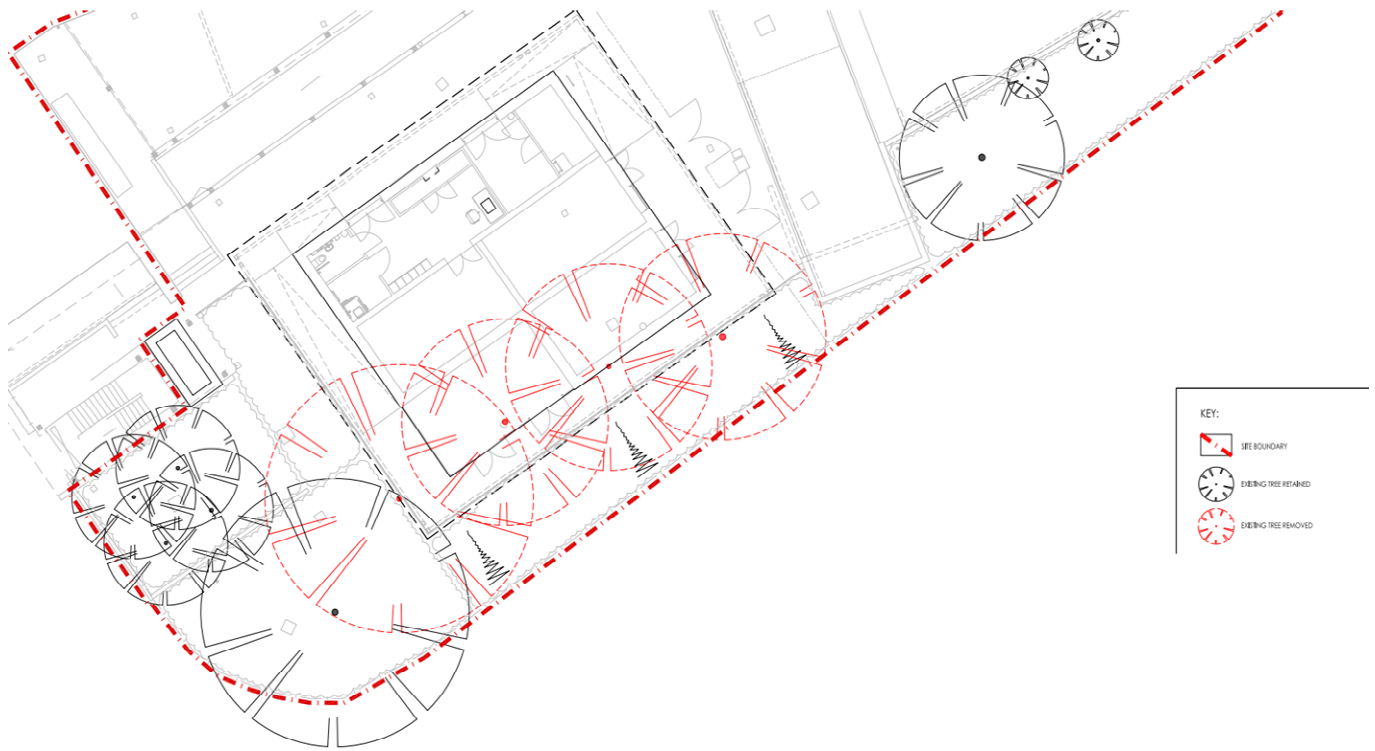


Figure 6 – Trees retained (black) and trees removed (red)



Figure 7 – Proposed location of the emergency generator (green square)

Consultations & Notification Responses

Publicity – This application has been advertised by way of Press and Site notice. Notification letters have also been sent to nearby businesses and residential properties. No comments have been received as part of the process.

Highway Services & Transport For Greater Manchester - No objections subject to a condition for pre-commencement construction management plan. Summary of comments:

- The relocation of the proposed temporary gas store will be located within the Princess Street Car Park and appears to not impact the existing car parking spaces and manoeuvrability of vehicles.
- It is noted that processes within the facility is anticipated to not create any significant commercial/industrial waste. Staff visits to the facility will be sporadic and any waste generated is to be removed by the attendant service vehicle. This is acceptable from Highways perspective.
- It is understood that there is a large and accessible cycle shelter available for use next to the George Begg Building. This is acceptable from a Highways perspective.
- It is understood that there will be no permanent staff located within the proposed building. Maintenance visit is to be sporadic/when needed and once operational it is anticipated to generate a few visits each week by staff using a van. Occasional deliveries are to be made to the gas store. Infrequent large-scale maintenance will be every 15-25 years. Based on the above, a service management strategy will not be required.
- A Swept path analysis assessment have been undertaken with a 10.5m rigid vehicle for deliveries and a Fire Tender. This is acceptable in principle from a Highways perspective.

Environmental Health – No objections subject to conditions for construction management, hours of deliveries, lighting, external plant and limitations on the use of the emergency generator. A summary of the comments:

- We have considered the submitted Noise Impact Assessment (Lighthouse Acoustics, 29 October 2024). We accept the findings of the report as the typical background will not be exceeded at night when the ASHPs are being used.
- They need to provide an assessment of noise breakout from the plant housed in the building and from the proposed generator too (as shown on the site layout plan). This is due to the building having louvred doors which will provide a point of noise breakout (there may be other louvres behind the cladding and breakout points from the roof). The noise from the generator can be up to 10dB above the typical background due to it running in an emergency only.

Neighbourhood Team Leader (Arboriculture) – Object to the removal of four trees and insufficient mitigation measures.

Work & Skills Team – No requirement for local labour condition given the size of the building.

Greater Manchester Archaeological Advisory Service – No objection subject to condition relating to archaeological investigation.

Greater Manchester Ecological Unit – No objection subject to condition for the requirement of the submission of Biodiversity Gain Plan and Habitat Management and Monitoring Plan.

Flood Risk and Management – No objection subject to condition referring to the submission of a surface water drainage scheme.

Environment Agency – No objection subject to condition referring to the submission of a remediation strategy and any piling or foundation designs using penetrative methods.

United Utilities – No objection subject to recommended condition relating to drainage.

Policy

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

- Policy SP1 – Spatial Principles
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN 4 – Reducing CO2 emissions by Enabling Low and Zero Carbon Development
- Policy EN 5 – Strategic Areas for low and zero carbon decentralised energy infrastructure
- Policy EN 8 – Adaption to Climate Change
- Policy EN14 -
- Policy DM1 – Development Management

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

- Policy DC26 – Development and Noise

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

- Policy JP-S1 – Sustainable Development
- Policy JP-S2 – Carbon and Energy
- Policy JP-S3 – Heat and Energy Networks
- Policy JP-P1 – Sustainable Places
- Policy JP-P5 – Education, Skills and Knowledge
- Policy JP-G7 – Trees and Woodland
- Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-S4 – Flood Risk and the Water Environment

Issues

Principle

The works are proposed as part of the University of Manchester building decarbonisation programme. This consists of measures to building across the university benefiting from retrofitting measures to improve energy efficiency.

The new Energy Centre will assist the University of Manchester decarbonise their estate and support their long-term goal of becoming carbon neutral by 2038 across all areas of their operation. The driver for this project is maximising long term carbon savings for the North Campus estate with immediate benefits being delivered to John Garside building and George Begg building. Thereafter the Energy Centre can be linked to other retained buildings within the North Campus.

It is understood that the Energy Centre has been designed to accommodate up to eight roof mounted Air Source Heat Pumps. Currently only four ASHP are proposed under application, but the design of the Centre allows the opportunity for additional plant to be applied for in the future.

The increased use of renewable and green energy is encouraged. Given the development seeks to reduce emissions and contributes towards combating climate change, it is acceptable complies with Core Strategy Policies SP1, EN4, EN5 and EN8.

Visual Amenity

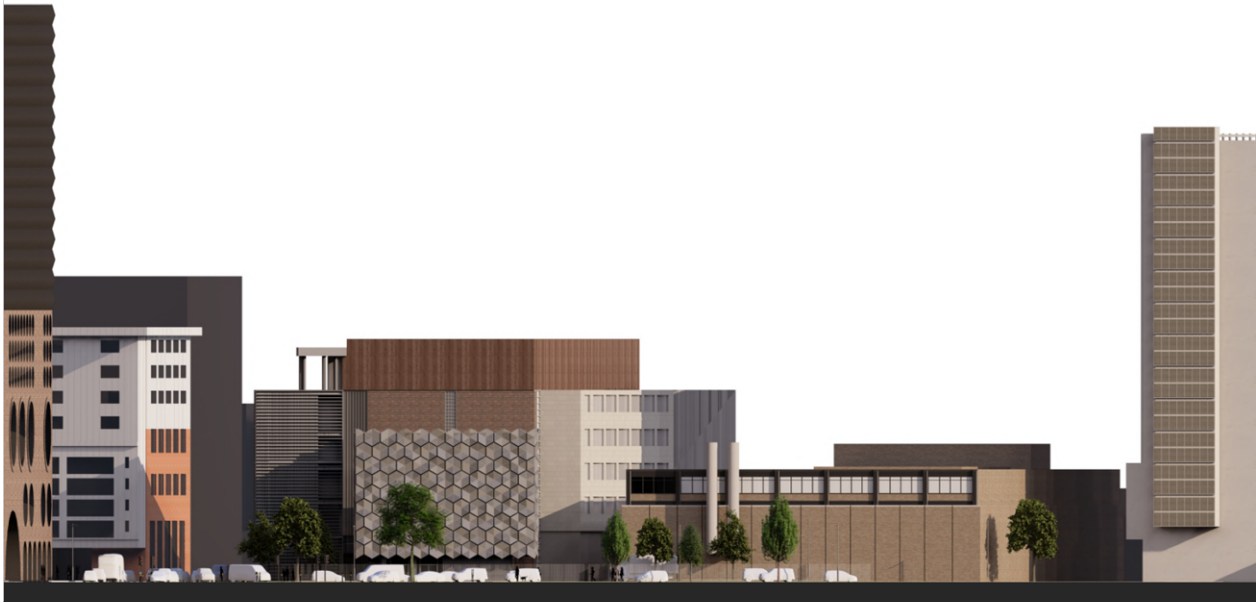


Figure 8 - Proposed elevations of the street view

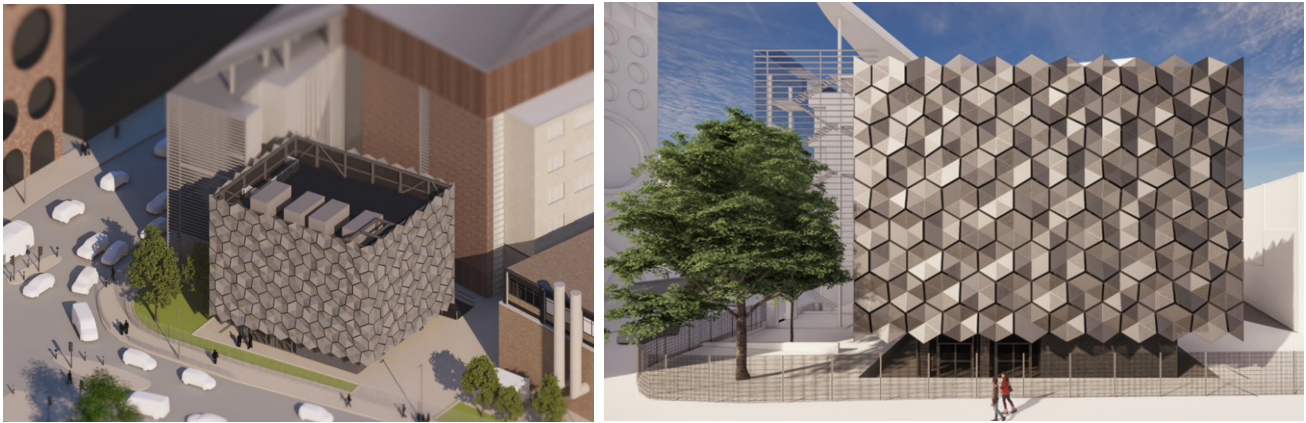


Figure 9 – Proposed CAD images of the Energy Centre

The development would be four storeys with an open roof deck to allow for roof mounted plant. The scale and massing of the building is appropriate within the context of the immediately adjacent buildings.

The design is a creative approach which has been informed by the use of each floor. As outlined in the Design and Access Statement, the ground floor will accommodate the transformers, server room, gas bottle storage and staff ancillary space. The ground floor will be clad in engineering brick as it will be able to resist temperature variations produced by the function of this floor. The dark brick and mortar are set back from the upper levels, and it creates a slight illusion that the upper outer structure is floating above the ground.

The outer structure is made of lightweight geometric hexagonal panels attached to an aluminium sub-frame with hidden fixings, providing a clean and seamless appearance. This outer cladding is referred to as the 'shroud' within the supporting information.

The four ASHP will be mounted to the open roof deck as they need to be a high level and exposed to the external environment. As shown in Figure 8 below, the hot air rises between the shroud and the internal subframe to be utilised by the ASHP's.

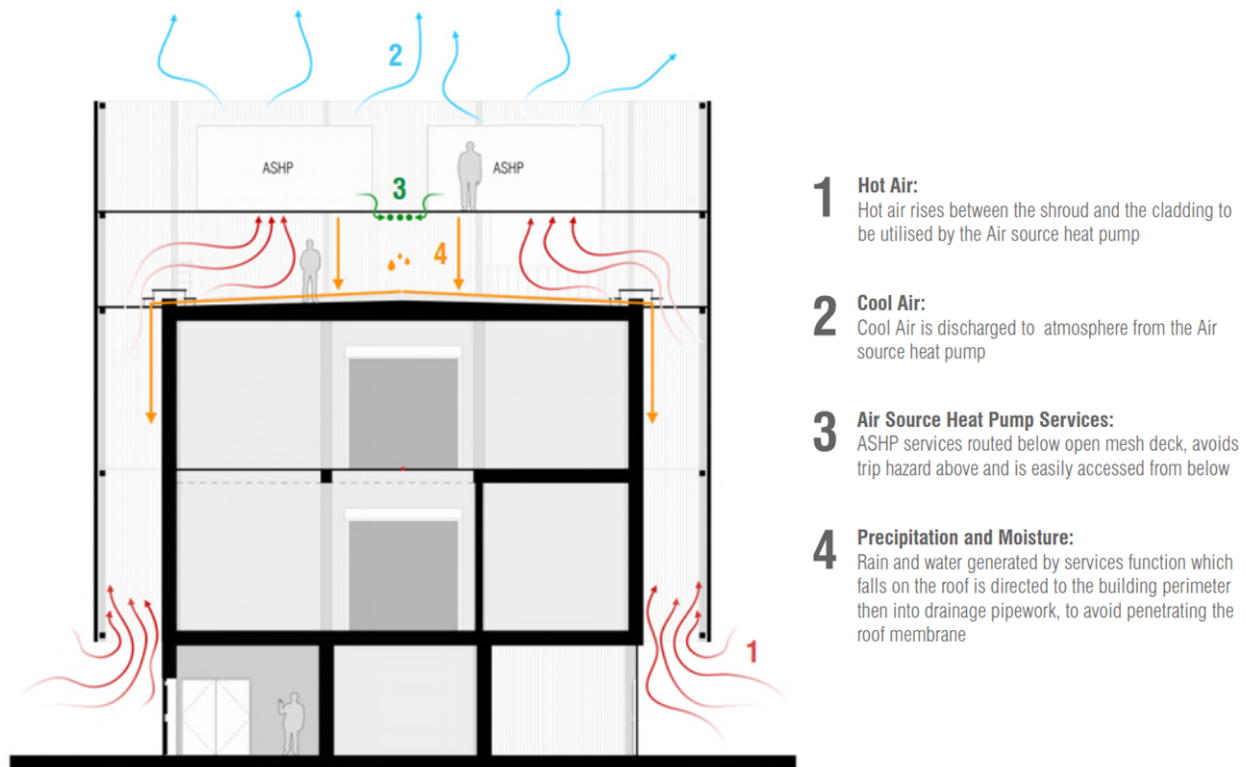


Figure 10 – Section of the building

The height of the shroud is extended upwards to conceal the roof top plant and screens the external plant.

The perforation of triangular sections, contrasting dark and light tones and anodized finish to the shroud creates a modern and textured appearance. The proposal demonstrates an innovative approach with careful consideration to the choice of materials, functional detailing and use of geometry.

The building is considered to be high-quality with a visually interesting elevations, appearing unique within its context which is welcomed given the building will be located within a prominent corner plot location adjacent to the junction between Princess Street and Sackville Street.

The external staircase will provide access to the 2nd floor and roof. This staircase is not considered to detract from the overall appearance of the building. It would be located adjacent to an existing large staircase serving an adjacent building.

In the interest of improving the visual amenity of the site a condition has been recommended for a replacing fencing design to be submitted. Any replacement fencing should be weld mesh.

A condition will be attached requiring the submission of samples to be reviewed and approved by the Local Planning Authority.

To accommodate the proposal, the development will require the removal of four trees. Further assessment of this has been considered in a later section of this report.

The proposed development is therefore considered to be of a high quality and unique design, and it is considered that it would not adversely affect the appearance of the site or visual amenity within the street scene, and is therefore compliant with Core Strategy Policies SP1, EN1 and DM1, and the National Planning Policy Framework.

Noise and disturbance

The proposal is located within University of Manchester North Campus. The site is nearby residential accommodation, teaching accommodation/offices and hotel accommodation.

The Noise Impact Assessment has identified the nearest noise sensitive receptor from the ASPH on the plant deck as the Premier Inn bedrooms located above the Circle Square Multistorey Car Park. This accommodation has a separation distance of approximately 40m.

The Council's Environmental Health Officer (EHO) has accepted the findings of the Noise Impact Assessment which determines the typical background noise will not be exceeded at night when the ASHPs are being used.

The EHO has noted no assessment has been carried out for the noise breakout from the plant within the building and for the proposed generator. Given the ground floor has louvred doors, they will provide a point of noise breakout and further consideration should be carried out. A condition is required for an assessment to be carried to ensure that there is no unacceptable noise from the plant.

The proposal includes emergency plant/generator. It is recommended that noise from the generator can be up to 10Db above the typical background due to it only running in an emergency. A condition will also be attached limiting the number of hours each year for the testing of the emergency plant/generator.

With regard to Policy DM1 of the Core Strategy and Saved Unitary Development Plan Policy DC26, as discussed above conditions will be required to ensure that there is no unacceptable noise from the plant.

Impact on the highway network and associated matters

The relocation of the proposed temporary gas store will be located within the Princess Street car Park and is not considered to impact the existing car parking spaces and manoeuvrability of vehicles.

It is understood that there will be no permanent staff located within the proposed building and maintenance visits are to be sporadic/when needed. No cycle parking provision is therefore required.

Once the Energy Centre is brought into use, it is anticipated to generate a few visits each week by staff using a van. Occasional deliveries are to be made to the gas store and there would be infrequent large-scale maintenance every 15-25 years. On this basis, a service management strategy is not considered to be required.

A Swept path analysis assessment have been undertaken with a 10.5m rigid vehicle for deliveries and a Fire Tender.

Subject to the recommended condition for the construction management plan, the Council's Highways Officer has not raised any issues or concerns to the highway network. The proposal therefore complies with Policy DM1 of the Core Strategy.

Impact on Trees

An arboricultural survey has been carried out at the site given the existing tree coverage. This survey identified that there were 12 individual trees (T1-T12). Four Category B trees of moderate quality (T6, T7, T8, T9) would be removed to facilitate the proposal.

It is acknowledged the four trees identified for removal are large trees contributing significantly to the visual amenity of the area. However, due to the limited capacity on site, sufficient mitigation would not be able to be provided on site. As per the mandatory requirements of Biodiversity Net Gain, off site mitigation is being sought through the purchasing of credits at a Habitat Bank.

T5 is the most visually prominent as it is the largest and located within the southwest corner of the site. This tree will be retained and protecting fencing will be installed prior to the commencement of works to protect the Root Protection Area (RPA).

Whilst the loss of the four trees is considered to result in a loss of amenity to the area, it is considered to be justified in the interest of facilitating the proposed Energy Centre. As discussed in the principal section of this report, the proposal utilising renewable energy and seeks to reduce emissions and therefore would contribute towards combating climate change. The overall benefits of the scheme and therefore considered to outweigh the harm identified by the loss of the four trees.

In mitigation of the trees that would be lost to the development replacing planting will be required at a ratio of 3:1 through condition. This will form part of the Biodiversity Gain Plan.

The proposal would suitably mitigate against the trees lost as part of the proposal in line with Policy EN9 of the Core Strategy.

Biodiversity Net Gain

10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The submitted Biodiversity Net Gain (BNG) report and statutory Biodiversity Metric identified that the site had some ecological value, consisting of modified grassland and broad-leaved woodland. Greater Manchester Ecological Unit (GMEU) have reviewed the supporting information and accept the calculations provided.

Following the construction of development, onsite biodiversity remediation and the 10% net gain requirement, there is due to be a deficit of 0.13 Habitat units. GMEU have confirmed this is a realistic achievement for this site.

The supporting information confirms the applicant is intending to purchase units offsite. To ensure the 10% Biodiversity Net Gain is achieved, there will be a condition requiring the applicant to submit a Biodiversity Gain Plan and Habitat Management and Monitoring Plan.

Waste management

The Energy Centre has a small ancillary staff area on the ground floor. The use of the building is not anticipated to create any significant commercial/industrial waste.

Staff visits to the facility will be sporadic and any waste generated is to be removed by the attendant service vehicle.

Flood risk/surface drainage

The site is located within Flood Zone 1 'probability of flooding' and on the boundary of Flood Zone 2 'medium probability of flooding'.

An increase in surface water run-off and/or volume from new developments may exacerbate local flooding problems. In order to satisfy the provision of Policy EN14 of the Core Strategy, details regarding surface water drainage and SUDS are to be conditioned.

Ground conditions

A preliminary risk assessment, site investigation report and remediation strategy are required to be submitted, along with a verification report to follow once the development commences. This will be conditioned as such.

Details of the method for piling, or any other foundation design using penetrative methods, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This is in the interest that any piling does not harm groundwater resources.

Impact on Archaeology

The site is considered to have some archaeological interest as two potentially significant industrial sites, the former Brook Street Mill and New Garratt Print Works partially lie within the application site.

The proposal may damage or remove remains of archaeological interest, namely any surviving foundations of the former Brook Street Mill and New Garratt Print Works. Greater Manchester Archaeological Advisory Service (GMAAS) accepts that the physical remains of these two historic industrial complexes will have been largely removed during the construction of the John Garside Building, the George Begg Building and the works for the adjacent Conference Centre and Weston Hall, although the potential for some remains to survive in the application area cannot be discounted on the evidence available.

GMAAS have recommended that archaeological investigation is carried out prior to any construction works. The applicant will be required to submit a phased programme and methodology if investigation and recording to include archaeological monitoring and recording during any ground-breaking works. This will be secured through a condition.

Conclusion

Careful consideration has been given to the siting, scale and appear of the development to ensure it provides a high quality development.

The proposal will contribute towards reducing emissions at the University north campus as it utilises renewable energy sources and will therefore contribute positively to climate change through energy efficiency measures.

In conclusion, subject to the recommended conditions, the proposal is considered to be acceptable and complies with the relevant Policies of the Core Strategy, Saved Unitary Development Plan and paragraphs of the National Planning Policy Framework.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay.

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:

Drawings

- Location Plan: MEC-WMA-XX-DR-A-00-001 D2 Rev P05
- Proposed Site Plan: MEC-WMA-XX-ZZ-DR-A-00-003 D2-P04
- Proposed Ground Floor Plan: MEC-WMA-XX-GF-DR-A-10-100 D2-P08
- Proposed First Floor Plan: MEC-WMA-XX-FF-DR-A-10-101 D2-P07
- Proposed Second Floor Plan: MEC-WMA-XX-SF-DR-A-10-102 D2-P07
- Proposed Plant Deck Plan: MEC-WMA-XX-PD-DR-A-10-111 D2-P07
- Proposed Roof Plan: MEC-WMA-XX-RL-DR-A-10-110 D2-P07
- Proposed Elevation (North): MEC-WMA-XX-ZZ-DRA-20-100 D2-P07

- Proposed Elevation (East): MEC-WMA-XX-ZZ-DR-A-20-101 D2-P07
- Proposed Elevation (South): MEC-WMA-XX-ZZ-DR-A-20-102 D2-P07
- Proposed Elevation (West): MEC-WMA-XX-ZZ-DR-A-20-103 D2-P07
- Proposed Sections (Sheet 1): MEC-WMA-XX-ZZ-DR-A-20-110 D2-P07
- Proposed Sections (Sheet 2): MEC-WMA-XX-ZZ-DR-A-20-111 D2-P07
- Proposed Sections (Sheet 3): MEC-WMA-XX-ZZ-DR-A-20-112 D2-P06
- Temporary NMR Gas Storage Site Plan: MEC-WMA-XX-XX-DR-A-00-013 D2-P02
- Temporary Gas Storage Plan and Elevations: MEC-WMA-XX-ZZ-DR-A-10- 103 D2-P02
- Site Sections: MEC-WMA-XX-ZZ-DR-A-20-200 D2-P02
- Landscape Masterplan: MEC-ITE-XX-XX-D-L900001 P02
- Trees Retained/Removed Plan: MEC-ITE-XX-XX-D-L-900002 P01
- Proposed Landscape Site Plan: Ref MEC-ITE-XX-XX-D-L-900101 P04
- Landscape Boundary Treatment Plan: MEC-ITE-XX-XX-D-L-900110 P01
- Proposed Landscape Planting Plan: MEC-ITE-XX-XX-D-L-900201 P01
- Proposed Landscape Levels Plan: MEC-ITE-XX-XX-D-L-900301 P05
- Existing and Proposed Landscape Levels Plan: MEC-ITE-XX-XX-D-L-900303 P01
- Proposed Landscape Sections (Sheet 1): MEC-ITE-XX-XX-D-L-900401 P02
- Proposed Landscape Sections (Sheet 2): MEC-ITE-XX-XX-D-L-900402 P01

All stamped as received by the City Council, as Local Planning Authority on 12 November 2024.

- Swept Path Analysis: 1963/SP/03 Rev A
- Swept Path Analysis: 1963/SP/02 Rev A

All stamped as received by the City Council, as Local Planning Authority on 15 January 2025.

Supporting information

- Design and Access Statement: 7228 Revision (02),
- Planning Statement prepared by Paul Butler Associates,
- Flood Risk Assessment: 11263-WML-00-XX-RP-C-0001 Rev 02
- Sustainable/Energy Statement: 1200/PSA1 Rev 1
- Arboricultural Impact Assessment & Method Statement Ref: 24/AIA/MAN/39
- Air Quality Assessment North Campus Energy Centre, Ref: 8569r2
- Preliminary Ecological Appraisal
- Biodiversity Net Gain Plan, Proposed Landscape Areas, Untitled, prepared by Rachel Hacking Ecology prepared by Rachel Hacking Ecology.
- Biodiversity Spreadsheet 'Statutory Biodiversity Metric Condition Assessments University of Manchester'.
- Noise Impact Assessment provided by Lighthouse Acoustics, reference 1200/PSA1 Rev 1

All stamped as received by the City Council, as Local Planning Authority on 12 November 2024.

- Biodiversity Net Gain Assessment 2024, Reference RHE.4297, prepared by Rachel Hacking Ecology.
- Biodiversity Spreadsheet 'The Statutory Biodiversity Metric Calculation Tool -Macro disabled tool 23.07.2024, Energy project Recom Final'.

All stamped as received by the City Council, as Local Planning Authority on 13 January 2025.

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 and the National Planning Policy Framework.

- 3) Prior to the commencement of development, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of

all materials to be used on all external elevations along with jointing and fixing details and details. The approved materials shall then be implemented as part of the development.

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) The relocation of the gas storage with associated fencing as shown on Drawing No. MEC -00-013 Rev PO2 hereby granted is for a temporary period during the construction of the Energy Centre hereby approved. Within one month of the first occupation of the Energy Centre, the gas storage and associated fencing are required to be removed.

Reason - The development and use are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 5) Two months of the first occupation of the Energy Centre hereby approved, following the removal of the temporary gas storage and associated fencing, a scheme to restore the land shall be submitted for approved in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within one month of the approval of the scheme as confirmed in writing by the City Council, as Local Planning Authority. The land shall be retained thereafter maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

- 6) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries etc. are permitted the times shall be confined to 10:00 to 18:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved UDP policy DC26.

- 7) 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, which for the avoidance of doubt 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.
 - Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
 - Details of the location and arrangements for contractor parking;
 - The identification of the vehicular access points into the site;

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved document.

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

- 8) a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.
- b) Prior to occupation 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 - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

- 9) No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:
1. A phased programme and methodology of investigation and recording to include:
- archaeological monitoring and recording during any ground-breaking works.
 2. A programme for post-investigation assessment to include:
- production of a final report on the results of the investigations and their significance.
 3. Deposition of the final report with the Greater Manchester Historic Environment Record.
 4. Dissemination of the results of the archaeological investigations commensurate with their significance.
 5. Provision for archive deposition of the report and records of the site investigation.
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policies EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

- 10) Prior to the commencement of the development, details of the method for piling, or any other foundation design using penetrative methods, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

- 11) a) Before commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

- b. Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.
- c. In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of the development.

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.

- 12) 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.

- 13) a) The roof mounted Air Source Heat Pumps shall be installed in accordance with specification and the plant noise levels stated within the Noise Impact Assessment provided by Lighthouse Acoustics, reference 1200/PSA1 Rev 1 and received on 12 November 2024.

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 verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1 and saved UDP Policy DC26.

- 14) a) Prior to the commencement of development, a Noise Impact Assessment for the internal plant and proposed generator is required to be submitted to the City Council, as Local Planning Authority:

- The building ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.
- The noise from the generator can be up to 10dB above the typical background due to it running in an emergency only.

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 verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1 and saved UDP Policy DC26

15) The testing of the emergency plant/generator hereby approved shall be restricted to the following hours and to total no more than 6 hours a year.

- Monday to Friday 09:00 to 18:00
- No testing to be undertaken at the weekend or on a Bank Holiday

Reason – In the interests of residential amenity pursuant to Saved Unitary Development Plan Policy DC26 and Core Strategy Policy DM1.

16) 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. This shall include:

- 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.

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

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Core Strategy policy EN14.

- 17) Prior to commencement of development, a Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Metric Report Ref: RHE.4297 for University of Manchester, North Energy Project received 13 January 2025 and prepared by Rachel Hacking Ecology Limited.

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to and approved in writing by the LPA. It shall be prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development hereby approved; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

Notice in writing shall be given to the Council when the:

- (f) HMMP has been implemented; and
- (g) habitat creation and enhancement works as set out in the [HMMP] have been completed.

Prior to the first use of the Energy Centre hereby approved:

- (h) the habitat creation and enhancement works set out in the approved [HMMP] have been completed; and
- (i) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved [HMMP].

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Core Strategy Policy EN15, Places for Everyone Policy JP-G8 and the National Planning Policy Framework.

- 18) Prior to commencement of development, a Habitat Plan for the off-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The

development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 19) In this condition "retained tree" means an existing tree, shrub or hedge which is to be retained as shown Drawing No.MEC-ITE-XX-XX-D-L-900002 P01; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars and details in the Arboricultural Appraisal before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. Photographic evidence of the protection measures in place shall be submitted to and approved in writing by the local before works commence on site.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

- 20) No development shall commence until a tree replacement scheme at a ratio of 3:1 has been submitted to and agreed in writing by the City Council as Local Planning Authority. The replacement trees should be of an extra heavy standard. The approved scheme shall be implemented not later than 12 months from the first use of the Energy Centre hereby approved.

If within a period of 5 years from the date of the planting of any tree, the tree or any tree planted in replacement for them, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To compensate for the tree proposed to be removed and it the interests of amenity and bio-diversity, pursuant to policies SP1, EN9 and DM1 of the Manchester Core Strategy

- 21) Prior to the commencement of development and notwithstanding the details shown on the plans, details of a replacement fencing for the perimeter/boundary of the site and for the proposed enclosure for the temporary gas storage shall be submitted to and be approved by the City Council as Local Planning Authority. The development shall thereafter be implemented and maintained in accordance with the approved details.

Reason - In the interests of visual amenity and site security, pursuant to Policies SP1 and DM1 in the Manchester Core Strategy.

- 22) Notwithstanding the indicative details submitted, no above ground development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing

by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Informative

1. Whilst the works are taking place to a signalised junction should the works be likely to impact upon the junction during construction, the developer will need to liaise with gmutc@tfgm.com prior to undertaking any works.
2. 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
3. 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
4. All archaeological work should be undertaken by a suitably qualified and experienced archaeological contractor, funded by the applicant. GMAAS will approve the Project Design and also monitor the implementation of the archaeological works on behalf of Manchester City Council.
5. Construction 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

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

6. Any external signage will require separate advertisement consent.
7. 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. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.
8. Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Work & Skills Team
Greater Manchester Police
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
United Utilities Water PLC
Greater Manchester Ecology Unit

51 Lamport Court, Lamport Close, Manchester, M1 7EG
72 Lamport Court, Lamport Close, Manchester, M1 7EG
59 Lamport Court, Lamport Close, Manchester, M1 7EG
58 Lamport Court, Lamport Close, Manchester, M1 7EG
12 Lamport Court, Lamport Close, Manchester, M1 7EQ
6 Lamport Court, Lamport Close, Manchester, M1 7EQ
34 Lamport Court, Lamport Close, Manchester, M1 7EQ
94 Grosvenor Street, Manchester, M1 7HL
Apartment 11, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 14, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 21, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 39, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 8, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 41, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 61, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 54, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 65, Princess House, 144 Princess Street, Manchester, M1 7EP
33 Lamport Court, Lamport Close, Manchester, M1 7EQ
60 Lamport Court, Lamport Close, Manchester, M1 7EG
23 Lamport Court, Lamport Close, Manchester, M1 7EQ
30 Lamport Court, Lamport Close, Manchester, M1 7EQ
39 Lamport Court, Lamport Close, Manchester, M1 7EG
24 Lamport Court, Lamport Close, Manchester, M1 7EQ
66 Lamport Court, Lamport Close, Manchester, M1 7EG
19 Lamport Court, Lamport Close, Manchester, M1 7EQ
Sugden Sports Centre, 114 Grosvenor Street, Manchester, M1 7HL
First Floor, 94 - 96 Grosvenor Street, Manchester, M1 7HL
Ground Floor, 98 Grosvenor Street, Manchester, M1 7HL
First Floor, 98 Grosvenor Street, Manchester, M1 7HL
Apartment 37, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 2, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 13, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 16, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 15, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 49, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 22, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 45, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 42, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 58, Princess House, 144 Princess Street, Manchester, M1 7EP

46 Lamport Court, Lamport Close, Manchester, M1 7EG
68 Lamport Court, Lamport Close, Manchester, M1 7EG
50 Lamport Court, Lamport Close, Manchester, M1 7EG
27 Lamport Court, Lamport Close, Manchester, M1 7EQ
22 Lamport Court, Lamport Close, Manchester, M1 7EQ
36 Lamport Court, Lamport Close, Manchester, M1 7EQ
43 Lamport Court, Lamport Close, Manchester, M1 7EG
47 Lamport Court, Lamport Close, Manchester, M1 7EG
11 Lamport Court, Lamport Close, Manchester, M1 7EQ
16 Lamport Court, Lamport Close, Manchester, M1 7EQ
4 Lamport Court, Lamport Close, Manchester, M1 7EQ
Flat 3, 98 Grosvenor Street, Manchester, M1 7HL
Apartment 35, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 28, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 4, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 30, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 38, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 48, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 47, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 18, Princess House, 144 Princess Street, Manchester, M1 7EP
1 Lamport Court, Lamport Close, Manchester, M1 7EQ
14 Lamport Court, Lamport Close, Manchester, M1 7EQ
41 Lamport Court, Lamport Close, Manchester, M1 7EG
38 Lamport Court, Lamport Close, Manchester, M1 7EG
Second Floor, 94 - 96 Grosvenor Street, Manchester, M1 7HL
Apartment 25, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 32, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 36, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 9, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 51, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 64, Princess House, 144 Princess Street, Manchester, M1 7EP
Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 67, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 63, Princess House, 144 Princess Street, Manchester, M1 7EP
69 Lamport Court, Lamport Close, Manchester, M1 7EG
56 Lamport Court, Lamport Close, Manchester, M1 7EG
45 Lamport Court, Lamport Close, Manchester, M1 7EG
42 Lamport Court, Lamport Close, Manchester, M1 7EG
65 Lamport Court, Lamport Close, Manchester, M1 7EG
15 Lamport Court, Lamport Close, Manchester, M1 7EQ
61 Lamport Court, Lamport Close, Manchester, M1 7EG
67 Lamport Court, Lamport Close, Manchester, M1 7EG
5 Lamport Court, Lamport Close, Manchester, M1 7EQ
94 - 96 Grosvenor Street, Manchester, M1 7HL
Apartment 20, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 26, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 24, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 34, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 33, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 40, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 12, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 43, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 7, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 55, Princess House, 144 Princess Street, Manchester, M1 7EP

Flat 57, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 56, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 53, Princess House, 144 Princess Street, Manchester, M1 7EP
9 Lamport Court, Lamport Close, Manchester, M1 7EQ
52 Lamport Court, Lamport Close, Manchester, M1 7EG
37 Lamport Court, Lamport Close, Manchester, M1 7EG
63 Lamport Court, Lamport Close, Manchester, M1 7EG
32 Lamport Court, Lamport Close, Manchester, M1 7EQ
7 Lamport Court, Lamport Close, Manchester, M1 7EQ
10 Lamport Court, Lamport Close, Manchester, M1 7EQ
2 Brook Street, Manchester, M1 7BJ
Ground Floor, 94 - 96 Grosvenor Street, Manchester, M1 7HL
Flat 3, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 1, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 5, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 50, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 23, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 59, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 66, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 19, Princess House, 144 Princess Street, Manchester, M1 7EP
2 Lamport Court, Lamport Close, Manchester, M1 7EQ
64 Lamport Court, Lamport Close, Manchester, M1 7EG
28 Lamport Court, Lamport Close, Manchester, M1 7EQ
40 Lamport Court, Lamport Close, Manchester, M1 7EG
57 Lamport Court, Lamport Close, Manchester, M1 7EG
29 Lamport Court, Lamport Close, Manchester, M1 7EQ
49 Lamport Court, Lamport Close, Manchester, M1 7EG
21 Lamport Court, Lamport Close, Manchester, M1 7EQ
55 Lamport Court, Lamport Close, Manchester, M1 7EG
94 - 98 Grosvenor Street, Manchester, M1 7HL
Apartment 17, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 44, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 29, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 46, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 62, Princess House, 144 Princess Street, Manchester, M1 7EP
68 Grosvenor Street, Manchester, M1 7EW
3 Lamport Court, Lamport Close, Manchester, M1 7EQ
20 Lamport Court, Lamport Close, Manchester, M1 7EQ
25 Lamport Court, Lamport Close, Manchester, M1 7EQ
31 Lamport Court, Lamport Close, Manchester, M1 7EQ
18 Lamport Court, Lamport Close, Manchester, M1 7EQ
13 Lamport Court, Lamport Close, Manchester, M1 7EQ
70 Lamport Court, Lamport Close, Manchester, M1 7EG
1A Lamport Court, Lamport Close, Manchester, M1 7EQ
48 Lamport Court, Lamport Close, Manchester, M1 7EG
54 Lamport Court, Lamport Close, Manchester, M1 7EG
Basement, 94 - 98 Grosvenor Street, Manchester, M1 7HL
Flat 1, 98 Grosvenor Street, Manchester, M1 7HL
Flat 2, 98 Grosvenor Street, Manchester, M1 7HL
Apartment 27, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 31, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 10, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 6, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 60, Princess House, 144 Princess Street, Manchester, M1 7EP

Flat 52, Princess House, 144 Princess Street, Manchester, M1 7EP

Appendix 2 – Planning constraints

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

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

Area Team Boundary - Name: CENTRAL