

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140429/LO/2024

Date registered valid: 3 July 2024

Proposal: Listed Building Consent for internal alterations to the ground and first floor and approval of Fit-Out Strategy for floors 2-4 in relation to the installation of partition walls; material finishes and associated works.

Address: Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ

Ward(s): Piccadilly Ward

Applicant: Capital & Centric (Rush) Limited

Agent (if any): Cait O Dowd

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 07/02/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 17 July 2024 Expired: 7 August 2024

Neighbour notifications

Printed: 17 July 2024 Expired: 7 August 2024

Site notice

Posted: 19 July 2024 Expired: 9 August 2024

Press advert

Published: 23 July 2024 Expired: 13 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the four storey Grade II listed former mill building, Neptune Mill, previously known as Chapeltown Mill. The site forms part of a wider group of buildings that form the Crusader Mill complex. The building faces out onto both Congou Street and Fair Street, with its north elevation being partially screened from view by a neighbouring commercial building, built as a modern extension to the complex. The building's north-eastern facing side elevation then faces onto the wider Crusader Mill complex and is connected to it by a bridge located at the property's third floor. The property is undergoing refurbishment works to deliver a mixed use development of residential apartments (Class C3) and commercial office/retail uses (Class E) approved under applications 138795/JO/2023 and 136865/FO/2023, as amended by application 138819/NMC/2023.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre, with the application site located in walking distance of Piccadilly Train Station and New Islington Tram Stop. Neighbouring properties consist of a mix of building types, including new high-rise development to the east along Great Ancoats Street, Longacre Street and Heyrod Street, mid-rise residential development along the Ashton Canal, and commercial and industrial development to the south. The application property occupies a prominent position within the street scene being visible from the Piccadilly trainline, New Islington tramline and Ashton Canal. Neptune Mill is one of the few surviving 19th

century buildings in this location, with the closest neighbouring property of a similar age being the Grade II listed former Cooperative Warehouse located to the north-east along Pollard Street.

Description of development

The application seeks Listed Building Consent for minor works to the ground and first floor, and the approval of a Tenant Fit-Out Strategy for the second to fourth floors.

The works to the ground and first floor comprise of minor relocations of previously approved partition arrangements, originally approved under permission 138795/JO/2023. This includes the removal of some partitions at ground floor and the introduction of 2no partitioned rooms at first floor.

The proposed Tenant Fit-Guide would permit occupants of the upper floors to erect largely glazed partitions, which would encompass a maximum of 20% of each floorplate, without the need to apply for formal listed building consent. The partitions would be located towards the corners of the floorplate and feature a majority of glazed partitions. Prospective fit-outs would be submitted to the Local Planning Authority in order to ensure adherence to the principles of the submitted fit-out guide. The Local Planning Authority would also retain the right to reject proposals that do not comply with the submitted fit-out guide.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

CDN/24/0617 - Discharge of Conditions 7 (Mural) attached to Listed Building 136866/LO/2023 – Application under consideration.

138819/NMC/2023 - Non material amendment application ref no 136865/FO/2023 to amend internal layouts and make minor changes to the elevations – Approved January 2024.

138795/JO/2023 - Variation of conditions 2 (Approved dwgs) and 6 (Final details) attached to app ref no 136866/LO/2023 – Approved February 2024.

137205/LO/2023 - Listed building consent installation of 2no externally illuminated high level name signs, 1no internally illuminated fascia sign and 1no non-illuminated plaque sign – Approved March 2024.

137159/AO/2023 - Installation of 2no externally illuminated high level name signs, 1no internally illuminated fascia sign and 1no non-illuminated plaque sign – Approved March 2024.

136866/LO/2023 - Listed building consent for internal and external works associated with continued use within Use Class E (Commercial, Business and Service) – Approved August 2023.

136865/FO/2023 - External works to the existing building associated with continued use within Use Class E (Commercial, Business and Service) – Approved August 2023.

Consultations & Notification Responses

Publicity – None received.

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 EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC2 – Retail
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

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

- Policy DC19 – Listed Buildings

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-Strat2 – City Centre
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 16 – Conserving the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Issues

Impact upon the heritage asset

Neptune Mill, a late 19th century former mill building, was erected as an extension to the original Crusader Mill complex before falling into disuse in the early 21st century. The site is now in use as mixed office space, with its ground and first floors now occupied. The upper floors of the building remain unoccupied, with the submissions seeking to streamline the process in securing their occupation by avoiding the need to seek formal listed building consent for the erection of minor partition works.

The proposed Tenant Fit-Out Guide seeks to allow prospective tenants of the second, third and fourth floors of the building to install partitions that would cover a maximum of 20% of each

floorplate. The guide sets out the principles which would inform the design and layout of the proposed partitions, this includes the limited use of solid partitions, extensive use of glazed partitions to ensure visual permeability, as well as their general positioning on the floorplate.

The proposed Fit-Out guide would allow and streamline the occupation of the listed building, ensuring its long-term use is secured. The proposed limitations within the guide would avoid harmful partition layouts which would undermine the appreciation of the listed building, whilst also ensuring that all partition works are reversible. On this basis the proposal is considered to have a neutral impact on the significance of the listed building.

The proposed alterations to the ground and first floor would see the introduction of limited partitions at first floor but an overall net reduction in the number of partitions previously approved at ground floor under permission 138795/JO/2023. In light of this, it is considered the partitions would have an overall neutral impact on the significance of the listed building.

It is considered in the event of an approval that the development be conditioned so that the proposed fit-out guide be adhered to at all times for the lifetime of the development.

The proposal would cause a low level of less than substantial harm to the significance of the asset. This low level of harm would be suitably mitigated by the public benefits of the scheme which include ensuring occupation of the commercial accommodation which helps ensure the listed building is occupied and used. All the alterations are reversible and represent a minimal intervention into the building.

In light of the above, subject to appropriate planning condition, the proposal would meet the statutory test to preserve as put forward under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and as such is in accordance with policies SP1, EC1, EC2, CC1, CC2, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2 and the National Planning Policy Framework.

Conclusion

In light of the above, the development, subject to appropriate planning condition, the proposal is acceptable and accords with Core Strategy Policies SP1, EC1, EC2, CC1, CC2, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan policy DC19, Places for Everyone Plan Policies JP-Strat2 and JP-P2, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. The application is therefore recommended for approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- o 353 PD 0001 P2: Location Plan
- o Tenant Fit-Out Guide (Prepared AshtonHale; Dated February 2025; Received 07/02/2025)
- o 353 CD 1002 C4: General Arrangement Proposed Ground Floor Plan
- o 353 CD 1003 C3: General Arrangement Proposed 1st Floor Plan
- o 353 CD 2201 C4: Internal Walls & Linings Proposed Ground Floor Plan
- o 353 CD 2202 C3: Internal Walls & Linings Proposed 1st Floor Plan
- o 353 CD 2301 C2: Floor & Stair Elements Proposed Ground Floor Plan
- o 353 CD 2302 C2: Floor & Stair Elements Proposed 1st Floor Plan
- o 353 CD 3501 C5: Ceilings Proposed Ground Floor Ceiling Plan
- o 353 CD 3502 C3: Ceilings Proposed 1st Floor Ceiling Plan
- o 353 CD 4201 C2: Wall Finishes Ground Floor Wall Panelling
- o 353 CD 4202 C1: Wall Finishes Wall Panelling Elevations 1-5
- o 353 CD 4203 C1: Wall Finishes Wall Panelling Elevations 6-12
- o 353 CD 4204 C1: Wall Finishes Wall Panelling Elevations 13-16
- o 353 DG 1004 P2: Tenant Design Guide 2nd Floor Plan (Received 07/02/2025)
- o 353 DG 1005 P2: Tenant Design Guide 3rd Floor Plan (Received 07/02/2025)
- o 353 DG 1006 P2: Tenant Design Guide 4th Floor Plan (Received 07/02/2025)
- o 353 DG 1010 P2: Tenant Design Guide 2nd Floor Ceiling Plan (Received 07/02/2025)
- o 353 DG 1011 P2: Tenant Design Guide 3rd Floor Ceiling Plan (Received 07/02/2025)

- o 353 DG 1012 P2: Tenant Design Guide 4th Floor Ceiling Plan (Received 07/02/2025)
- o 353 DG 1013 P1: Tenant Design Guide Stud Walls, Floors & Ceiling Details
- o 353 DG 1014 P2: Tenant Design Guide Stud Walls, Floors & Ceiling Details (Received 07/02/2025)
- o 353 DG 1015 P1: Tenant Design Guide Services Details
- o 353 SK 2225: Proposed Floor Sub-division 2nd Floor Plan (Received 22/08/2024)
- o 353 SK 2226: Proposed Floor Sub-division 4th Floor Plan (Received 22/08/2024)
- o Heritage Statement (Prepared by Graeme Ives Heritage Planning; Dated April 2023)
- o Heritage Statement Addendum (Prepared by Graeme Ives Heritage Planning; Dated 23/09/2024; Received 01/10/2024)

Stamped as received by the City Council as Local Planning Authority on 03/07/2024, unless specified otherwise.

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

3) The development shall operate in accordance with the submitted Tenant Fit-Out Guide (Prepared by AshtonHale; Dated February 2025; Received 06/02/2025). All schemes for the fit-out of the second, third and fourth floors of the application site shall be submitted for approval in writing to the City Council as Local Planning Authority.

Works that are not described within the approved Tenant Fit-Out Guide and, in the opinion of the Local Planning Authority, go beyond the maximum extent permitted by it, shall require formal Listed Building Consent.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

36 Thomas Telford Basin, Manchester, M1 2NH
40 Thomas Telford Basin, Manchester, M1 2NH
38 Thomas Telford Basin, Manchester, M1 2NH
Apartment 35, 39 Chapeltown Street, Manchester, M1 2AU
18 Sparkle Street, Manchester, M1 2NA
2B Gateway Industrial Estate, Store Street, Manchester, M1 2NJ
Flat 807, 72 Chapeltown Street, Manchester, M1 2EY
Flat 4, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 7A, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Arch 14, Sheffield Street, Manchester, M1 2ND
Ciber Direct, 1 Churchgate Buildings, Manchester, M1 2WL
Apartment 19, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 15, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 10, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 25, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 4, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 24, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 19, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 1, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 37, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 39, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 31, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 8, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 28, 35 Chapeltown Street, Manchester, M1 2NN
Flat 502, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 119, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 508, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 5, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
63 Thomas Telford Basin, Manchester, M1 2NH
Flat 204, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 313, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 316, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 213, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 106, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 404, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 21, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 503, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
14 Thomas Telford Basin, Manchester, M1 2NH
44 Thomas Telford Basin, Manchester, M1 2NH
28 Thomas Telford Basin, Manchester, M1 2NH
26 Thomas Telford Basin, Manchester, M1 2NH
Flat 402, 72 Chapeltown Street, Manchester, M1 2EY
Flat 506, 72 Chapeltown Street, Manchester, M1 2EY
Flat 4, 72 Chapeltown Street, Manchester, M1 2EY
Flat 26, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 207, 72 Chapeltown Street, Manchester, M1 2EY
Flat 503, 72 Chapeltown Street, Manchester, M1 2EY
Flat 104, 72 Chapeltown Street, Manchester, M1 2EY
Flat 805, 72 Chapeltown Street, Manchester, M1 2EY
Flat 106, 72 Chapeltown Street, Manchester, M1 2EY

Flat 702, 72 Chapeltown Street, Manchester, M1 2EY
Apartment 47, 39 Chapeltown Street, Manchester, M1 2AU
12 Thomas Telford Basin, Manchester, M1 2NH
2 Thomas Telford Basin, Manchester, M1 2NH
Flat 9, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 14, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 17, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 19, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 6A, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Second Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Ground Floor, Rammon House, 1 Portugal Street East, Manchester, M1 2WW
Apartment 25, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 24, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 5, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 14, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 21, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 7, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 26, 35 Chapeltown Street, Manchester, M1 2NN
Flat 221, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 310, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 14, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 515, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 223, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 23, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 513, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 402, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 20, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
54 Thomas Telford Basin, Manchester, M1 2NH
45 Thomas Telford Basin, Manchester, M1 2NH
Flat 112, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 209, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 117, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 219, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 202, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 19, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
42 Thomas Telford Basin, Manchester, M1 2NH
17 Thomas Telford Basin, Manchester, M1 2NH
39 Thomas Telford Basin, Manchester, M1 2NH
32 Thomas Telford Basin, Manchester, M1 2NH
21 Thomas Telford Basin, Manchester, M1 2NH
Flat 303, 72 Chapeltown Street, Manchester, M1 2EY
Flat 21, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 602, 72 Chapeltown Street, Manchester, M1 2EY
Flat 707, 72 Chapeltown Street, Manchester, M1 2EY
Flat 204, 72 Chapeltown Street, Manchester, M1 2EY
Apartment 53, 39 Chapeltown Street, Manchester, M1 2AU
39 Chapeltown Street, Manchester, M1 2AU
Apartment 43, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 33, 39 Chapeltown Street, Manchester, M1 2AU
1 Thomas Telford Basin, Manchester, M1 2NH
Apartment 41, 39 Chapeltown Street, Manchester, M1 2AU
Flat 25, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 15, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Apartment 8, 37 Chapeltown Street, Manchester, M1 2AT

Apartment 4, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 9, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 17, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 43, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 15, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 35, 35 Chapeltown Street, Manchester, M1 2NN
Flat 10, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 208, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 8, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 319, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 311, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 3, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
60 Thomas Telford Basin, Manchester, M1 2NH
58 Thomas Telford Basin, Manchester, M1 2NH
51 Thomas Telford Basin, Manchester, M1 2NH
47 Thomas Telford Basin, Manchester, M1 2NH
46 Thomas Telford Basin, Manchester, M1 2NH
Flat 6, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 2, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 110, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 511, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 308, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 9, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 407, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 516, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
15 Thomas Telford Basin, Manchester, M1 2NH
18 Thomas Telford Basin, Manchester, M1 2NH
Flat 408, 72 Chapeltown Street, Manchester, M1 2EY
Flat 708, 72 Chapeltown Street, Manchester, M1 2EY
Flat 27, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 22, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 1, 72 Chapeltown Street, Manchester, M1 2EY
Flat 406, 72 Chapeltown Street, Manchester, M1 2EY
Flat 103, 72 Chapeltown Street, Manchester, M1 2EY
Flat 308, 72 Chapeltown Street, Manchester, M1 2EY
Flat 902, 72 Chapeltown Street, Manchester, M1 2EY
Flat 301, 72 Chapeltown Street, Manchester, M1 2EY
Flat 108, 72 Chapeltown Street, Manchester, M1 2EY
Flat 101, 72 Chapeltown Street, Manchester, M1 2EY
Flat 604, 72 Chapeltown Street, Manchester, M1 2EY
Flat 701, 72 Chapeltown Street, Manchester, M1 2EY
Flat 806, 72 Chapeltown Street, Manchester, M1 2EY
Apartment 51, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 55, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 40, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 45, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 31, 39 Chapeltown Street, Manchester, M1 2AU
6 Thomas Telford Basin, Manchester, M1 2NH
9 Thomas Telford Basin, Manchester, M1 2NH
5 Thomas Telford Basin, Manchester, M1 2NH
8 Thomas Telford Basin, Manchester, M1 2NH
Flat 13, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Rammon House, 1 Portugal Street East, Manchester, M1 2WX
Apartment 7, 37 Chapeltown Street, Manchester, M1 2AT

Apartment 20, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 44, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 36, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 10, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 16, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 18, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 30, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 13, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 22, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 41, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 3, 35 Chapeltown Street, Manchester, M1 2NN
Flat 120, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 5, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 210, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 16, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 410, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 312, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 4, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 107, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 507, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 306, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 111, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 5A, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
52 Thomas Telford Basin, Manchester, M1 2NH
56 Thomas Telford Basin, Manchester, M1 2NH
Flat 305, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 105, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 103, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 224, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 124, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 207, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 505, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 409, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 320, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 18, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 217, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 211, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 512, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
31 Thomas Telford Basin, Manchester, M1 2NH
24 Thomas Telford Basin, Manchester, M1 2NH
Flat 802, 72 Chapeltown Street, Manchester, M1 2EY
Flat 903, 72 Chapeltown Street, Manchester, M1 2EY
Flat 3, 72 Chapeltown Street, Manchester, M1 2EY
Flat 808, 72 Chapeltown Street, Manchester, M1 2EY
Flat 505, 72 Chapeltown Street, Manchester, M1 2EY
Flat 24, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 105, 72 Chapeltown Street, Manchester, M1 2EY
Flat 405, 72 Chapeltown Street, Manchester, M1 2EY
Flat 202, 72 Chapeltown Street, Manchester, M1 2EY
Flat 705, 72 Chapeltown Street, Manchester, M1 2EY
Apartment 52, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 30, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 32, 39 Chapeltown Street, Manchester, M1 2AU
Flat 8, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR

Third Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
First Floor, Rammon House, 1 Portugal Street East, Manchester, M1 2WW
Fourth Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Apartment 21, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 6, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 11, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 23, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 28, 37 Chapeltown Street, Manchester, M1 2AT
37 Thomas Telford Basin, Manchester, M1 2NH
35 Thomas Telford Basin, Manchester, M1 2NH
Tanla Works, Heyrod Street, Manchester, M1 2WW
37 Chapeltown Street, Manchester, M1 2AT
Apartment 2, 35 Chapeltown Street, Manchester, M1 2NN
2A Baird Street, Manchester, M1 2WX
Flat 222, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 218, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 220, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 706, 72 Chapeltown Street, Manchester, M1 2EY
Flat 801, 72 Chapeltown Street, Manchester, M1 2EY
First Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Second Floor, Rammon House, 1 Portugal Street East, Manchester, M1 2WW
Ground Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Apartment 50, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 33A, 39 Chapeltown Street, Manchester, M1 2AU
Flat 1, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 7, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 905, 72 Chapeltown Street, Manchester, M1 2EY
Flat 906, 72 Chapeltown Street, Manchester, M1 2EY
62 Chapeltown Street, Manchester, M1 2WQ
Apartment 27, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 13, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 22, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 1, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 3, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 18, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 2, 37 Chapeltown Street, Manchester, M1 2AT
Flat 203, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 109, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 15, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 201, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 24, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 12, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Apartment 12, 35 Chapeltown Street, Manchester, M1 2NN
Flat 17, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 11, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Apartment 16, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 47, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 9, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 6, 35 Chapeltown Street, Manchester, M1 2NN
Flat 314, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 322, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 315, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 301, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 113, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 403, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 102, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 22, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 205, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 501, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 212, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 2, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
48 Thomas Telford Basin, Manchester, M1 2NH
Flat 514, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 114, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
13 Thomas Telford Basin, Manchester, M1 2NH
30 Thomas Telford Basin, Manchester, M1 2NH
34 Thomas Telford Basin, Manchester, M1 2NH
Flat 507, 72 Chapeltown Street, Manchester, M1 2EY
Flat 205, 72 Chapeltown Street, Manchester, M1 2EY
Flat 20, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 403, 72 Chapeltown Street, Manchester, M1 2EY
Flat 206, 72 Chapeltown Street, Manchester, M1 2EY
Flat 306, 72 Chapeltown Street, Manchester, M1 2EY
Flat 601, 72 Chapeltown Street, Manchester, M1 2EY
Flat 305, 72 Chapeltown Street, Manchester, M1 2EY
Flat 502, 72 Chapeltown Street, Manchester, M1 2EY
Flat 107, 72 Chapeltown Street, Manchester, M1 2EY
23 Thomas Telford Basin, Manchester, M1 2NH
Apartment 39, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 49, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 54, 39 Chapeltown Street, Manchester, M1 2AU
4 Thomas Telford Basin, Manchester, M1 2NH
3 Thomas Telford Basin, Manchester, M1 2NH
Apartment 38, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 5, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 20, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 42, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 27, 35 Chapeltown Street, Manchester, M1 2NN
Flat 318, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 304, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 214, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 303, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 317, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 1, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 302, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
62 Thomas Telford Basin, Manchester, M1 2NH
49 Thomas Telford Basin, Manchester, M1 2NH
Flat 101, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 115, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
41 Thomas Telford Basin, Manchester, M1 2NH
20 Thomas Telford Basin, Manchester, M1 2NH
Flat 608, 72 Chapeltown Street, Manchester, M1 2EY
Flat 2, 72 Chapeltown Street, Manchester, M1 2EY
Flat 5, 72 Chapeltown Street, Manchester, M1 2EY
Flat 606, 72 Chapeltown Street, Manchester, M1 2EY
Flat 201, 72 Chapeltown Street, Manchester, M1 2EY
Flat 703, 72 Chapeltown Street, Manchester, M1 2EY
Flat 401, 72 Chapeltown Street, Manchester, M1 2EY

Flat 704, 72 Chapeltown Street, Manchester, M1 2EY
Apartment 38, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 44, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 36, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 29, 39 Chapeltown Street, Manchester, M1 2AU
11 Thomas Telford Basin, Manchester, M1 2NH
10 Thomas Telford Basin, Manchester, M1 2NH
Flat 18, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 16, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Apartment 17, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 12, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 14, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 34, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 45, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 23, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 33, 35 Chapeltown Street, Manchester, M1 2NN
Flat 408, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 116, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 215, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 225, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 309, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 406, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 125, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 3, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
61 Thomas Telford Basin, Manchester, M1 2NH
64 Thomas Telford Basin, Manchester, M1 2NH
59 Thomas Telford Basin, Manchester, M1 2NH
57 Thomas Telford Basin, Manchester, M1 2NH
Flat 405, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 401, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 510, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 321, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
16 Thomas Telford Basin, Manchester, M1 2NH
29 Thomas Telford Basin, Manchester, M1 2NH
25 Thomas Telford Basin, Manchester, M1 2NH
Flat 501, 72 Chapeltown Street, Manchester, M1 2EY
Flat 208, 72 Chapeltown Street, Manchester, M1 2EY
Flat 605, 72 Chapeltown Street, Manchester, M1 2EY
Flat 302, 72 Chapeltown Street, Manchester, M1 2EY
19 Thomas Telford Basin, Manchester, M1 2NH
Flat 504, 72 Chapeltown Street, Manchester, M1 2EY
7 Thomas Telford Basin, Manchester, M1 2NH
Flat 6, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Apartment 26, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 29, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 32, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 11, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 40, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 46, 35 Chapeltown Street, Manchester, M1 2NN
Flat 307, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 216, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 506, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 118, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
55 Thomas Telford Basin, Manchester, M1 2NH

53 Thomas Telford Basin, Manchester, M1 2NH
Flat 504, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 104, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 108, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 122, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 121, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 123, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 206, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
43 Thomas Telford Basin, Manchester, M1 2NH
22 Thomas Telford Basin, Manchester, M1 2NH
Flat 508, 72 Chapeltown Street, Manchester, M1 2EY
33 Thomas Telford Basin, Manchester, M1 2NH
27 Thomas Telford Basin, Manchester, M1 2NH
Flat 23, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 226, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 509, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 323, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 102, 72 Chapeltown Street, Manchester, M1 2EY
Flat 203, 72 Chapeltown Street, Manchester, M1 2EY
Flat 307, 72 Chapeltown Street, Manchester, M1 2EY
Flat 904, 72 Chapeltown Street, Manchester, M1 2EY
Flat 901, 72 Chapeltown Street, Manchester, M1 2EY
Flat 607, 72 Chapeltown Street, Manchester, M1 2EY
Flat 304, 72 Chapeltown Street, Manchester, M1 2EY
Flat 603, 72 Chapeltown Street, Manchester, M1 2EY
Flat 803, 72 Chapeltown Street, Manchester, M1 2EY
Flat 407, 72 Chapeltown Street, Manchester, M1 2EY
Flat 404, 72 Chapeltown Street, Manchester, M1 2EY
Apartment 34, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 46, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 48, 39 Chapeltown Street, Manchester, M1 2AU
50 Thomas Telford Basin, Manchester, M1 2NH
Apartment 37, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 42, 39 Chapeltown Street, Manchester, M1 2AU
Flat 10, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 11, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 12, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 7, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR

Appendix 2 – Planning constraints

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