

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141572/FO/2024

Date registered valid: 6 December 2024

Proposal: Elevational alterations including the installation of windows, doors and door surrounds

Address: Crossley Court, 100 Pollard Street, Manchester, M4 7AS

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Steven Burbridge, Salvation Army Homes

Agent (if any): Mr Justin Keleghan, Sovereign Group

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 January 2025

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 December 2024

Standard consultations:

Printed: 13 December 2024 Expired: 6 January 2025

Neighbour notifications

Printed: 13 December 2024 Expired: 6 January 2025

Site notice

Posted: 13 December 2024 Expired: 6 January 2025

Press advert

Published: 17 December 2024 Expired: 7 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Crossley Court is a large development of modern purpose-built apartments for single people and couples set in communal gardens within walking distance of the city centre.

It is currently run by Salvation Army Homes.

The development is comprised of four buildings, which contain 46 flats in total.

It was constructed in two phases in the late 80s and early 90s. The buildings are primarily constructed out of a mixed colour of bricks, which creates a distinct and interesting visual pattern to the exterior façade of the development.

The windows and doors are brown stained timber.

Crossley Court is located between Pollard Street and Merrill Street, caught right in between the New Islington and Holt Town areas.

The Ashton Metrolink line runs down Merrill Street past the development.

The Grade II* listed Hope Mill sits right across Pollard Street to the north of the development and any works must be considered within the setting of this heritage asset.

Description of Development

The proposal seeks elevational alterations including the installation of windows, doors and door surrounds.

Consultations & Notification Responses

Highway Services - Confirmed that the development does not impinge on the highway. Informative added at their request regarding any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements.

Greater Manchester Police - No response.

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

Policy

The following policy and guidance are considered relevant to the consideration of this application:

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

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

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

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

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

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

EN1 (Design Principles and Strategic Character Areas) advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also advises that developer's will be

expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

EN3 (Heritage) advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre and that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

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

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

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

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced; however, a number of policies were saved on 11 July 2012 and remain extant.

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

Places for Everyone (2024)

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

The following policies are considered relevant to this application:

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester.

Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

JP-P1 (Sustainable Places) states an aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

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

JP-S2 (Carbon and Energy) states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures, and environmental sustainability.

In Chapter 2 'Design', paragraph 2.7 outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment and encourages "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing, and orientation of its buildings should achieve a unified form which blends in with and links to adjacent areas.

National Planning Policy Framework (NPPF) (2024)

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

The following policies are of relevance to this application:

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

It specifically states that:

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

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

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

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

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

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

Paragraph 208 advises that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

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

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

Paragraph 219 advises that local planning authorities should look for opportunities for new development within conservation areas, and within the setting of heritage assets, to enhance or better reveal their significance.

National Planning Practice Guidance (NPPG)

The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.

The National Design Guide (January 2021)

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

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

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

Other Legislation

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

Issues

Principle of the Development

The principle of the development is considered to be acceptable. The windows are required in order to give better thermal efficiency to the property.

Visual Amenity

The existing timber windows frames are beyond economic repair, with many windowpanes blown. Some windows at the property have been vandalised and a number of windows have been boarded.

So, replacing these windows will bring an improvement to visual amenity by removing damage, broken and/or boarded up windows and replacing them with new.



Existing site

The proposed windows and doors will be in a Rosewood colour, which will closely match the existing brown stained timber double glazed windows on site. So there will be no significant visual amenity impact to the building or the surrounding area, due to the close match between the existing and proposed windows.



Example of proposed windows in situ on a different site

The design of the windows is considered to compliment the style and age of the building.

The frames are not slim profile but are no thicker than the existing frames on site, and so it cannot be argued that the thick profile of frames would result in a negative visual amenity impact on either the building or surrounding area.

Impact on heritage

Only the north elevation of one of the buildings, where flats 20 to 32 two are situated, would be considered to be within the setting of the Grade II* listed Hope Mill.

The similar appearance of the windows and doors from the existing to proposed is considered to result in no harm to the significance of the listed building.

Whilst the proposal would not enhance the setting of listed buildings, it will preserve the setting of listed buildings.

Access

There are no amendments to how the building is accessed as a result of this proposal or any amendments to any operational access requirements. The application relates solely to replacing existing windows. Access considerations are therefore not relevant to the determination of this proposal.

Public Safety

There are no public safety concerns with the proposals.

Conclusion

The windows will be a significant improvement in terms of build quality, energy efficiency and the property's external appearance

Given the above, it is considered that the proposal is in accordance with the above policies and should be approved.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the

planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 22 November 2024:

- Location Plan 07
- Proposed Elevations 04
- Proposed Elevations 05
- Proposed Elevations 06
- GRP Thermoset Composite Door Sets - Specification

Received by the City Council as Local Planning Authority on 22 November 2024:

- Proposed Windows Details 08
- Composite Door Section
- Planning Statement
- Matrix Fully Sculptured Casement Window Tech Spec
- Upvc Rosewood Matrix 70 Casement Windows
- Veka Hand Book
- Veka Matrix 70 Casement Section

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 doors and windows installed shall both be in 'Rosewood' RAL colour 050 30 36.

Reason - In the interests of visual amenity in accordance with policies SP1, EN3 and DM1 of the Core Strategy.

Informatives

1) Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements, will need discussion and agreement with the council's Highway Network Management teams via email -highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

Greater Manchester Police

4 Hackleton Close, Manchester, M4 7EZ
15 Hackleton Close, Manchester, M4 7EZ
Flat 410, 7 Munday Street, Manchester, M4 7AZ
Flat 513, 7 Munday Street, Manchester, M4 7AZ
Flat 210, 7 Munday Street, Manchester, M4 7AZ
Flat 805, 7 Munday Street, Manchester, M4 7AZ
Flat 312, 7 Munday Street, Manchester, M4 7AZ
Flat 801, 7 Munday Street, Manchester, M4 7AZ
Flat 215, 7 Munday Street, Manchester, M4 7AZ
Flat 611, 7 Munday Street, Manchester, M4 7AZ
Flat 519, 7 Munday Street, Manchester, M4 7AZ
Flat 609, 7 Munday Street, Manchester, M4 7AZ
Flat 111, 7 Munday Street, Manchester, M4 7AZ
Flat 809, 7 Munday Street, Manchester, M4 7AZ
Flat 217, 7 Munday Street, Manchester, M4 7AZ
Flat 713, 7 Munday Street, Manchester, M4 7AZ
Flat 711, 7 Munday Street, Manchester, M4 7AZ
Flat 115, 7 Munday Street, Manchester, M4 7AZ
Flat 41, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 37, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 11, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Crossley Court, 100 Pollard Street, Manchester, M4 7AW
Flat 30, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 10, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 218, 7 Munday Street, Manchester, M4 7AZ
5C Badby Close, Manchester, M4 7EY
Flat 710, 7 Munday Street, Manchester, M4 7AZ
Flat 606, 7 Munday Street, Manchester, M4 7AZ
Flat 419, 7 Munday Street, Manchester, M4 7AZ
Flat 109, 7 Munday Street, Manchester, M4 7AZ
Flat 812, 7 Munday Street, Manchester, M4 7AZ
Flat 43, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
7C Badby Close, Manchester, M4 7EY
3B Badby Close, Manchester, M4 7EY
Flat 14, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Ground Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JB
First Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JB
Hope Mill, 113 Pollard Street, Manchester, M4 7JB
Flat 27, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 23, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 26, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 13, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 2, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
19 Hackleton Close, Manchester, M4 7EZ
17 Hackleton Close, Manchester, M4 7EZ
Flat 716, 7 Munday Street, Manchester, M4 7AZ
Flat 510, 7 Munday Street, Manchester, M4 7AZ
Flat 414, 7 Munday Street, Manchester, M4 7AZ
Flat 516, 7 Munday Street, Manchester, M4 7AZ

Flat 804, 7 Munday Street, Manchester, M4 7AZ
Flat 318, 7 Munday Street, Manchester, M4 7AZ
Flat 108, 7 Munday Street, Manchester, M4 7AZ
Flat 315, 7 Munday Street, Manchester, M4 7AZ
Flat 608, 7 Munday Street, Manchester, M4 7AZ
Flat 709, 7 Munday Street, Manchester, M4 7AZ
Flat 308, 7 Munday Street, Manchester, M4 7AZ
Flat 118, 7 Munday Street, Manchester, M4 7AZ
Flat 4, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 7, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 16, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Second Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JA
Fifth Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JB
Bank Of England, 103 Pollard Street, Manchester, M4 7HZ
Flat 15, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
2 Hackleton Close, Manchester, M4 7EZ
6 Hackleton Close, Manchester, M4 7EZ
8 Hackleton Close, Manchester, M4 7EZ
5D Badby Close, Manchester, M4 7EY
Flat 520, 7 Munday Street, Manchester, M4 7AZ
Flat 514, 7 Munday Street, Manchester, M4 7AZ
Flat 614, 7 Munday Street, Manchester, M4 7AZ
Flat 718, 7 Munday Street, Manchester, M4 7AZ
Flat 113, 7 Munday Street, Manchester, M4 7AZ
Flat 310, 7 Munday Street, Manchester, M4 7AZ
Flat 417, 7 Munday Street, Manchester, M4 7AZ
Flat 8, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 20, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Third Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JB
Flat At, Bank Of England, 103 Pollard Street, Manchester, M4 7HZ
Flat 33, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 34, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 45, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 3, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
10 Hackleton Close, Manchester, M4 7EZ
Flat 714, 7 Munday Street, Manchester, M4 7AZ
Flat 416, 7 Munday Street, Manchester, M4 7AZ
Flat 110, 7 Munday Street, Manchester, M4 7AZ
Flat 409, 7 Munday Street, Manchester, M4 7AZ
Flat 408, 7 Munday Street, Manchester, M4 7AZ
Flat 802, 7 Munday Street, Manchester, M4 7AZ
Flat 214, 7 Munday Street, Manchester, M4 7AZ
Flat 518, 7 Munday Street, Manchester, M4 7AZ
Flat 216, 7 Munday Street, Manchester, M4 7AZ
Flat 39, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 42, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
7A Badby Close, Manchester, M4 7EY
Flat 9, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
123 Pollard Street, Manchester, M4 7JA
Flat 28, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 22, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 24, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 25, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 21, Crossley Court, 100 Pollard Street, Manchester, M4 7AS

Flat 6, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 412, 7 Munday Street, Manchester, M4 7AZ
Flat 605, 7 Munday Street, Manchester, M4 7AZ
1B Badby Close, Manchester, M4 7EY
5A Badby Close, Manchester, M4 7EY
Flat 209, 7 Munday Street, Manchester, M4 7AZ
Flat 319, 7 Munday Street, Manchester, M4 7AZ
Flat 208, 7 Munday Street, Manchester, M4 7AZ
Flat 612, 7 Munday Street, Manchester, M4 7AZ
Flat 512, 7 Munday Street, Manchester, M4 7AZ
Flat 112, 7 Munday Street, Manchester, M4 7AZ
Flat 610, 7 Munday Street, Manchester, M4 7AZ
Flat 811, 7 Munday Street, Manchester, M4 7AZ
Flat 219, 7 Munday Street, Manchester, M4 7AZ
Flat 44, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
109 - 111 Pollard Street, Manchester, M4 7JB
Flat 46, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 32, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 29, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 12, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 5, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
12 Hackleton Close, Manchester, M4 7EZ
13 Hackleton Close, Manchester, M4 7EZ
1A Badby Close, Manchester, M4 7EY
5B Badby Close, Manchester, M4 7EY
3A Badby Close, Manchester, M4 7EY
Flat 517, 7 Munday Street, Manchester, M4 7AZ
Flat 615, 7 Munday Street, Manchester, M4 7AZ
Flat 309, 7 Munday Street, Manchester, M4 7AZ
Flat 212, 7 Munday Street, Manchester, M4 7AZ
Flat 114, 7 Munday Street, Manchester, M4 7AZ
Flat 313, 7 Munday Street, Manchester, M4 7AZ
Flat 415, 7 Munday Street, Manchester, M4 7AZ
Flat 607, 7 Munday Street, Manchester, M4 7AZ
Flat 715, 7 Munday Street, Manchester, M4 7AZ
Flat 515, 7 Munday Street, Manchester, M4 7AZ
Flat 418, 7 Munday Street, Manchester, M4 7AZ
Flat 708, 7 Munday Street, Manchester, M4 7AZ
Flat 119, 7 Munday Street, Manchester, M4 7AZ
Flat 413, 7 Munday Street, Manchester, M4 7AZ
Flat 213, 7 Munday Street, Manchester, M4 7AZ
Flat 117, 7 Munday Street, Manchester, M4 7AZ
Flat 511, 7 Munday Street, Manchester, M4 7AZ
Flat 314, 7 Munday Street, Manchester, M4 7AZ
Flat 116, 7 Munday Street, Manchester, M4 7AZ
Flat 18, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Fourth Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JA
Sixth Floor, Hope Mill, 113 Pollard Street, Manchester, M4 7JB
Flat 38, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 31, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 17, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 810, 7 Munday Street, Manchester, M4 7AZ
Flat 613, 7 Munday Street, Manchester, M4 7AZ
Flat 317, 7 Munday Street, Manchester, M4 7AZ

Flat 316, 7 Munday Street, Manchester, M4 7AZ
Flat 617, 7 Munday Street, Manchester, M4 7AZ
Flat 311, 7 Munday Street, Manchester, M4 7AZ
Flat 803, 7 Munday Street, Manchester, M4 7AZ
Flat 411, 7 Munday Street, Manchester, M4 7AZ
Flat 616, 7 Munday Street, Manchester, M4 7AZ
Flat 712, 7 Munday Street, Manchester, M4 7AZ
Flat 807, 7 Munday Street, Manchester, M4 7AZ
Flat 808, 7 Munday Street, Manchester, M4 7AZ
Flat 717, 7 Munday Street, Manchester, M4 7AZ
Flat 806, 7 Munday Street, Manchester, M4 7AZ
Flat 521, 7 Munday Street, Manchester, M4 7AZ
Flat 211, 7 Munday Street, Manchester, M4 7AZ
Flat 40, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 36, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
7B Badby Close, Manchester, M4 7EY
Flat 19, Crossley Court, 100 Pollard Street, Manchester, M4 7AS
Flat 35, Crossley Court, 100 Pollard Street, Manchester, M4 7AS

Appendix 2 – Planning constraints

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: CENTRAL