

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140552/FO/2024

Date registered valid: 22 August 2024

Proposal: Retention of Vegetarian Cookery School and Associated Office (Sui Generis) and retention of external passenger lift and bin store together with the installation of brick ventilation grilles.

Address: Generation House , 15 & 17-19 Jersey Street, Manchester, M4 6EZ

Ward(s): Ancoats & Beswick Ward

Applicant: The Vegetarian Society

Agent (if any): Mr Jay Patel Savills UK Ltd

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 30 August 2024 Expired: 20 September 2024

Neighbour notifications

Printed: 30 August 2024 Expired: 20 September 2024

Site notice

Posted: Expired:

Press advert

Published: 3 September 2024 Expired: 24 September 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to 15 Jersey Street, a double height a former substation building. It was constructed in the early 20th century with attractive features in the solid brick elevations. 17-19 Jersey Street comprises two storey former semi-detached cottages. They were constructed with brick elevations and double pitched, slate covered roofs. The two buildings are connected via a glazed link. Together, the buildings are known as Generation House. The application site is located on Jersey Steet. Cotton Street runs to the immediate north and Henry Street is immediately to the south. The building, which comprises 15 Jersey Street and nos 17-19 Jersey Street was formerly in use as offices.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: Not applicable

Description of area

The area relates to Ancoats, an historic area on the norther periphery of Manchester's city centre. The character of the area comprises different uses, including light industrial, residential, ecclesiastical and takeaway restaurants. The area is a conservation area and is characterised by densely packed redbrick former mill and warehousing buildings of 4-6 storeys.

Description of development

Consent is sought for the retention of a Sui Generis office and cookery school use, together with associated external alterations. These have comprised the retention of an external platform lift to provide level access to the building and the retention of a timber bin store in the rear

courtyard together with the installation of brick ventilation points on the substation building elevation that abuts the rear courtyard.

Consultations & Notification Responses

Publicity - notices were displayed on site informing passers-by of the development. Notices were posted in the local press, advertising the works as those affecting a conservation area. Letters were sent to surrounding occupiers notifying them of the development. One representation has been received as a result of this publicity, summarised as follows:

- Concerns regarding disamenity to surrounding occupiers from the fumes and odours from cookery school
- Concerns regarding the visual impact of the louvres
- Concerns about contingent impact on desirability of residing at surrounding apartment buildings

Environmental Health – development acceptable in principle, but conditions requested (noise, hours, external area hours, servicing hours, refuse, fumes and odours) to ensure any potential environmental concerns are ameliorated.

MCC Highways Services – no objections, satisfied with accessibility of location, cycle parking provision and servicing/refuse arrangements.

Secure by Design at Greater Manchester Police – supportive of development, recommendations made on security rated doors and video intercom.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), EN1 (Strategic Character Areas), EN3 (Heritage), EC2 (CC9 (Design and Heritage) and EN19 (Waste) of the Manchester Core Strategy (2012), saved policies DC18 (Conservation Areas), DC19 (Listed Buildings) and DC26 (Development and Noise) of the Unitary Development Plan for Manchester (1995), policy JP-P2 (Heritage) of the Places for Everyone Joint Development Plan and Sections 12 and 16 of the National Planning Policy Framework.

Principle (Change of use and loss of employment space)

The building under consideration has operated as an office since its renovation in 2015. The conversion of the substation and adjacent cottages that make up Generation House was approved to turn the unit into Class B1 office space (now Class E). The current application under consideration seeks permission for a change of use pursuant to the relocation of the head office Vegetarian Society from Altrincham to Manchester's City Centre.

The change of use would be to a Sui Generis cookery school and ancillary office space. This would entail the loss of some office space, with the floorspace split 70% office space, with the remainder given over to the cookery school. The use would still be employment space, with the bespoke nature of the Sui Generis use class sought owing to the additional teaching space needed by the Vegetarian Society. Therefore, the loss of office space is not considered contrary to the aims of Policy EC2 of the Manchester Core Strategy, which states that the City Council will seek to retain and enhance existing employment space and sites. Hence, the principle of the use at this location is considered acceptable.

Elevational alterations

Visual amenity and impact on the character of the conservation area

There are three elevational alterations sought for retention under this application. Firstly, a new external lift shaft has been installed in a narrow opening between the substation building and the cottages. Secondly, new ventilation extract grilles are to be installed on the courtyard elevation and the north-west facing gable-end elevation of the substation. Thirdly, a new bin store has been placed in front of the lift shaft by virtue of the installation of a timber gate and fence which open on to the courtyard.

The lift shaft, which is clad in powder-coated, anthracite grey panelling looks poor-quality and flimsy and is entirely incongruous in appearance and form with the historic character of the non-designated heritage asset to which it is attached, together with the wider conservation area in which the site is located. In order to facilitate the installation of the lift, a notch has been cut in to the stone cills of the windows across which the lift shaft cuts, causing irreparable damage to the building and creating an awkward junction between the shaft and main building. The lift shaft is, thus, considered harmful to the visual amenity of the building.

However, by virtue of the lift shaft being sited within a narrow gap between the two sections of Generation House that opens on to the courtyard, the lift shaft would not be visible from any public vantage points at ground level. Thus, on balance, the harm to visual amenity is considered acceptable as there would be very limited views of the shaft from within the courtyard only whilst securing a significant improvement to the accessibility of the building. Owing to the lack of visibility from within the conservation area, it is not considered that the retention of the lift shaft would lead to less than substantial harm to this designated heritage asset and thus the test set out in paragraph 215 of the NPPF does not need to be engaged.

The new ventilation extract points that have been installed were initially finished with a standard metal louvre which detracted from the appearance of the building. Two of the louvres on the courtyard elevation would have been highly visible from public vantage points on Cotton Street. The modern, utilitarian appearance of the louvres would have been incongruous within the setting of the Ancoats Conservation Area, detracting from its historic character and thus leading to a degree of less than substantial harm.

Thus, it is proposed to replace the three vents facing the courtyard with bespoke air bricks to match the colour and dimensions of the bricks on this elevation. The installation of the approved brick is to be secured by condition. The use of airbricks has historical precedent, with a number in situ across the building. A sample has been viewed by officers on site and deemed acceptable. The other two extract points are on the northwest facing gable wall which is not visible from any public vantage points by virtue of its proximity to the adjacent apartment building. The use of airbricks should ameliorate the concerns raised in the public comments received regarding the size and form of the louvres that are in situ. Thus, on balance this element of the works is considered acceptable subject to the installation of air brick vents at the most visible locations on the building with one month of the date of the permission. This would reverse the current harm and thus the test set out in paragraph 215 of the NPPF does not need to be engaged.

The timber fencing that has been installed to form the bin store is considered to be of minimal impact to visual amenity. By virtue of its location at the mouth of the gap between the two sections of Generation House, where the lift shaft is also housed, it is not visible from any public vantage points. It is constructed from timber, a traditional material, and has been powder coated black to match the rainwater goods. There are no visual amenity concerns related to the fence which would warrant a refusal.

Given the above, the development is considered acceptable with regards to visual amenity pursuant to policies DM1, EN1, EN3, CC9 and SP1 of the Manchester Core Strategy (2012) and saved policy DC18 of the Unitary Development Plan for the City of Manchester (1995).

Other issues

Access

As noted above, there is an external platform lift proposed for retention. This would ensure that level access is provided to all parts of the building, as previously access to the first floor was only possible by staircase. As the retention of the newly installed platform lift would improve accessibility to the building through the provision of a permanent access solution, the development is considered to be acceptable pursuant to policy CC10 of the Manchester Core Strategy (2012) with regard to accessibility.

Fumes

The application includes a Sui Generis change of use that includes provision for a cookery school at the site. In order to facilitate the cookery school it was necessary to install a kitchen extract system to deal with any fumes and odours related to the cooking taking place at the school.

One comment objecting to the application has been received by the LPA from a member of the public. Concerns were raised about the fumes and odours from cookery school kitchen extract system causing disamenity to surrounding residential occupiers.

The applicant has submitted a fumes and odour strategy, the contents of which have been deemed acceptable by Environmental Health. This should ensure that any odours related to cooking taking place on site are mitigated by the extraction system so as to avoid any disamenity to surrounding residents. A post- completion verification report is to be required by condition to ensure that the approved scheme is installed by the applicant.

Given the above, the development is considered acceptable in terms of fumes and odours subject to the discharge of the verification element of the fumes condition to be attached to this approval and thus any concerns regarding fume-related disamenity would be ameliorated. The development is therefore considered to accord with the provisions of saved policy DC26 of the Unitary Development Plan for Manchester (1994) which requires consideration of the effect of new development proposals which are likely to be generators of noise

Noise

A noise assessment has been submitted by the applicant, in relation to both the new plant that is proposed for retention and the use of the courtyard as an outdoors event space. The findings of the report were accepted by Environmental Health and a post completion verification report will be required by a condition attached to this approval to ensure any noise mitigation measures related to the extract system are in place. A condition will also prohibit the use of amplified music within the courtyard.

The hours for the use would be as follows:

- Cookery School - seven days a week. Staff on site between 8am-11.30pm. Classes between 9am-10.30pm.
- Office Working - five days a week (Monday to Friday). Between 8am-7pm.

-External Area - seven days a week. Between 9am-10pm - for use by cookery school customers and staff, plus for occasional events.

Concerns were raised by Environmental Health regarding the hours, particularly in relation to the use of the rear courtyard as an events space for the cookery school. However, the applicant has submitted a noise assessment as part of the application and on the basis of this report, the hours have been accepted by Environmental Health.

Subject to the satisfactory adherence to, and discharge of, these conditions, the development is considered acceptable pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

Refuse/ servicing

A refuse strategy was submitted by the applicant, detailing a refuse storage area within the site within the courtyard of Generation House. The courtyard and bin store can directly be accessed from Cotton Street. The bins would be collected on a fortnightly basis by a private waste contractor via Cotton Street. the private waste company will have the combination to the courtyard lock. There would be bins for waste, mixed recycling, glass and food waste related to the cookery school use.

This was considered acceptable to Highways Services as it would ensure no obstruction on the adjacent highway. Environmental Health assessed the strategy and considered the use of a lockable bin store in a private courtyard, with bins collected privately via this courtyard, was acceptable.

Food deliveries will occur once a week via the main entrance. The Operations Statement confirms that vans will be directed to parking on Cotton Street for unloading. This is in line with the existing TROs and thus was accepted by Highways Services.

Given the above, the development is considered to accord with policy EN19 of the Manchester Core Strategy (2012), which requires submission of an adequate waste management strategy for new developments.

Transport

There is no on-site car parking provision proposed as part of the development by virtue of the proposed use of the rear courtyard as a garden and events space. The lack of car parking is acceptable by virtue of the building's highly accessible location on the periphery of Manchester's city centre core and within walking distance of trams at New Islington and Piccadilly and bus services at Shudehill. The operating statement states that 5no. bicycle parking spaces are to be provided under the main staircase. This level of provision was considered sufficient by Highways Services. Given the above the development is acceptable in relation to transport pursuant to policies DM1 and T2 of the Manchester Core Strategy (2012).

Other Legislative Requirements

Equality Act 2010

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

Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

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

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 approved drawings and documents:

- Drawing - Proposed 1F PLAN
- Drawing - Proposed GF PLAN
- Drawing - Proposed CKP-24-0028 01 ELEVATIONS OF PROPOSED FAN LOCATIONS (IN...

- Drawing - Proposed CKP-24-0028 C 1F ARRANGEMENT
- Supporting Information ES12W WALL FAN SYSTEMAIR

All received by the City Council, as Local Planning Authority, on 17/07/2024

- Drawing - Proposed 67627MCLS-01 ELEVATIONAL SURVEY SHEET 1
- Drawing - Proposed 67627MCLS-01 ELEVATIONAL SURVEY SHEET 2
- Drawing - Proposed 67627MCLS-01 ELEVATIONS 1 OF 2
- Drawing - Proposed 67627MCLS-01 ELEVATIONS 2 OF 2
- Drawing - Proposed 67627MCLS-02 GROUND FLOOR
- Drawing - Proposed 67627MCLS-03 FIRST FLOOR

-Drawing - Proposed CKP-24-0028-00C COOKERY SCHOOL ARRANGEMENT FINAL
-Drawing - Proposed CKP-24-0028-01 FAN LOCATIONS
-Supporting Information SYSTEMAIR ES12W WALL FAN SYSTEMAIR
-Waste Management WASTE STORAGE AND COLLECTION GUIDANCE
All received by the City Council, as Local Planning Authority, on 22/08/2024

-Drawing - Proposed 67627MCLS-05 FIRST FLOOR
-Drawing - Proposed 67627MCLS-06 GROUND FLOOR
Both received by the City Council, as Local Planning Authority, on 10/09/2024

-Drawing - Proposed 623 - 200C ELEVATIONS SECTIONS (OPTION 1) received by the City Council, as Local Planning Authority, on 22/11/2024

Noise assessment or information 672187_REPORT01_R02 NOISE IMPACT ASSESSMENT received by the City Council, as Local Planning Authority, on 09/12/2024

Supporting Information AIR EXCHANGE AND ODOUR ASSESSMENT received by the City Council, as Local Planning Authority, on 23/12/2024

Supporting Information OPERATORS STATEMENT received by the City Council, as Local Planning Authority, on 22/08/2024

-Drawing - Proposed REFUSE ARRANGEMENTS received by the City Council, as Local Planning Authority, on 09/01/2024

Reason - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

3) a) The development hereby approved shall be carried out in accordance with the approved details (Noise assessment or information 672187_REPORT01_R02 NOISE IMPACT ASSESSMENT received by the City Council, as Local Planning Authority, on 09/12/2024). The approved details shall be implemented in full as part of the development.

b) Within one month of the granting of this consent a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995)

4) The amended ventilation grill installation hereby approved shall be carried out in accordance with the following materials and plans in condition 2:

-Cardiff Red Commons (sample viewed on site 07/01/2024)

The approved details shall be implemented within 1 month of the date of this permission.

Reason - in the interest of visual amenity pursuant to policies DM1, EN1 and SP1 of the Manchester Core Strategy (2012).

5) a) The development hereby approved shall be carried out in accordance with the approved scheme (Supporting Information AIR EXCHANGE AND ODOUR ASSESSMENT received by the City Council, as Local Planning Authority, on 23/12/2024). The approved details shall be implemented in full as part of the development.

b) Within one month of the granting of this consent evidence shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

6) a) The storage and disposal of refuse shall be undertaken in accordance with the approved strategy (Waste Management WASTE STORAGE AND COLLECTION GUIDANCE received by the City Council, as Local Planning Authority, on 22/08/2024; Drawing - Proposed REFUSE ARRANGEMENTS received by the City Council, as Local Planning Authority, on 09/01/2024)

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies DM1, SP1 and EN19 of the Manchester Core Strategy (2012).

7) The cycle parking indicated on the approved document (Supporting Information OPERATORS STATEMENT received by the City Council, as Local Planning Authority, on 22/08/2024) shall be made available for use prior to the building hereby approved being occupied.

The cycle parking shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Manchester Core Strategy.

8) The development hereby approved shall operate in accordance with the following hours:

- Cookery School - Daily 8am-11.30pm.
- Office Working - Mon-Fri 8am-7pm.
- External Area - Daily 9am-10pm

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

9) The development hereby approved shall be carried out in accordance with the approved strategy (Supporting Information OPERATORS STATEMENT received by the City Council, as Local Planning Authority, on 22/08/2024). The approved strategy shall remain in place for the lifetime of the development.

No amplified sound or any music shall be produced or played in any part of the site or outside the building.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995)

10) Operated in accordance with the recommendations within the acoustic assessment (Noise assessment or information 672187_REPORT01_R02 NOISE IMPACT ASSESSMENT received by the City Council, as Local Planning Authority, on 09/12/2024). The development shall be operated in accordance with these recommendations for the lifetime of the development.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995)

Informatives

- 1) -Any new front door should be PAS24 certified & rated.
- There should be provisions for staff and clients to store personal items securely.
- Main entrance door should be controlled with access control so staff can properly vet prior to entering. Access control with video screens are recommended.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Apartment 403, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 505, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment M C 607, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 504, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Flat 25, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 14, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 23, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment PM 105, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 302, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 103, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Flat 10, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment M C 104, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 603, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 606, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 407, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 507, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 109, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 602, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 502, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 204, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
The Jane Eyre, 14 Hood Street, Manchester, M4 6WX
Apartment 406, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 409, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 501, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 413, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 506, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment M C 302, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 107, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 405, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Flat 4, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 1, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 6, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment PM 402, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 409, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment M C 702, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 106, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 503, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 505, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 104, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 510, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 303, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment 404, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 407, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 405, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment M C 205, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 304, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 401, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 501, Royal Mills, 16 Jersey Street, Manchester, M4 6JA

Blue Eyed Panda, 3 Jersey Street, Manchester, M4 6JA
Flat 3, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 27, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 28, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 18, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment PM 305, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 308, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 508, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 203, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 401, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 509, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 209, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment M C 103, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 508, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 605, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 106, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 404, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
9 Cotton Street, Manchester, M4 5BF
Apartment 408, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 415, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 410, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment M C 403, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 207, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 102, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 202, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Flat 12, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 9, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 11, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment PM 506, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 108, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 207, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Flat 17, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment M C 208, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 306, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 609, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 504, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 405, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment 504, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 401, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment M C 308, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Flat 7, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 21, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 24, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 5, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment PM 202, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 205, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 603, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 307, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 408, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment M C 305, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 301, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 201, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment 503, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 412, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH

Apartment M C 507, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 506, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 801, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Flat 15, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 22, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment PM 301, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 304, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 501, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 208, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 107, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 309, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment M C 602, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 604, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 303, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 105, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 307, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 403, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment 502, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 416, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 411, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment M C 601, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 406, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 206, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 204, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 610, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 408, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 101, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Flat 2, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment PM 503, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 406, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 101, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment M C 201, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 402, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 102, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 407, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 601, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment 402, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 414, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment M C 505, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 404, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 203, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 502, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Flat 26, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 8, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 20, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 19, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 16, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 13, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment M C 608, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 306, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 206, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX

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

Conservation Area - Ancoats Conservation Area 1989

Area Team Boundary - Name: CENTRAL