

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140868/LE/2024
Date registered valid: 4 October 2024
Proposal: Use of basement car park by non residents (Up to 39 Spaces).
Address: The Northern Angel, Dyche Street, Manchester, M4 4BU
Ward(s): Piccadilly Ward

Applicant: Brickpaper Limited (in liquidation)
Agent (if any): Grant Anderson Hill Dickinson
Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 12 December 2024

Application details

Type of application: Certificate Lawful Development Existing

Development type: Certificates of lawfulness

Date of site visit: Not Required

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 18 October 2024 Expired: 8 November 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to the basement car park of a 6-storey apartment building, occupying an almost rectangular plot of land bounded by Dyche Street, Simpson Street, Sharp Street and Ludgate Street

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The surrounding area forms part of the City Centre and is a mixture of residential and commercial developments.

Description of development

The applicant is seeking a Certificates of lawfulness to confirm the use of basement car park by non residents (Up to 39 Spaces).

Consultations & Notification Responses

Publicity – Notification letters were sent to nearby residential properties (see appendix 1 for the list of properties).

Local Residents/Public Comments – A total of 112 representations have been received with 1 in support of issuing the certificate and 112 against who have raised objections. A summary of main themes raised from the representations are as follows:

Objections

- Claims not supported by the evidence – Anonymised statements from Parking Space Rentals / Details Redacted
- Lack of Evidence/No proof in these records or anywhere else in the Application, that the payments were received from individuals who are general members of the public and not Leaseholders or Tenants of the building.
- Northern Angel Management Company (NAMC) is aware of 67 number of leaseholders who have been using their parking spaces in line with the agreed terms of the lease within the last 10 years.
- Breached a condition of the original planning permission
- the applicant is breaching health and safety regulations regarding safe pedestrian exit and re-access from and to the parking area;
- Raised concerns that residents spaces were being shown/identified as non-resident spaces;
- Raised concerns with safety of residents using the car park.

Planning History

Application Reference: 068647/MO/2003/N1

Proposal: Residential development of 108 no. units

Decision: Approved 12.12.2003

Legislative Issues

Sections 191 and 192 of the Town and Country Planning Act 1990 provide for anyone (not just a person with a legal interest in the land) to apply to the local planning authority (LPA) for a lawful development certificate (LDC). A certificate is a statutory document certifying:

(1) in the case of an application under section 191, the lawfulness, for planning purposes, of existing operations on, or use of land, or some activity being carried out in breach of a planning condition; or

(2) in the case of an application under section 192, the lawfulness of proposed operations on, or use of land.

The onus of proof in regard to (1) is firmly on the applicant and the issue of a certificate will depend on the on factual evidence provided about the history and planning status of the building or other land and the interpretation of any relevant planning law or judicial authority. The relevant test of the evidence in this matter is “the balance of probability” and the applicants own evidence does not need to be corroborated by independent evidence. If the LPA have no evidence to contradict the applicants version of events or make them less than probable, there is no good reason to refuse the issue of a certificate.

In regard to (2), this provides that, if the LPA are supplied with information satisfying them that the use or operations described in the application would be lawful, if instituted or begun at the time of the application, they shall issue a certificate to that effect; and, in any other case, they shall refuse the application.

In short, the purpose section 192 is to enable any person who wishes to find out whether any proposed use or operations would be lawful to apply to the LPA for that purpose

The application needs to describe the proposal with sufficient clarity and precision to enable the LPA to understand (from a written description and plans) exactly what is involved in the proposal; and to submit whatever supporting information or legal submission that are to be relied upon in order to satisfy the LPA that a certificate should be granted for the proposal.

In making their decision on an application under section 192, the LPA ask themselves the hypothetical question - *"If this proposed change of use had already occurred, or if this proposed operation had commenced, on the application date, would it have been lawful for planning purposes?"* In doing so, the LPA will not only consider whether the proposal would involve "development" requiring an application for planning permission, but whether it would involve a breach of any existing condition or limitation imposed on a grant of planning permission which has been acted upon, and which therefore constrains what can be done on the land. The LPA will not make a proposal fit a scenario; the only question is whether the proposal made by the applicant is lawful at the time of submission.

The Assessment

This application is pursued under subsection (1) of section 191 which provides for an application to determine whether a specified existing use, operation, or failure to comply with a planning condition or limitation, which has already been carried out on land is lawful for planning purposes

In a case of this type, the onus is on the applicant to substantiate his or her case, on the balance of probability. The applicant needs to demonstrate that the use of up to 39 car parking spaces within the basement car park have been used by non-residents and commenced more than ten years prior to the date of the application (i.e. by 27th August 2014) and continued without a significant break for ten years.

The applicant states that for more than ten years a number of the car parking spaces have been managed and let for use by non-residents. Currently, the applicant says there are 39 spaces available for use by non-residents. A plan of both the upper and lower basement car park levels has been provided with the non-resident spaces identified in orange. This breaks down to 14 spaces on the upper basement level and 25 spaces on the lower level.

In support of their application, the applicant has provided a statement in support of the application, statutory declaration of a Mr Simon Barton of Online Parking Ltd t/a Parking Spaces Rentals (PSR). Mr Barton is the Customer Account Manager as PSR and part of that role he is responsible for the rental of the car parking spaces.

Mr Barton explains that out of a total of 109 parking spaces for the development, 45 spaces were left unsold and that Birckpaper Ltd asked PSR to rent out the spaces on their behalf.

The deceleration provides a brief explanation as to how PSR operates its business of car parking rental and at the application site. Essentially the rental process involves a customer using PSRs website to rent a car parking space (monthly), once their application is successful a remote control is posted to the customer to allow access to the car park.

Appended to the deceleration a complete set of monthly spreadsheets for the years 2012 up until May 2024 have been provided that show how many spaces were rented by residents and non-residents. The applicant has also provided additional months from June to September 2024 in addition to those set out within the statutory declaration.

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: Refuse

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

The applicant has failed to demonstrate that the up to 39 car parking spaces within basement car park of The Northern Angel, Dyche Street, Manchester, M4 4BU have been used for a continual 10-year period up to the date of the application.

Appendix 1 – List of consultees & neighbours notified

Flat 5, 15 Dyche Street, Manchester, M4 4BU
Apartment 501, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 506, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 205, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 307, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 308, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 511, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 403, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 5, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 101, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Flat 94, 15 Dyche Street, Manchester, M4 4DS
Flat 79, 15 Dyche Street, Manchester, M4 4DS
Flat 100, 15 Dyche Street, Manchester, M4 4DS
Flat 12, 15 Dyche Street, Manchester, M4 4BU
Flat 108, 15 Dyche Street, Manchester, M4 4DS
Flat 18, 15 Dyche Street, Manchester, M4 4BU
Flat 103, 15 Dyche Street, Manchester, M4 4DS
Flat 64, 15 Dyche Street, Manchester, M4 4DS
Flat 20, 15 Dyche Street, Manchester, M4 4BU
Flat 75, 15 Dyche Street, Manchester, M4 4DS
Flat 84, 15 Dyche Street, Manchester, M4 4DS
Flat 38, 15 Dyche Street, Manchester, M4 4BU
Flat 96, 15 Dyche Street, Manchester, M4 4DS
Flat 80, 15 Dyche Street, Manchester, M4 4DS
Flat 2, 15 Dyche Street, Manchester, M4 4BU
Flat 34, 15 Dyche Street, Manchester, M4 4BU
Flat 14, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 33, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 47, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 48, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 26, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 44, Halo House, 27 Simpson Street, Manchester, M4 4GB
Apartment 20, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 4, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 14, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 6, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 206, 33 Simpson Street, Manchester, M4 4BG
Apartment 302, 33 Simpson Street, Manchester, M4 4BG
Apartment 405, 33 Simpson Street, Manchester, M4 4BG
Apartment 201, 33 Simpson Street, Manchester, M4 4BG
Hampton By Hilton Manchester Northern Quarter, 41 Rochdale Road, Manchester, M4 4HT
Apartment 207, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 406, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 602, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 512, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 106, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 305, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 107, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 401, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Flat 63, 15 Dyche Street, Manchester, M4 4DS
Flat 73, 15 Dyche Street, Manchester, M4 4DS
Flat 46, 15 Dyche Street, Manchester, M4 4BU

Flat 4, 15 Dyche Street, Manchester, M4 4BU
Flat 78, 15 Dyche Street, Manchester, M4 4DS
Flat 60, 15 Dyche Street, Manchester, M4 4DS
Flat 45, 15 Dyche Street, Manchester, M4 4BU
Flat 71, 15 Dyche Street, Manchester, M4 4DS
Flat 28, 15 Dyche Street, Manchester, M4 4BU
Serviced Apartment 24, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 43, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 37, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 9, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 50, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 2, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 27, Halo House, 27 Simpson Street, Manchester, M4 4GB
Serviced Apartment 65, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 13, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 38, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 57, Halo House, 27 Simpson Street, Manchester, M4 4GB
Apartment 3, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 22, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 8, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Second Floor, 11 Dyche Street, Manchester, M4 4BQ
Apartment 301, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 204, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 2, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 303, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 407, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 306, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Flat 29, 15 Dyche Street, Manchester, M4 4BU
Flat 91, 15 Dyche Street, Manchester, M4 4DS
Flat 106, 15 Dyche Street, Manchester, M4 4DS
Flat 40, 15 Dyche Street, Manchester, M4 4BU
Flat 98, 15 Dyche Street, Manchester, M4 4DS
Flat 54, 15 Dyche Street, Manchester, M4 4DS
Flat 36, 15 Dyche Street, Manchester, M4 4BU
Flat 76, 15 Dyche Street, Manchester, M4 4DS
Flat 9, 15 Dyche Street, Manchester, M4 4BU
Flat 88, 15 Dyche Street, Manchester, M4 4DS
Flat 8, 15 Dyche Street, Manchester, M4 4BU
Flat 48, 15 Dyche Street, Manchester, M4 4BU
Flat 41, 15 Dyche Street, Manchester, M4 4BU
Flat 23, 15 Dyche Street, Manchester, M4 4BU
Flat 52, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 61, Halo House, 27 Simpson Street, Manchester, M4 4GB
Serviced Apartment 35, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 4, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 40, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 16, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 34, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 58, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 1, Halo House, 27 Simpson Street, Manchester, M4 4GB
Apartment 602, 33 Simpson Street, Manchester, M4 4BG
Flat 62, Halo House, 27 Simpson Street, Manchester, M4 4GB
Apartment 5, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 18, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ

Apartment 204, 33 Simpson Street, Manchester, M4 4BG
Apartment 105, 33 Simpson Street, Manchester, M4 4BG
Apartment 103, 33 Simpson Street, Manchester, M4 4BG
Apartment 305, 33 Simpson Street, Manchester, M4 4BG
Apartment 7, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 203, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 507, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Flat 10, 15 Dyche Street, Manchester, M4 4BU
Flat 102, 15 Dyche Street, Manchester, M4 4DS
Flat 15, 15 Dyche Street, Manchester, M4 4BU
Flat 52, 15 Dyche Street, Manchester, M4 4DS
Flat 25, 15 Dyche Street, Manchester, M4 4BU
Flat 69, 15 Dyche Street, Manchester, M4 4DS
Flat 57, 15 Dyche Street, Manchester, M4 4DS
Flat 67, 15 Dyche Street, Manchester, M4 4DS
Flat 37, 15 Dyche Street, Manchester, M4 4BU
Flat 6, 15 Dyche Street, Manchester, M4 4BU
Flat 65, 15 Dyche Street, Manchester, M4 4DS
Flat 49, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 31, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 21, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 8, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 6, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 46, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 45, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 55, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 28, Halo House, 27 Simpson Street, Manchester, M4 4GB
Apartment 7, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 10, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 23, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 503, 33 Simpson Street, Manchester, M4 4BG
Apartment 404, 33 Simpson Street, Manchester, M4 4BG
Apartment 502, 33 Simpson Street, Manchester, M4 4BG
Apartment 104, 33 Simpson Street, Manchester, M4 4BG
Apartment 6, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 103, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 1, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 604, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 208, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 603, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 206, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 502, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Flat 109, 15 Dyche Street, Manchester, M4 4DS
Flat 58, 15 Dyche Street, Manchester, M4 4DS
Flat 74, 15 Dyche Street, Manchester, M4 4DS
Flat 93, 15 Dyche Street, Manchester, M4 4DS
Flat 89, 15 Dyche Street, Manchester, M4 4DS
Flat 90, 15 Dyche Street, Manchester, M4 4DS
Flat 49, 15 Dyche Street, Manchester, M4 4BU
Flat 50, 15 Dyche Street, Manchester, M4 4BU
Flat 83, 15 Dyche Street, Manchester, M4 4DS
Flat 17, 15 Dyche Street, Manchester, M4 4BU
Flat 31, 15 Dyche Street, Manchester, M4 4BU
Flat 10, Halo House, 27 Simpson Street, Manchester, M4 4GB

Flat 30, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 42, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 19, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 22, Halo House, 27 Simpson Street, Manchester, M4 4GB
Apartment 9, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 15, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 21, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 17, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 301, 33 Simpson Street, Manchester, M4 4BG
Apartment 106, 33 Simpson Street, Manchester, M4 4BG
Apartment 101, 33 Simpson Street, Manchester, M4 4BG
Apartment 501, 33 Simpson Street, Manchester, M4 4BG
Apartment 402, 33 Simpson Street, Manchester, M4 4BG
Apartment 402, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 505, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 102, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 3, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 510, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Flat 99, 15 Dyche Street, Manchester, M4 4DS
Flat 61, 15 Dyche Street, Manchester, M4 4DS
Flat 19, 15 Dyche Street, Manchester, M4 4BU
Flat 47, 15 Dyche Street, Manchester, M4 4BU
Flat 7, 15 Dyche Street, Manchester, M4 4BU
Flat 3, 15 Dyche Street, Manchester, M4 4BU
Flat 81, 15 Dyche Street, Manchester, M4 4DS
Flat 104, 15 Dyche Street, Manchester, M4 4DS
Flat 14, 15 Dyche Street, Manchester, M4 4BU
Flat 30, 15 Dyche Street, Manchester, M4 4BU
Flat 82, 15 Dyche Street, Manchester, M4 4DS
Flat 70, 15 Dyche Street, Manchester, M4 4DS
Flat 43, 15 Dyche Street, Manchester, M4 4BU
Flat 59, 15 Dyche Street, Manchester, M4 4DS
Flat 22, 15 Dyche Street, Manchester, M4 4BU
Flat 44, 15 Dyche Street, Manchester, M4 4BU
Flat 35, 15 Dyche Street, Manchester, M4 4BU
Flat 95, 15 Dyche Street, Manchester, M4 4DS
Flat 56, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 51, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 5, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 7, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 64, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 25, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 39, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 32, Halo House, 27 Simpson Street, Manchester, M4 4GB
Apartment 12, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 19, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 401, 33 Simpson Street, Manchester, M4 4BG
ALPHARAY (UK) LTD, Ground Floor Room, 11 Dyche Street, Manchester, M4 4BQ
Apartment 403, 33 Simpson Street, Manchester, M4 4BG
Apartment 303, 33 Simpson Street, Manchester, M4 4BG
Apartment 304, 33 Simpson Street, Manchester, M4 4BG
Apartment 102, 33 Simpson Street, Manchester, M4 4BG
Apartment 404, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 405, The Linx Building, 25 Simpson Street, Manchester, M4 4AS

Apartment 302, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 504, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 202, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 104, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 509, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 201, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 508, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 304, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 4, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 108, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Flat 97, 15 Dyche Street, Manchester, M4 4DS
Flat 39, 15 Dyche Street, Manchester, M4 4BU
Flat 42, 15 Dyche Street, Manchester, M4 4BU
Flat 53, 15 Dyche Street, Manchester, M4 4DS
Flat 77, 15 Dyche Street, Manchester, M4 4DS
Flat 21, 15 Dyche Street, Manchester, M4 4BU
Flat 27, 15 Dyche Street, Manchester, M4 4BU
Flat 62, 15 Dyche Street, Manchester, M4 4DS
Flat 105, 15 Dyche Street, Manchester, M4 4DS
Flat 72, 15 Dyche Street, Manchester, M4 4DS
Flat 24, 15 Dyche Street, Manchester, M4 4BU
Flat 86, 15 Dyche Street, Manchester, M4 4DS
Flat 55, 15 Dyche Street, Manchester, M4 4DS
Flat 26, 15 Dyche Street, Manchester, M4 4BU
Flat 107, 15 Dyche Street, Manchester, M4 4DS
Flat 92, 15 Dyche Street, Manchester, M4 4DS
Flat 68, 15 Dyche Street, Manchester, M4 4DS
Flat 12, Halo House, 27 Simpson Street, Manchester, M4 4GB
Serviced Apartment 63, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 66, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 20, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 59, Halo House, 27 Simpson Street, Manchester, M4 4GB
Serviced Apartment 3, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 36, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 15, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 23, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 29, Halo House, 27 Simpson Street, Manchester, M4 4GB
Apartment 11, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment G01, 33 Simpson Street, Manchester, M4 4BG
Apartment 601, 33 Simpson Street, Manchester, M4 4BG
Apartment 203, 33 Simpson Street, Manchester, M4 4BG
Apartment G03, 33 Simpson Street, Manchester, M4 4BG
11 Dyche Street, Manchester, M4 4BQ
First Floor, 11 Dyche Street, Manchester, M4 4BQ
Apartment 601, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Flat 56, 15 Dyche Street, Manchester, M4 4DS
Apartment 8, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 408, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 503, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Apartment 105, The Linx Building, 25 Simpson Street, Manchester, M4 4AS
Flat 51, 15 Dyche Street, Manchester, M4 4DS
Flat 16, 15 Dyche Street, Manchester, M4 4BU
Flat 32, 15 Dyche Street, Manchester, M4 4BU
Flat 101, 15 Dyche Street, Manchester, M4 4DS

Flat 87, 15 Dyche Street, Manchester, M4 4DS
Flat 11, 15 Dyche Street, Manchester, M4 4BU
Flat 85, 15 Dyche Street, Manchester, M4 4DS
Flat 66, 15 Dyche Street, Manchester, M4 4DS
Flat 33, 15 Dyche Street, Manchester, M4 4BU
Flat 54, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 60, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 17, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 11, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 18, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 41, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 53, Halo House, 27 Simpson Street, Manchester, M4 4GB
Office, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 16, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 202, 33 Simpson Street, Manchester, M4 4BG
Apartment 205, 33 Simpson Street, Manchester, M4 4BG
Apartment G02, 33 Simpson Street, Manchester, M4 4BG

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) 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