



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141199/FO/2024	
Date registered valid:	9 October 2024	
Proposal:	Creation of a new rooftop terrace, together with external facade alterations at ground, first and eighth floor.	
Address:	1 Hardman Boulevard, Manchester, M3 3AQ	
Ward(s):	Deansgate	Ward
Applicant:	Parthena Reys Hardman Boulevard Limited	
Agent (if any):	Neil Lucas AshtonHale Ltd	
Case officer:	Danielle Tel: 0161 234 Email: danielle.cooper@manchester.gov.uk	Cooper 1658
Recommendation:	Approve	
Date of recommendation:	04/12/2024	

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 21 October 2024

Standard consultations:

Printed: 17 October 2024 Expired: 7 November 2024

Neighbour notifications

Printed: 17 October 2024 Expired: 7 November 2024

Site notice

Posted: 21 October 2024 Expired: 11 November 2024

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: N/A

Tree Preservation Order: N/A

Description of area

The site is 1 Hardman Boulevard, within the Spinningfields area of central Manchester and is 10 storey office building with retail units to the ground floor. The building comprises a steel frame structure and is predominantly clad in a glazed curtain walling with areas of stone cladding.

The area is characterised by office use, and financial services, with some food and drink outlets.

Description of development

The application seeks permission for the creation of a new rooftop terrace, together with external facade alterations at ground, first and eighth floor.

The proposed alterations include the following:

- A new communal roof terrace, with internal amenity space
- Revised plant layout of the roof
- New glass balustrade to increase the height of the existing parapet to floor 8
- Alterations to the first-floor façade facing New College Street to provide opening windows to the winter gardens.
- Additional fire escape doors for retain units at ground floor level
- New revolving doors to the main entrance on Hardman Boulevard.
- Single glazing at ground and first floor to be replaced with double glazing to improve thermal performance.
- New metal roller shutter to service bay.

Consultations & Notification Responses

Environmental health – No objection subject to conditions.

Highway Services – No objections

The application was advertised by site notice, the press and neighbour notification letter. One representation has been received. The comments have been summarised:

- Applicant should explore options to increase interaction between the building and the public realm along Hardman Boulevard.

Officer comment: As the proposal relates to external changes to the façade and roof top of the building, this consideration is not considered to materially relate to the planning proposal.

Policy

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

- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism. Culture and Leisure
- Policy CC5 – Transport
- Policy CC6 – City Centre High Density Development
- Policy CC8 – Change and renewal
- Policy CC9 – Design and Heritage
- Policy CC10 – A place for everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EC1 – Land for employment and Economic Development

- Policy EC3 – The Regional Centre
- Policy EN1 – Design principles and strategic character areas
- Policy EN6 – Target framework for CO2 reductions from low or zero carbon energy supplies – over 1000sqm
- Policy EN8 – Adaptation to climate change
- Policy EN19 – Waste
- Policy DM1 – Development Management
- T1 – Sustainable transport
- T2 – Accessible areas of opportunity and need

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

- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Section 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. The following policies are considered relevant to this application.

Policy JP-P1 (Sustainable Places).

Policy JP-S1 (Sustainable Development)

Policy JP-P2 (Heritage)

Issues

Principle of the development

The proposed development will enhance the existing building, making it a more inviting office space. The alterations will meet the needs of the new tenant and create a more functional, aesthetic and sustainable building. As such the principle of the development is considered acceptable.

Impact on visual amenity

The proposed amendments will improve the overall design, function and sustainability of the building. The alterations include the following:

- A new communal roof terrace, with internal amenity space
- Revised plant layout of the roof
- New glass balustrade to increase the height of the existing parapet to floor 8
- Alterations to the first-floor façade facing New College Street to provide opening windows to the winter gardens.
- Additional fire escape doors for retain units at ground floor level
- New revolving doors to the main entrance on Hardman Boulevard.
- Single glazing at ground and first floor to be replaced with double glazing to improve thermal performance.
- New metal roller shutter to service bay.

The proposed external alterations to the building are considered to be visually acceptable and of a high-quality appearance.

- The proposed ground and first floor alterations are considered to be minor and will respect the existing character and appearance of the host building.
- The proposed glass balustrades to the 8th floor and new roof terrace is considered to be visually acceptable, causing no visual harm to the wider streetscape. The roof top will also include a green wall which is welcomed by the LPA.
- The revised roof layout will not be visible and therefore raises no visual amenity concerns.

As such the proposed works are not considered to cause any harm to the character and appearance of the mixed-use building (retail & office use) or street scape.

Impact on residential amenity

The application site is located within the city centre, in which residential development sits alongside commercial and retail uses. The proposed roof terraces will be used by the office users of the building and as such is not anticipated to result in any significant noise disturbance within the immediate area. However, the Environmental health officer a management plan is submitted to the LPA in order to control the use and hours of this space.

To facilitate the proposed roof top terrace, the plant layout on the roof is to be amended as shown on the submitted plans. Environmental health are satisfied with the submitted noise impact assessment and request a verification report is submitted upon completion of the works.

The proposed new façade glazing will provide the retail units at ground floor sufficient sound insulation as set out within the noise impact assessment and as such is considered acceptable. A verification report will be conditioned to be submitted upon completion of the works.

The proposed lighting illuminance to the roof terrace has been reviewed by environmental health and raises no concerns.

Impact on highway safety

The proposed development does not impede upon the adopted highway and as such there are no concerns to highway safety.

Conclusion

In light of the above the proposed alterations to the host building have been taken into consideration and have been determined acceptable and in accordance with sections 6, 7, 9, 11, and 12 of the National Planning Policy Framework (NPPF); Core Strategy Policies SP1, CC1, CC5, CC6, CC8, CC9, CC10, EC1, EC3, T1, T2, EN1, EN6, EN8, EN19 and DM1; and Saved Unitary Development Plan Policies DC26

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

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

Condition(s) to be attached to decision for approval

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

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

2) The development hereby approved shall be operated in accordance with the following plans and documents:

The drawings referenced:

Site location plan, ref: 10509-SHA-ZZ-A-B5D3-G100-PL-XX-001 (received 17/10/2024)
General arrangement east elevation, ref: 10509-SHA-ZZ-A-B5D3-G200-EL-EE-001 rev P02 (received 03/12/2024)
General arrangement north elevation, ref: 10509-SHA-ZZ-A-B5D3-G200-EL-EN-001 rev P02 (received 03/12/2024)
General arrangement south elevation, ref: 10509-SHA-ZZ-A-B5D3-G200-EL-ES-001 rev P02 (received 03/12/2024)
General arrangement west elevation, ref: 10509-SHA-ZZ-A-B5D3-G200-EL-EW-001 rev P02 (received 03/12/2024)
General arrangement plan ground floor level, ref: 10509-SHA-ZZ-A-B5D3-G200-PL-00-001 rev P02 (received 03/12/2024)
General arrangement plan level 1, ref: 10509-SHA-ZZ-A-B5D3-G200-PL-01-001 rev P02 (received 03/12/2024)
General arrangement plan level 10 roof level, ref: 10509-SHA-ZZ-A-B5D3-G200-PL-10-001 rev P02 (received 03/12/2024)
Detail elevations level 10, ref: 10509-SHA-ZZ-A-B5D3-G251-EL-10-001 rev P02 (received 03/12/2024)
Ground east floor elevation plan, ref: 10509-SHA-ZZ-A-B5D3-G251-EL-EE-001 rev P01 (received 03/12/2024)
Ground floor north elevation plan, ref: 10509-SHA-ZZ-A-B5D3-G251-EL-EN-001 rev P01 (received 03/12/2024)
Ground floor south elevation plan, ref: 10509-SHA-ZZ-A-B5D3-G251-EL-ES-001 rev P01 (received 03/12/2024)

Ground floor west elevation plan, ref: 10509-SHA-ZZ-A-B5D3-G251-EL-EW-001 rev P01 (received 03/12/2024)
Ground floor section - main entrance, ref: 10509-SHA-ZZ-A-B5D3-G251-SE-00-001 rev P01 (received 03/12/2024)
Ground floor section - escape doors, ref: 10509-SHA-ZZ-A-B5D3-G251-SE-00-002 rev P01 (received 03/12/2024)
Ground floor section - service bay, ref: 10509-SHA-ZZ-A-B5D3-G251-SE-00-003 rev P01 (received 03/12/2024)
Level 01 section - winter garden, ref: 10509-SHA-ZZ-A-B5D3-G251-SE-01-001 rev P01 (received 03/12/2024)
Level 08 section - terrace balustrade, ref: 10509-SHA-ZZ-A-B5D3-G251-SE-08-001 rev P01 (received 03/12/2024)
Level 10 section - terrace pavilion and green wall, ref: 10509-SHA-ZZ-A-B5D3-G251-SE-10-001 rev P01 (received 03/12/2024)
General arrangement plan level 4 typical, ref: 10509-SHA-ZZ-A-B5D3-G200-PL-04-001 (received 17/10/2024)
General arrangement plan level 8, ref: 10509-SHA-ZZ-A-B5D3-G200-PL-08-001 (received 17/10/2024)
General arrangement plan level 9, ref: 10509-SHA-ZZ-A-B5D3-G200-PL-09-001 (received 17/10/2024)
General arrangement plan basement level, ref: 10509-SHA-ZZ-A-B5D3-G200-PL-B1-001 (received 17/10/2024)
General arrangement section AA, ref: 10509-SHA-ZZ-A-B5D3-G200-SE-AA-001 (received 17/10/2024)
Roof terrace level 1, ref: 1HB-CDL-10-ZZ-SK-E-2110 (received 17/10/2024)
Illuminance level assessment, ref: 1HB-CDLXX-10-DR-LG-63801 (received 17/10/2024)

Supporting information:

Design and access statement, ref: P02 (received 03/12/2024)
Planning statement (received 17/10/2024)
Level 10 terrace lighting statement, ref: 1HB-CDL-XX-XX-RPT-LG-001 (received 17/10/2024)

Reason - Pursuant to Core Strategy Policies SP1, CC1, CC4 and EN1 and DM1 and saved UDP policy DC26.

3) a) The proposed works to the new façade glazing will be carried out in accordance with the Noise Impact Assessment, received on the 17/10/2024.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to saved UDP policy DC26.

4) Prior to the first use of the external roof terrace, details, including the intended use of the terrace, capacity and a schedule of days and hours of operation shall be submitted to and approved in writing by the City Council as Local Planning Authority, and shall not allow for the use of amplified sound or any music in these external areas at any time. The approved hours shall then be implemented as part of the development.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to saved UDP policy DC26.

5) a) The proposed works to the roof top plant will be carried out in accordance with the Noise Impact Assessment (Section 7.1), received on the 17/10/2024.

b) Prior to the operation of the plant, 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. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter be retained and maintained in situ.

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 saved UDP policy DC26.

6) Prior to the installation of the approved roller shutters to the south elevation, product specification shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in full prior to their first use and thereafter retained maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

7) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the City Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the City Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with MCC Highways Network teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

2) Any new signage on the building will require an Advertisement application to be submitted.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Apartment 1024, 12 Left Bank, Manchester, M3 3AH
Apartment 1216, 12 Left Bank, Manchester, M3 3AH
Apartment 516, 12 Left Bank, Manchester, M3 3AG
Apartment 218, 12 Left Bank, Manchester, M3 3AG
Apartment 1221, 12 Left Bank, Manchester, M3 3AH
Apartment 316, 12 Left Bank, Manchester, M3 3AG
Apartment 515, 12 Left Bank, Manchester, M3 3AG
Apartment 1124, 12 Left Bank, Manchester, M3 3AH
Apartment 610, 12 Left Bank, Manchester, M3 3AG
Apartment 915, 12 Left Bank, Manchester, M3 3AH
Apartment 1317, 12 Left Bank, Manchester, M3 3AH
Apartment 519, 12 Left Bank, Manchester, M3 3AG
Apartment 910, 12 Left Bank, Manchester, M3 3AH
Apartment 724, 12 Left Bank, Manchester, M3 3AG
Seventh Floor, 2 Hardman Boulevard, Manchester, M3 3AQ
Unit 3, 1 Hardman Boulevard, Manchester, M3 3AQ
3 Hardman Boulevard, Manchester, M3 3AQ
Apartment 203, 18 Left Bank, Manchester, M3 3AJ
Apartment 506, 18 Left Bank, Manchester, M3 3AJ
Apartment 804, 18 Left Bank, Manchester, M3 3AJ
Apartment 202, 18 Left Bank, Manchester, M3 3AJ
Apartment 805, 18 Left Bank, Manchester, M3 3AJ
Apartment 205, 18 Left Bank, Manchester, M3 3AJ
Apartment 605, 18 Left Bank, Manchester, M3 3AJ
Apartment 212, 18 Left Bank, Manchester, M3 3AJ
Apartment 905, 18 Left Bank, Manchester, M3 3AL
Apartment 612, 18 Left Bank, Manchester, M3 3AJ
Apartment 405, 18 Left Bank, Manchester, M3 3AJ

Apartment 903, 18 Left Bank, Manchester, M3 3AL
Apartment 217, 12 Left Bank, Manchester, M3 3AG
Apartment 1123, 12 Left Bank, Manchester, M3 3AH
Apartment 211, 12 Left Bank, Manchester, M3 3AG
Apartment 1220, 12 Left Bank, Manchester, M3 3AH
Apartment 616, 12 Left Bank, Manchester, M3 3AG
Apartment 323, 12 Left Bank, Manchester, M3 3AG
Apartment 415, 12 Left Bank, Manchester, M3 3AG
Apartment 1019, 12 Left Bank, Manchester, M3 3AH
Apartment 224, 12 Left Bank, Manchester, M3 3AG
Apartment 615, 12 Left Bank, Manchester, M3 3AG
Apartment 1502, 12 Left Bank, Manchester, M3 3AH
Apartment 210, 12 Left Bank, Manchester, M3 3AG
Apartment 1016, 12 Left Bank, Manchester, M3 3AH
Apartment 523, 12 Left Bank, Manchester, M3 3AG
Apartment 1320, 12 Left Bank, Manchester, M3 3AH
Apartment 514, 12 Left Bank, Manchester, M3 3AG
Apartment 921, 12 Left Bank, Manchester, M3 3AH
Apartment 315, 12 Left Bank, Manchester, M3 3AG
Ground Floor, 2 Hardman Boulevard, Manchester, M3 3AQ
Beastro, Unit A1, Left Bank, Manchester, M3 3AN
Apartment 908, 18 Left Bank, Manchester, M3 3AL
Apartment 403, 18 Left Bank, Manchester, M3 3AJ
Apartment 912, 18 Left Bank, Manchester, M3 3AL
Apartment 1303, 18 Left Bank, Manchester, M3 3AL
Apartment 306, 18 Left Bank, Manchester, M3 3AJ
Apartment 603, 18 Left Bank, Manchester, M3 3AJ
Apartment 705, 18 Left Bank, Manchester, M3 3AJ
Apartment 504, 18 Left Bank, Manchester, M3 3AJ
Apartment 413, 18 Left Bank, Manchester, M3 3AJ
Apartment 412, 18 Left Bank, Manchester, M3 3AJ
Apartment 708, 18 Left Bank, Manchester, M3 3AJ
Apartment 807, 18 Left Bank, Manchester, M3 3AJ
Apartment 301, 18 Left Bank, Manchester, M3 3AJ
Apartment 1102, 18 Left Bank, Manchester, M3 3AL
Apartment 607, 18 Left Bank, Manchester, M3 3AJ
Apartment 720, 12 Left Bank, Manchester, M3 3AG
Apartment 621, 12 Left Bank, Manchester, M3 3AG
Apartment 510, 12 Left Bank, Manchester, M3 3AG
Apartment 718, 12 Left Bank, Manchester, M3 3AG
Apartment 1021, 12 Left Bank, Manchester, M3 3AH
Apartment 924, 12 Left Bank, Manchester, M3 3AH
Apartment 811, 12 Left Bank, Manchester, M3 3AG
Apartment 417, 12 Left Bank, Manchester, M3 3AG
Apartment 221, 12 Left Bank, Manchester, M3 3AG
Apartment 521, 12 Left Bank, Manchester, M3 3AG

Apartment 1121, 12 Left Bank, Manchester, M3 3AH
Apartment 1013, 12 Left Bank, Manchester, M3 3AH
Apartment 424, 12 Left Bank, Manchester, M3 3AG
Apartment 223, 12 Left Bank, Manchester, M3 3AG
Apartment 1012, 12 Left Bank, Manchester, M3 3AH
Apartment 1222, 12 Left Bank, Manchester, M3 3AH
Apartment 418, 12 Left Bank, Manchester, M3 3AG
Apartment 1223, 12 Left Bank, Manchester, M3 3AH
Apartment 919, 12 Left Bank, Manchester, M3 3AH
Apartment 1118, 12 Left Bank, Manchester, M3 3AH
Apartment 823, 12 Left Bank, Manchester, M3 3AG
Fifth Floor, 2 Hardman Boulevard, Manchester, M3 3AQ
Unit 1, 1 Hardman Boulevard, Manchester, M3 3AQ
Bagel Nash, 4 Hardman Square, Manchester, M3 3EB
Scene Restaurant, Unit A4, Left Bank, Manchester, M3 3AN
Unit B1 And Unit B2, Left Bank, Manchester, M3 3AN
Apartment 508, 18 Left Bank, Manchester, M3 3AJ
Apartment 703, 18 Left Bank, Manchester, M3 3AJ
Apartment 402, 18 Left Bank, Manchester, M3 3AJ
Apartment 801, 18 Left Bank, Manchester, M3 3AJ
Apartment 904, 18 Left Bank, Manchester, M3 3AL
Apartment 608, 18 Left Bank, Manchester, M3 3AJ
Apartment 1201, 18 Left Bank, Manchester, M3 3AL
Apartment 304, 18 Left Bank, Manchester, M3 3AJ
Apartment 303, 18 Left Bank, Manchester, M3 3AJ
Apartment 1010, 18 Left Bank, Manchester, M3 3AL
Apartment 509, 18 Left Bank, Manchester, M3 3AJ
Apartment 709, 18 Left Bank, Manchester, M3 3AJ
Apartment 1005, 18 Left Bank, Manchester, M3 3AL
Apartment 1113, 18 Left Bank, Manchester, M3 3AL
Apartment 1401, 18 Left Bank, Manchester, M3 3AL
Apartment 906, 18 Left Bank, Manchester, M3 3AL
Apartment 1022, 12 Left Bank, Manchester, M3 3AH
Apartment 619, 12 Left Bank, Manchester, M3 3AG
Apartment 1023, 12 Left Bank, Manchester, M3 3AH
Apartment 815, 12 Left Bank, Manchester, M3 3AG
Apartment 824, 12 Left Bank, Manchester, M3 3AG
Apartment 423, 12 Left Bank, Manchester, M3 3AG
Apartment 624, 12 Left Bank, Manchester, M3 3AG
Apartment 735, 12 Left Bank, Manchester, M3 3AG
Apartment 517, 12 Left Bank, Manchester, M3 3AG
Apartment 816, 12 Left Bank, Manchester, M3 3AG
Apartment 716, 12 Left Bank, Manchester, M3 3AG
Apartment 1323, 12 Left Bank, Manchester, M3 3AH
Apartment 420, 12 Left Bank, Manchester, M3 3AG
Apartment 320, 12 Left Bank, Manchester, M3 3AG

Apartment 611, 12 Left Bank, Manchester, M3 3AG
Basement, 2 Hardman Boulevard, Manchester, M3 3AQ
Unit 4A, 1 Hardman Boulevard, Manchester, M3 3AQ
Apartment 803, 18 Left Bank, Manchester, M3 3AJ
Apartment 309, 18 Left Bank, Manchester, M3 3AJ
Apartment 513, 18 Left Bank, Manchester, M3 3AJ
Apartment 208, 18 Left Bank, Manchester, M3 3AJ
Apartment 505, 18 Left Bank, Manchester, M3 3AJ
Apartment 907, 18 Left Bank, Manchester, M3 3AL
Apartment 1008, 18 Left Bank, Manchester, M3 3AL
Apartment 901, 18 Left Bank, Manchester, M3 3AL
Apartment 1002, 18 Left Bank, Manchester, M3 3AL
Apartment 812, 18 Left Bank, Manchester, M3 3AJ
Apartment 502, 18 Left Bank, Manchester, M3 3AJ
Apartment 909, 18 Left Bank, Manchester, M3 3AL
Apartment 702, 18 Left Bank, Manchester, M3 3AJ
Apartment 601, 18 Left Bank, Manchester, M3 3AJ
Apartment 1213, 18 Left Bank, Manchester, M3 3AL
Apartment 604, 18 Left Bank, Manchester, M3 3AJ
Apartment 421, 12 Left Bank, Manchester, M3 3AG
Apartment 321, 12 Left Bank, Manchester, M3 3AG
Apartment 411, 12 Left Bank, Manchester, M3 3AG
Apartment 1501, 12 Left Bank, Manchester, M3 3AH
Apartment 1403, 12 Left Bank, Manchester, M3 3AH
Apartment 914, 12 Left Bank, Manchester, M3 3AH
Apartment 524, 12 Left Bank, Manchester, M3 3AG
Apartment 935, 12 Left Bank, Manchester, M3 3AH
Apartment 916, 12 Left Bank, Manchester, M3 3AH
Apartment 1035, 12 Left Bank, Manchester, M3 3AH
Apartment 723, 12 Left Bank, Manchester, M3 3AG
Apartment 819, 12 Left Bank, Manchester, M3 3AG
Apartment 922, 12 Left Bank, Manchester, M3 3AH
Apartment 318, 12 Left Bank, Manchester, M3 3AG
Apartment 923, 12 Left Bank, Manchester, M3 3AH
Apartment 324, 12 Left Bank, Manchester, M3 3AG
Apartment 721, 12 Left Bank, Manchester, M3 3AG
Apartment 219, 12 Left Bank, Manchester, M3 3AG
Apartment 1318, 12 Left Bank, Manchester, M3 3AH
Apartment 1217, 12 Left Bank, Manchester, M3 3AH
Apartment 717, 12 Left Bank, Manchester, M3 3AG
Apartment 214, 12 Left Bank, Manchester, M3 3AG
Apartment 410, 12 Left Bank, Manchester, M3 3AG
Advertising Right Outside 1, Hardman Boulevard, Manchester, M3 3AQ
BIMM University Limited, Unit A6 And A8, Left Bank, Manchester, M3 3AN
Apartment 802, 18 Left Bank, Manchester, M3 3AJ
Apartment 713, 18 Left Bank, Manchester, M3 3AJ

Apartment 507, 18 Left Bank, Manchester, M3 3AJ
Apartment 1304, 18 Left Bank, Manchester, M3 3AL
Apartment 213, 18 Left Bank, Manchester, M3 3AJ
Apartment 1107, 18 Left Bank, Manchester, M3 3AL
Apartment 1006, 18 Left Bank, Manchester, M3 3AL
Apartment 305, 18 Left Bank, Manchester, M3 3AJ
Apartment 613, 18 Left Bank, Manchester, M3 3AJ
Apartment 1205, 18 Left Bank, Manchester, M3 3AL
Apartment 216, 12 Left Bank, Manchester, M3 3AG
Apartment 215, 12 Left Bank, Manchester, M3 3AG
Apartment 520, 12 Left Bank, Manchester, M3 3AG
Apartment 710, 12 Left Bank, Manchester, M3 3AG
Apartment 319, 12 Left Bank, Manchester, M3 3AG
Apartment 711, 12 Left Bank, Manchester, M3 3AG
Apartment 911, 12 Left Bank, Manchester, M3 3AH
Apartment 311, 12 Left Bank, Manchester, M3 3AG
Apartment 1011, 12 Left Bank, Manchester, M3 3AH
Apartment 1122, 12 Left Bank, Manchester, M3 3AH
Apartment 1116, 12 Left Bank, Manchester, M3 3AH
Apartment 821, 12 Left Bank, Manchester, M3 3AG
Apartment 1322, 12 Left Bank, Manchester, M3 3AH
Apartment 414, 12 Left Bank, Manchester, M3 3AG
Apartment 920, 12 Left Bank, Manchester, M3 3AH
Apartment 810, 12 Left Bank, Manchester, M3 3AG
Unit B3-B4, Left Bank, Manchester, M3 3AN
Apartment 1203, 18 Left Bank, Manchester, M3 3AL
Apartment 307, 18 Left Bank, Manchester, M3 3AJ
Apartment 406, 18 Left Bank, Manchester, M3 3AJ
Apartment 809, 18 Left Bank, Manchester, M3 3AJ
Apartment 1305, 18 Left Bank, Manchester, M3 3AL
Apartment 704, 18 Left Bank, Manchester, M3 3AJ
Apartment 707, 18 Left Bank, Manchester, M3 3AJ
Apartment 302, 18 Left Bank, Manchester, M3 3AJ
Apartment 1001, 18 Left Bank, Manchester, M3 3AL
Apartment 706, 18 Left Bank, Manchester, M3 3AJ
Apartment 1302, 18 Left Bank, Manchester, M3 3AL
Apartment 606, 18 Left Bank, Manchester, M3 3AJ
Apartment 409, 18 Left Bank, Manchester, M3 3AJ
Apartment 806, 18 Left Bank, Manchester, M3 3AJ
Apartment 1104, 18 Left Bank, Manchester, M3 3AL
Apartment 813, 18 Left Bank, Manchester, M3 3AJ
Apartment 712, 18 Left Bank, Manchester, M3 3AJ
Apartment 313, 18 Left Bank, Manchester, M3 3AJ
Apartment 1105, 18 Left Bank, Manchester, M3 3AL
Apartment 714, 12 Left Bank, Manchester, M3 3AG
Apartment 918, 12 Left Bank, Manchester, M3 3AH

Unit A3, Left Bank, Manchester, M3 3AN

Apartment 1319, 12 Left Bank, Manchester, M3 3AH

Apartment 1219, 12 Left Bank, Manchester, M3 3AH

Apartment 522, 12 Left Bank, Manchester, M3 3AG

Apartment 817, 12 Left Bank, Manchester, M3 3AG

Apartment 814, 12 Left Bank, Manchester, M3 3AG

Apartment 1020, 12 Left Bank, Manchester, M3 3AH

Apartment 719, 12 Left Bank, Manchester, M3 3AG

Apartment 220, 12 Left Bank, Manchester, M3 3AG

Apartment 511, 12 Left Bank, Manchester, M3 3AG

Apartment 614, 12 Left Bank, Manchester, M3 3AG

Apartment 1218, 12 Left Bank, Manchester, M3 3AH

Apartment 822, 12 Left Bank, Manchester, M3 3AG

Apartment 1321, 12 Left Bank, Manchester, M3 3AH

Apartment 310, 12 Left Bank, Manchester, M3 3AG

Apartment 1316, 12 Left Bank, Manchester, M3 3AH

Apartment 322, 12 Left Bank, Manchester, M3 3AG

Apartment 617, 12 Left Bank, Manchester, M3 3AG

Second Floor, 2 Hardman Boulevard, Manchester, M3 3AQ

Third And Fourth Floor, 2 Hardman Boulevard, Manchester, M3 3AQ

First Floor, 2 Hardman Boulevard, Manchester, M3 3AQ

Unit 4, 1 Hardman Boulevard, Manchester, M3 3AQ

The New St Johns Building, New Quay Street, Manchester, M3 3BE

Apartment 602, 18 Left Bank, Manchester, M3 3AJ

Apartment 201, 18 Left Bank, Manchester, M3 3AJ

Apartment 1204, 18 Left Bank, Manchester, M3 3AL

Apartment 503, 18 Left Bank, Manchester, M3 3AJ

Apartment 913, 18 Left Bank, Manchester, M3 3AL

Apartment 408, 18 Left Bank, Manchester, M3 3AJ

Apartment 407, 18 Left Bank, Manchester, M3 3AJ

Apartment 1103, 18 Left Bank, Manchester, M3 3AL

Apartment 207, 18 Left Bank, Manchester, M3 3AJ

Apartment 1007, 18 Left Bank, Manchester, M3 3AL

Apartment 1009, 18 Left Bank, Manchester, M3 3AL

Apartment 312, 18 Left Bank, Manchester, M3 3AJ

Apartment 1202, 18 Left Bank, Manchester, M3 3AL

Apartment 512, 18 Left Bank, Manchester, M3 3AJ

Apartment 1119, 12 Left Bank, Manchester, M3 3AH

Apartment 618, 12 Left Bank, Manchester, M3 3AG

Apartment 835, 12 Left Bank, Manchester, M3 3AG

Apartment 416, 12 Left Bank, Manchester, M3 3AG

Apartment 1224, 12 Left Bank, Manchester, M3 3AH

Apartment 419, 12 Left Bank, Manchester, M3 3AG

Apartment 314, 12 Left Bank, Manchester, M3 3AG

Apartment 1402, 12 Left Bank, Manchester, M3 3AH

Apartment 422, 12 Left Bank, Manchester, M3 3AG

Apartment 917, 12 Left Bank, Manchester, M3 3AH
Apartment 518, 12 Left Bank, Manchester, M3 3AG
Apartment 623, 12 Left Bank, Manchester, M3 3AG
Apartment 715, 12 Left Bank, Manchester, M3 3AG
Apartment 1117, 12 Left Bank, Manchester, M3 3AH
Apartment 622, 12 Left Bank, Manchester, M3 3AG
Apartment 222, 12 Left Bank, Manchester, M3 3AG
2 Hardman Boulevard, Manchester, M3 3AQ
Unit 2, 1 Hardman Boulevard, Manchester, M3 3AQ
Unit B5 And Unit B6, Left Bank, Manchester, M3 3AN
Slug And Lettuce, Unit A5, Left Bank, Manchester, M3 3AN
Apartment 1301, 18 Left Bank, Manchester, M3 3AL
Apartment 501, 18 Left Bank, Manchester, M3 3AJ
Apartment 808, 18 Left Bank, Manchester, M3 3AJ
Apartment 1106, 18 Left Bank, Manchester, M3 3AL
Apartment 1004, 18 Left Bank, Manchester, M3 3AL
Apartment 206, 18 Left Bank, Manchester, M3 3AJ
Apartment 701, 18 Left Bank, Manchester, M3 3AJ
Apartment 902, 18 Left Bank, Manchester, M3 3AL
Apartment 204, 18 Left Bank, Manchester, M3 3AJ
Apartment 404, 18 Left Bank, Manchester, M3 3AJ
Apartment 308, 18 Left Bank, Manchester, M3 3AJ
Apartment 401, 18 Left Bank, Manchester, M3 3AJ
Apartment 1101, 18 Left Bank, Manchester, M3 3AL
Apartment 209, 18 Left Bank, Manchester, M3 3AJ
Apartment 609, 18 Left Bank, Manchester, M3 3AJ
Apartment 633, 12 Left Bank, Manchester, M3 3AG
Apartment 820, 12 Left Bank, Manchester, M3 3AG
Apartment 620, 12 Left Bank, Manchester, M3 3AG
Apartment 1120, 12 Left Bank, Manchester, M3 3AH
Apartment 818, 12 Left Bank, Manchester, M3 3AG
Apartment 722, 12 Left Bank, Manchester, M3 3AG
Apartment 317, 12 Left Bank, Manchester, M3 3AG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL
Area Team Boundary - Name: CENTRAL