

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139434/JO/2024
Date registered valid: 14 March 2024
Proposal: Variation of conditions 2 (Specified Plans Condition), 8 (CEMP), 10 (Materials New Build) and 13 (SUDS) attached to application ref no 134193/JO/2022.
Address: Talbot Mill, Ellesmere Street, Manchester, M15 4JY
Ward(s): Hulme Ward

Applicant: Capital & Centric (Adored) Ltd
Agent (if any): Ms Eithne FitzGerald Deloitte LLP
Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk

Recommendation:

Date of recommendation:

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 8 April 2024

Standard consultations:

Printed: 27 March 2024 Expired: 19 April 2024

Neighbour notifications

Printed: 27 March 2024 Expired: 19 April 2024

Site notice

Posted: 8 April 2024 Expired: 29 April 2024

Press advert

Published: 9 April 2024 Expired: 23 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: N/A

The application site measures 0.48 hectares and is roughly rectangular in shape. It is situated on the north west side of Ellesmere Street and is bounded by Worsley Street, the Burton Place apartment building and a canal arm off the Bridgewater Canal and a two storey brick building that was an extension to the mill building, which is in separate ownership (and has planning permission to be converted into a townhouse under planning permission 114683/FO/2016). Beyond the building to the south west is the Britannia Mills apartment complex. The Timber Wharf apartment building lies to the north west across Worsley Street and is a nine storey building with fully glazed elevations. Burton Place to the north east is seven storeys. The area to the north east and west of the site mainly comprises of residential buildings, some with ground floor commercial and retail units. The area to the south east is an industrial estate, much of which is being developed for residential purposes.

The site is within Castlefield Conservation Area and there are four listed buildings within the vicinity: Albert Mill (Grade II) to the west; Hulme Locks (Grade II) to the north beyond Timber Wharf; St George's Church (Grade II*) to the east; and the former Turville public house at 252 Chester Road (Grade II) to the south west. The site comprises two mill buildings and a central courtyard with additional smaller buildings served by a canal arm along the western boundary. The main mill buildings are four to five storeys and the mill complex was established c.1855. Whilst none of the component buildings are listed, the complex is a non-designated local heritage asset.

Background

The site was granted planning permission for the following under planning reference 117595/FO/2017 on 22 March 2018:

Conversion of the Talbot Mill complex to create 114 residential apartments (Use Class C3), including rooftop extensions to Mill 1 and 2, and rear extension to Mill 1; demolition of Buildings A, B and C; retrospective application for demolition of Building E; erection of a 9 storey building plus 1 basement level, to provide 88 residential apartments (Use Class C3); and creation of new landscaped courtyard, lighting and other associated works.

A Section 73 Application (Ref. 121351/JO/2018) was approved on 13 February 2019 for the following but has not been implemented:

Variation of Condition 2 (drawings) of planning permission 117595/FO/2017 to allow the following amendments: relocation and extension of Time Keeper's Lodge; landscape changes; increase in height of new building; changes to fenestration on the new building and on the extension to Mill 1; and additional windows to outrigger.

A non-material amendment application (ref 134192/NMC/2022) was approved on 19 July 2022:

Non material amendment to planning permission 117595/FO/2017 to amend the description of development to remove references to specific numbers of apartments, 'rooftop' extensions to Mills 1 & 2 and rear extension to Mill 1 and to add 'with associated structures' with reference to the new landscaped courtyard.

A S73 application (reference 134193/JO/2022) was approved on 26 April 2023 for the following:

Variation of conditions 2 (Approved Plans), 3 (Contract for Building Works), 4 (Archaeology), 6 (Contaminated Land), 7 (LLA) , 8 (CMP) , 10 (Materials), 11 (Public Realm), 12 (Drainage), 14 (TV Reception), 15 (Detailed Design), and 23 (CIS) attached to planning permission 117595/FO/2017 to allow the following amendments: omission of Mill 1 extension; reduction of Mill 2 extension; increase in height of new building; changes to fenestration of the new building and Mill 1; replacement of Worsley Street entrance to new build with one apartment; and landscape changes, including relocation of the sub-station and Time Keeper's Lodge.

Description of development

The Department for Levelling Up, Housing & Communities (DLUHC) has proposed amendments to Building Regulations to introduce a requirement for residential buildings above 30 metres to have a second staircase. On 24 October 2023, Michael Gove issued a Building Safety Update which confirmed the requirement of a second staircase in all new residential buildings over 18 m. He also confirmed a 30 month transitional period from the publication date, to take on board the new residential building regulation changes to Approved Document B (Fire Safety). To accommodate this incoming Building Regulations requirement, the applicant now seeks planning permission for a residential scheme of the same footprint, with revised internal layouts to allow a second additional stair core and with reconfigured circulation routes, to ensure all residential units have access to two stair cores.

The proposal is to vary the drawings on planning permission 134193/JO/2022 to allow the following amendments to the scheme:

Mills 1 and 2

- Retention of the existing stair and lift core. The existing core can be used to serve Mill 1 as the primary access core and means of escape, and to serve Mill 2 as the secondary means of escape. The fire fighting core in Mill 2 would be the only fire fighting core serving both buildings, which complies with Part B Regulations.
- Retention of the existing brick-built outrigger on the courtyard elevation to Mill 1 and conversion of the outrigger to small winter gardens on each level.
- Creation of a one-bed apartment in the space gained at ground and courtyard levels in Mill 1 where the previously proposed new core stood.
- Replacement of an apartment in Mill 2 where a surplus lift has been omitted with residents' amenity space.

Overall, there is a gain of approximately 80sqm net internal apartment area, but no change in the overall external footprint of the building other than retaining the core, and no change in the number and type of apartments provided.

New Build

- Addition of a second escape stair in proximity to the existing staircase, separated by a lobby in the event of fire. The services riser is proposed to relocate to the south of the lifts, and the recessed facade in this location is proposed to be pushed out to align with the adjacent cladding. This creates enough space within the current building footprint to provide two escape staircases. The fenestration pattern on the facade remains unchanged in elevation. At the penthouse level, the south facade is pushed out by 275mm to accommodate the two staircases.

The number of apartments provided in the building remains unchanged. Overall, there is a small cumulative gain of approximately 14sqm Net Internal Area per floor (28sqm total) to the penthouse apartments and core due to the facade being pushed out by 275mm to accommodate the two staircases.

Conditions

The application also looks to vary the wording of conditions 8 (CMP), 10 (Materials New Build) and 13 (SuDS) to allow for additional information that has been submitted with this application.

Consultations & Notification Responses

Publicity

The proposal has been advertised in the local press, site notices have been displayed and occupiers of neighbouring properties have been notified. A representation from a neighbour has been received regarding construction noise and disturbance in the evenings and concrete residue being left in the street drains.

Consultees

Highway Services - No objections.

Environmental Health - Comments from the previous application apply, however, the submitted CMP is acceptable.

MCC Flood Risk Management - The submission does not cover all aspects of condition 13.

United Utilities Water PLC - No objection to Condition 13 being discharged.

Issues

The main principles of the redevelopment scheme for Talbot Mills have been considered under planning permissions 117595 and 134193. The main issues to consider in assessing this application for amendments to that scheme are the impact of the proposed changes on visual amenity, whether they would preserve or enhance the character and appearance of Castlefield Conservation Area and the provision of level access. The application should be considered against the following policies:

Relevant National Policy

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to apply. The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 7 & 8). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a "presumption in

favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraphs 11 and 12 state that:

"For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay" and "where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed".

The proposal would be consistent with sections 5, 6, 7, 8, 9, 11, 12, 14, 15 and 16 of the NPPF for the reasons outlined below.

Section 5 (Delivering a sufficient supply of homes) – The scheme would provide an efficient, high-density development that would deliver homes in a sustainable location. The scheme would provide a range of accommodation sizes and help to create a sustainable, inclusive and mixed community. Housing investment is required in appropriate locations as the City grows. The City Centre is the biggest source of jobs in the region and the proposal would provide suitable accommodation to support the growing economy and help to create a vibrant, thriving and active community.

Section 6 - Building a strong and competitive economy – is committed to securing economic growth in order to create jobs and prosperity, building on an area's inherent strengths. It places significant weight on the need to support sustainable economic growth and recognises that planning policies should be flexible enough to allow for new and flexible working practices. The proposals would develop a high-quality development in an area in need of further regeneration. This would create jobs during construction and would complement the existing community within the area. New residents would support the local economy through the use of facilities and services.

Section 7 Ensuring the Vitality of Town Centres - promotes competitive town centres and recognises that residential development can ensure the vitality of centres. The proposal would develop a site close to a key gateway route into the City Centre and help to create a neighbourhood that would attract and retain a diverse labour market. This would support Greater Manchester's growth objectives, delivering appropriate housing and meeting the demands of a growing economy and population. It would be within a location that is well connected and would help to promote sustained economic growth.

Section 8 Promoting healthy and safe communities – this recognises that the planning system can facilitate social interaction and create healthy, inclusive communities. The development would facilitate social interaction and help to create a healthy, inclusive community. It would be integrated into the locality and increase levels of natural surveillance.

Section 9 Promoting Sustainable Transport – Focussing development in sustainable locations that limit the need to travel and offer a choice of transport modes contributes to sustainability and health objectives. This derelict site is close to Oxford Road and Deansgate railway stations, Cornbrook and Deansgate/Castlefield tram stops and bus routes. Its development would facilitate sustainable development and contribute to wider sustainability and health objectives and would give people a choice about how they travel.

Section 11 Making Effective Use of Land – Planning should promote the effective use of land, safeguard and improve the environment and ensure safe and healthy living conditions. The development of this brownfield site within the city centre would make an effective use of the site.

Section 12 Achieving Well-Designed Places - seeks the high quality and inclusive design of individual buildings, public and private spaces and wider development schemes. The design has been carefully considered and would provide a high quality buildings which would be in keeping with the rest of the area.

Section 14 Meeting the challenge of climate change, flooding and coastal change – planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. The site is in a highly sustainable location and the development would accord with a wide range of principles. It would integrate sustainable technologies from conception, through feasibility, design and build stages and also in operation. The site does not fall within an area at risk of flooding.

Section 15 Conserving and enhancing the natural environment – advises that the planning system should contribute to and enhance the natural and local environment, and that local planning authorities should aim to conserve and enhance biodiversity. The original application has considered the potential risks of various forms of pollution, including ground condition and noise. It is considered that the proposals, with appropriate mitigation measures, would not have any significant adverse impacts on the natural environment.

Section 16 Conserving and Enhancing the Historic Environment - sets out the criteria that should be taken into account when assessing the impact of development on heritage assets when determining planning applications. Heritage assets include areas or landscapes with a heritage interest. The proposals would not have an adverse impact on the character or appearance of Castlefield Conservation Area or on the settings of listed buildings and an archaeological report has been submitted with regard to the works to the Time Keeper's Lodge. This is discussed in greater detail below.

Relevant Local Policy

Core Strategy

The proposals are considered to be consistent with Core Strategy Policies SP1, H1, H8, CC3, CC5, CC6, CC9, CC10, T1, T2, EN1, EN3, EN4, EN6, EN8, EN9, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein, as follows:

SO1. Spatial Principles – The development would be in a highly accessible location and reduce the need to travel by private car and therefore support the sustainable development of the City and help to halt climate change.

SO2. Economy – The scheme would provide new jobs during construction in a highly accessible location. The development would provide housing near to employment opportunities and

therefore help to support the City's economic performance, reduce economic, environmental and social disparities, and help to create inclusive sustainable communities.

S03 Housing – The scheme would provide 190 apartments in a highly accessible location and would meet demand for housing, near to employment opportunities, in a sustainable location. It would address demographic needs and support economic growth. The growing economy requires well located housing to provide an attractive place for prospective workers to live and allow them to contribute positively to the economy.

S05. Transport – The development would be highly accessible reducing the need to travel by private car and making the most effective use of public transport facilities. This would help to improve physical connectivity through the use of sustainable transport networks and help to enhance the functioning and competitiveness of the city and provide access to jobs, education, services, retail, leisure and recreation.

S06. Environment – The development would aim to protect and enhance the natural and built environment and ensure the sustainable use of natural resources in order to: mitigate and adapt to climate change; support biodiversity and wildlife; improve air, water and land quality; improve recreational opportunities; and ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy SP 1 (Spatial Principles) – The development would be highly sustainable and consistent with the aim of bringing forward economic and commercial development, alongside high quality city living. It would be close to sustainable transport provision, maximise the potential of the City's transport infrastructure and contribute to the creation of a neighbourhood where people choose to be by enhancing the built and natural environment, creating a well-designed place that would both enhance and create character, re-use previously developed land and reduce the need to travel.

Policy CC3 Housing – It is expected that a minimum of 16,500 new homes will be provided in the City Centre up to 2027. The development would be located within an area identified as a key location for residential development and thus would contribute to meeting the overall housing targets identified for the City Centre within the Core Strategy.

Policy CC5 – Transport – The proposal would contribute to improving air quality by being accessible by a variety of modes of transport.

Policy CC6 City Centre High Density Development – The proposals would be a high density development and involve an efficient use of land.

Policy CC9 Design and Heritage – The proposal would have a high standard of design appropriate to the City Centre context and would be in keeping with the nearby listed buildings and Castlefield Conservation Area.

Policy CC10 A Place for Everyone – There would be a mix of one and two bed apartments, which would appeal to a wide range of people from single professionals and young families to older singles and couples. The building would be highly accessible.

Policy H1 Overall Housing Provision - The development would provide new homes which would be consistent with regeneration objectives and help to create a mixed use community. The development would contribute to the ambition of building 90% of new housing on brownfield sites. The current condition of the site is poor and its development would have a positive impact on the surrounding area. The development would meet the needs of the predominant 25-39 year old demographic from which the majority of demand is forecast.

Policy H8 – Affordable Housing – A financial contribution towards off-site affordable housing has been made under the original planning permission and a Deed of Variation to the original S106 agreement accompanies this application for amendments.

Policy T1 Sustainable Transport – The proposal would encourage a modal shift away from car travel to more sustainable alternatives. It would improve the pedestrian environment.

Policy T2 Accessible Areas of Opportunity and Need – The proposal would be easily accessible by a variety of sustainable transport modes and would help to connect residents to jobs, local facilities and open space.

Policy EN1 Design Principles and Strategic Character Areas - The proposal involves a good quality design and would enhance the character of the area and the overall image of Manchester. The design responds positively at street level and would improve permeability. The positive aspects of the design are discussed in more detail below.

Policy EN3 – Heritage - The site contains non-designated heritage assets, which are in a poor state of repair. The proposal would enhance the architectural and urban qualities of the site and Castlefield Conservation Area and would enhance its character and appearance. It would not have a detrimental impact on the settings of the nearby listed buildings. This is discussed in more detail below.

Policy EN4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development The scheme would follow the principle of the Energy Hierarchy to reduce CO2 emissions.

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies – The new build development would comply with the CO2 emission reduction targets set out in this policy.

Policy EN 8 - Adaptation to Climate Change - The energy statement sets out how the building has been designed to consider adaptability in relation to climate change.

Policy EN9 – Green Infrastructure – The development includes tree planting and a landscaped courtyard.

Policy EN14 Flood Risk – The site is not located within an area at risk of flooding and has been designed to minimise surface water run-off.

EN15 Biodiversity and Geological Conservation – The development would provide an opportunity to secure ecological enhancement for fauna typically associated with residential areas such as breeding birds and roosting bats.

Policy EN 16 - Air Quality - The proposal would be highly accessible by all forms of public transport and reduce reliance on cars and therefore minimise emissions from traffic generated by the development.

Policy EN 17- Water Quality - The development would not have an adverse impact on water quality. Surface water run-off and grounds water contamination would be minimised.

Policy EN 18 - Contaminated Land and Ground Stability - A desk study which identifies possible risks arising from ground contamination has been submitted with the application.

Policy EN19 Waste – The development would be consistent with the principles of the waste hierarchy and the application is accompanied by a Waste Management Strategy.

Policy DM 1 - Development Management – This policy outlines a range of issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- appropriate siting, layout, scale, form, massing, materials and detail;
- design for health;
- Adequacy of internal accommodation and amenity space.
- impact on the surrounding areas in terms of the design, scale and appearance of the proposal;
- that development should have regard to the character of the surrounding area;
- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- accessibility to buildings, neighbourhoods and sustainable transport modes;
- impact on safety, crime prevention and health; adequacy of internal accommodation , external amenity space, refuse storage and collection, vehicular access and car parking; and
- impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

The application is considered in detail in relation to the above issues within this report and is considered to be in accordance with this policy.

Policy PA1 Developer Contributions – This is discussed in the section on Viability and Affordable Housing Provision below.

Saved Unitary Development Plan Policies

DC18.1 Conservation Areas – It is considered that the proposal would enhance the character and appearance of Castlefield Conservation Area. This is discussed in more detail later in the report.

DC19.1 Listed Buildings – It is considered that the proposal would not have a detrimental impact on the settings of the nearby listed buildings. This is discussed in more detail later in the report.

Policy DC20 Archaeology – An archaeological desk based assessment has been carried out for the moving of the Time Keeper's Lodge and concludes that a programme of archaeological building recording be undertaken at Historic England level 3 prior to any demolition or soft strip

DC26.1 and DC26.5 Development and Noise – The application is supported by acoustic assessments and it is considered that the proposal would not have a detrimental impact on the amenity of surrounding occupiers through noise and that it would be adequately insulated to protect the amenity of occupiers of the development.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, which provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. It was adopted on 21 March 2024 and forms part of Manchester's development plan.

Policy JP-Strat2 (City Centre) – looks to expand the residential role of the City Centre. The proposal would contribution towards this.

Policy JP-H1 (Scale, Distribution and Phasing of New Housing Development) – sets out how many dwellings will need to be delivered over the period 2022-2039. The proposal would contribute towards this.

Policy JP-H2 (Affordability of New Housing) – Increasing the supply of new housing and maximising the delivery of affordable homes. An off-site financial contribution has been made towards affordable housing.

Policy JP-H3 (Type, Size and Design of New Housing) – Seeks a range of dwelling types and sizes. The proposal incorporates a range of different size apartments.

Policy JP-H4 (Density of New Housing) – The proposal would meet the densities set out in this condition.

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

Policy JP-P2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. The policy requires development proposals affecting a designated heritage asset to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Manchester Green and Blue Infrastructure Strategy 2015

The Manchester Green and Blue Infrastructure Strategy (G&BIS) sets out objectives for environmental improvements within the City within the context of objectives for growth and development. There are no trees on the site at present and the proposal would provide a full landscape scheme for the courtyard area, which would include the planting of 23 trees, as well as ornamental shrubs, lawn and plant pots. The proposal would have a positive impact on the blue infrastructure of the city, providing access to and improving the environment adjacent to the canal and providing high quality accommodation adjacent to the canal.

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

This Supplementary Planning Document supplements guidance within the Adopted Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a safer environment. The proposals comply with these principles where relevant.

Strategic Plan for Manchester City Centre 2015-2018

The Strategic Plan 2015-2018 updates the 2009-2012 plan and seeks to shape the activity that will ensure the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the North of England. It sets out the strategic action required

to work towards achieving this over the period of the plan, updates the vision for the City Centre within the current economic and strategic context, outlines the direction of travel and key priorities over the next few years in each of the city centre neighbourhoods and describes the partnerships in place to deliver those priorities.

The application site falls within the area designated as Castlefield. The key priorities for this area include ensuring residential developments are balanced with the needs of the area. It is considered that the proposed development would be consistent with achieving these priorities.

Stronger Together: Greater Manchester Strategy 2013 (GM Strategy)

The sustainable community strategy for the Greater Manchester City Region was prepared in 2009 as a response to the Manchester Independent Economic Review (MIER). MIER identified Manchester as the best placed city outside London to increase its long term growth rate based on its size and productive potential. It sets out a vision for Greater Manchester where by 2020, the City Region will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener City Region, where all its residents are able to contribute to and benefit from sustained prosperity and a high quality of life. The proposed residential development of the application site will clearly support and align with the overarching programmes being promoted by the City Region via the GM Strategy.

Castlefield Conservation Area Declaration

Designated in October 1979, the conservation area's boundary follows the River Irwell, New Quay Street, Quay Street, Lower Byrom Street, Culvercliff Walk, Camp Street, Deansgate, Bridgewater Viaduct, Chester Road, Arundel Street, Ellesmere Street, Egerton Street, Dawson Street and Regent Road. The area was extended in June 1985 by the addition of land bounded by Ellesmere Street, Hulme Hall Road and the River Irwell.

The Castlefield area has evolved over many years and the elevated railway viaducts, canals and rivers create a multi-level environment. It has a mixture of buildings from small scale houses to large warehouses and modern buildings. There are a variety of building materials, which tend to be urban and industrial in character.

Further development can take place that respects the character of the area. The height and scale, the colour, form, massing and materials of new buildings should relate to the existing high-quality structures and complement them. This approach leaves scope for innovation, provided that new proposals enhance the area. The diversity of form and style found in existing structures in Castlefield offers flexibility to designers. Where buildings are arranged along a street, new structures should follow the street frontage.

Visual Amenity and Heritage Impact

The proposed changes to the mill buildings, which include the retention of the existing stair/lift core and rear outrigger, would be beneficial to the visual amenity of the scheme and would reduce the impact on the character and appearance of the non-designated heritage assets, as well as on the character and appearance of Castlefield Conservation Area. These changes would have a positive impact on the heritage significance of the mill complex.

The changes to the façade on the new build element would be in keeping with the overall design of the building and would not have a significant impact on visual amenity. By retaining the existing brick-built core, more of the original fabric is kept, which is beneficial to the existing non-designated heritage asset and results in reduced embodied carbon.

The proposed changes to the scheme would still be in keeping with the design principles of the development and would result in an overall improved impact on visual amenity, the street scene and the character and appearance of the conservation area. It is considered that the overall design quality of the scheme would be retained.

Given the above, it is considered that the proposed amendments to the scheme would enhance the character and appearance of Castlefield Conservation Area, the settings of the nearby listed buildings and the character and appearance of the non-designated heritage assets within the site. The proposal would be consistent with Sections 12 and 16 of the NPPF and Core Strategy Policies SP1, CC9, EN1, EN3 and DM1.

Access

The proposed changes would retain level access into and throughout the scheme.

Response to Neighbour Representation

The neighbour comments regarding out of hours working and concrete waste in the street drain has been passed on to the developer.

Conclusion

It is considered that the proposed amendments would not have a detrimental impact in terms of visual and residential amenity or accessibility and they would, as part of the overall scheme, enhance the character and appearance of Castlefield Conservation Area. The proposed amendments would not materially affect the scale, quality or proposed use of the scheme. The proposal is in accordance with the national and local policy set out above.

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: Minded to approve subject to a S106 Agreement for an off-site affordable housing contribution

Article 35 Declaration

In assessing the merits of an application for planning permission officers seek to work with the applicant in a positive and pro-active manner to seeking solutions to problems arising in relation to dealing with the application. No problems arose in the processing of this application.

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

1) The development must be begun not later than 22 March 2021.

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

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

TM-S1-XX-DR-A-(80)-001 P01 - Existing site plan
TM-S1-XX-DR-A-(80)-002 P01 - Site location plan
TM-S1-XX-DR-A-(80)-011 P01 - Demolitions site plan
TM-S1-XX-DR-A-(80)-021 P01 - Proposed site plan
TM-S1-XX-DR-A-(80)-022 P01 - Proposed courtyard level plan
TM-S1-XX-DR-A-(80)-321 P01 - Proposed site section 01

TM-MX-B1-DR-A-(80)100 P01 - Mill 01 & 02 Proposed Plan - Courtyard Level
TM-MX-00-DR-A-(80)101 P01 - Mill 01 & 02 Proposed Plan - Level 00
TM-MX-01-DR-A-(80)102 P01 - Mill 01 & 02 Proposed Plan - Level 01
TM-MX-02-DR-A-(80)103 P01 - Mill 01 & 02 Proposed Plan - Level 02
TM-MX-03-DR-A-(80)104 P01 - Mill 01 & 02 Proposed Plan - Level 03
TM-MX-04-DR-A-(80)105 P01 - Mill 01 & 02 Proposed Plan - Level 04
TM-MX-RF-DR-A-(80)106 P01 - Mill 01 & 02 Proposed Plan - Roof Level

TM-NB-B1-DR-A-(80)131 P01 - New build - Proposed Plan - Courtyard Level
TM-NB-00-DR-A-(80)132 P01 - New build - Proposed Plan - Level 00
TM-NB-ZZ-DR-A-(80)133 P01 - New build - Proposed Plan - Level 01-06
TM-NB-07-DR-A-(80)134 P01 - New build - Proposed Plan - Level 07
TM-NB-08-DR-A-(80)135 P01 - New build - Proposed Plan - Level 08
TM-NB-RF-DR-A-(80)136 P01 - New build - Proposed Plan - Roof Level

TM-MX-XX-DR-A-(80)200 P01 - Mill 01 & 02 - Proposed South Elevation
TM-MX-XX-DR-A-(80)201 P01 - Mill 01 - Proposed North Elevation
TM-MX-XX-DR-A-(80)202 P01 - Mill 02 - Proposed North Elevation
TM-MX-XX-DR-A-(80)203 P01 - Mill 02 - Proposed West Elevation
TM-MX-XX-DR-A-(80)204 P01 - Mill 02 - Proposed East Elevation
TM-MX-XX-DR-A-(80)205 P01 - Mill 01 - Proposed West Elevation
TM SKM (00) 231 rev b Proposed Worsley St elevation - courtyard level
TM SKM (00) 232 rev h Proposed Worsley St elevation

TM-NB-XX-DR-A-(80)233 P01 - Newbuild - Proposed South (Courtyard) Elevation
TM-NB-XX-DR-A-(80)234 P01 - Newbuild - Proposed West Elevation
TM-NB-XX-DR-A-(80)235 P01 - Newbuild - Proposed East Elevation

TM-SKM-CP-XX-DR-A-02-100 rev P01 - Courtyard podium - proposed plans
TM-SKM-CP-XX-DR-A-02-300 rev P03 - Proposed podium elevations / sections
TM SKM(00) 321 rev P01 - Proposed site section 01
TM-SKM-MX-XX-DR-A-20101 rev P01 - Mills - typical apartment types - mill 01
TM-SKM-MX-XX-DR-A-20102 rev P01 - Mills - typical apartment types mill 02
TM SKM (20) 104 - New build apartment types 01
TM SKM (20) 105 - New build apartment types

TM SKM (20) 201 rev P01 - New build typical bay 01
TM SKM (20) 202 rev P01 - New build typical bay 02
TM SKM (20) 203 rev P01 - New build typical bay 03
TM SKM (20) 210 rev P01 - Mills typical bay 01
TM-SKM-SK-009 rev P03 - Mills - parapet detail section
TM-SKM-SK-010 rev P01 - Mills typical window type

2237-EXA-ZZ-ZZ-DR-L-00100 Rev P02 - General Arrangement Plan
2237-EXA-ZZ-ZZ-DR-L-00101 - Illustrative Masterplan received by the City Council as local planning authority on 28 June 2022
2237-EXA-ZZ-ZZ-DR-L-00200 P01 - Planting Plan
2237-EXA-ZZ-ZZ-DR-L-00500 Proposed Site Sections: Section A-A received by the City Council as local planning authority on 28 June 2022
2237-EXA-ZZ-ZZ-DR-L-00501 Proposed Site Sections: Section B-B received by the City Council as local planning authority on 28 June 2022
2237-EXA-ZZ-ZZ-DR-L-00502 Proposed Site Sections: Section C-C received by the City Council as local planning authority on 28 June 2022

SK21683-208 Proposed Amendment to Waiting Restrictions received by the City Council as local planning authority on 28 June 2022;

Air Quality Assessment by Miller Goodall, report no: 101476 dated 4 September 2017;
Archaeological Desk Based Assessment Report No: 2017/20 by Salford Archaeology;
Written Scheme of Investigation prepared by Salford Archaeology dated 21 November 2018;
Daytime Bat Survey, in particular the Reasonable Avoidance Measures (RAMs) set out in section 4.5, by Rachel Hacking Ecology dated February 2017;
Construction Methodology and Management Strategy received by the City Council as local planning authority on 28 June 2022;
Construction Phase Plan reference C023-CRC-SHE-001 by CR Construction (UK) Company Limited dated January 2024;
Daylight and Sunlight Assessment by GIA reference 0231 dated September 2017;
Daylight and Sunlight Assessment update letter by GIA reference SW/0231 dated February 2024;
Design and Access Statement by ShedKM dated September 2017 as amended by the Design & Access Statement (DAS) Addendum by ShedKM dated June 2022;
Design & Access Statement (DAS) Addendum by Capital & Centric dated January 2024;
Drainage Statement by Joule, Project No: 251/02 dated September 2017;
Pre-Commencement Report - Below Ground Drainage dated November 2018 by Joule received by the City Council as local planning authority on 21 November 2018 (under CDN/18/0878) as amended by WML Consulting Preliminary Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-1001 Rev P03;

Summary of Results for 100 year Return Period (+40%) by Micro Drainage received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878);

Overland Flood Route Drawing 1709-EXA-XX-GF-SK-L-103 by Exterior Architecture received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878);

Drainage Statement by WML Consulting dated June 2022, including Preliminary Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-1001 Rev P03;

Drainage Statement by WML Consulting dated February 2024, including Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-9001-T03;

Energy Statement reference: SPO/CA/1537_Issue 2 by PSD dated September 2017;

Energy Statement update by Watt Consultants dated February 2024;

Environmental Standards Statement reference: SPO/CA/1537_Issue 2 by PSD dated September 2017;

Existing Tenants Statement prepared by Capital & Centric (Adored) Limited

Geo-Environmental Preliminary Risk Assessment project no: 16-1144.01 by Delta Simons dated January 2017;

Geo-Environmental Site Assessment 11264 by RSK dated March 2019;

Heritage Statement by Deloitte Real Estate dated September 2017;

Planning Statement by Deloitte Real Estate dated September 2017;

Residential Management Statement prepared by Urbanbubble;

Site Waste Strategy by ShedKM (Appendix b of the Design and Access Statement);

Transport Statement by SK Transport Planning Reference: 170913/SK21683/TS01(-02);

Technical Note by SK Transport Planning reference: 171129/SK21683/TN04(-02);

Travel Plan prepared by SKTP (appended to the Transport Statement);

Pre-Construction Signal Reception Impact Survey by Astbury dated 2 February 2017;

Preliminary Unexploded Ordnance (UXO) Threat Assessment by Alpha Associates;

Talbot Mill DAS Addendum P01 prepared by ShedKM dated June 2022;

Talbot Mill Drainage Strategy prepared by WML Consulting dated May 2022;

Appendix E Waste Management Strategy Proforma received by the City Council as local planning authority on 28 June 2022;

Construction Management Plan prepared by Cinns Ltd dated June 2022;

Construction Phase Health, Safety and Environmental Plan BHS/CPHSEP01 by Bardsley and the Traffic Management Plan TMP1 by Bardsley received by the City Council as local planning authority on 21 November 2018 as amended by the email from the Agent (Katie Wray of Deloitte LLP) to Manchester City Council (Lucy Harrison) on 21 May 2019 under CDN/18/0878;

Daylight and Sunlight Addendum prepared by GIA dated June 2022;

Crime Impact Statement Version A dated 27th May 2022 reference: 2004/1593/CIS/03 prepared by Greater Manchester Police: Design for Security;

Crime Impact Statement update letter dated February 2024 reference 2004/1593/CIS/03 prepared by Greater Manchester Police: Design for Security;

Acoustic Memo prepared by Hann Tucker dated June 2022;

Environmental Noise Impact Assessment Report ref: 24057/ENIA1 by Hann Tucker Associates dated 5 September 2017;

Noise Impact Addendum ref: 24057/LE2 by Hann Tucker Associates dated February 2024;

Transport Statement Addendum prepared by SK dated 9 June 2022;

Schedule Of Accommodation (Mills and New Build) Rev P01 dated 09/06/2022 prepared by Shed KM;

Capital & Centric Talbot Mill - Mills Planning Condition 10 Proposed Programme of Samples rev 02 dated 15.07.24;

Capital & Centric Talbot Mill New Build Planning Condition 10 Proposed Programme of Samples rev 02 dated 15.07.24;

Proposed Programme of Public Realm Details Rev B dated 13/06/2022 by Shed KM;

Carriageway photographic survey received by the City Council as local planning authority on 21 November 2018 under planning reference CDN/18/0878;

Local Labour Agreement received by the City Council as the local planning authority on 12 March 2019 under CDN/18/0878;

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

3) Notwithstanding demolition undertaken in accordance with the contracts for the carrying out of the building works for the redevelopment of the site between Capital and Centric (Adored) Ltd and Bardsley Construction Limited, dated 8 March 2019, and stamped as received on 26 February 2019 by Manchester City Council as the Planning Authority, the outstanding demolition hereby permitted shall not be undertaken before a revised contract for the carrying out of the building works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) Soft-strip, demolition and development shall take place in accordance with the Written Scheme of Investigation prepared by Salford Archaeology dated 21 November 2018 (WSI) and shall include the following:

1. A phased programme and methodology of investigation and recording to include:

- archaeological building recording (HE Level 3), possibly including
- archaeological watching brief and recording of previously hidden historic fabric.
- archaeological evaluation, possibly followed by
- archaeological open area excavation

2. A programme for post investigation assessment to include:

- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

3. Dissemination of the results commensurate with their significance.

4. Provision for archive deposition of the report and records of the site investigation.

5. Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible, in accordance with NPPF Section 12, Paragraph 141.

5) No clearance of vegetation or works to buildings or structures (including demolition) that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of the vegetation or buildings for active birds' nests immediately before the vegetation is cleared or works to the buildings take place and written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site has been submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

6) a) Enabling works for the development shall be carried out in accordance with the Geo-Environmental Site Assessment dated March 2019 by RSK.

b) Before the commencement of the main development works (ie those works not including enabling works), a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

7) a) The demolition works shall be carried out in accordance with the Local Labour Agreement received by the City Council as the local planning authority on 12 March 2019 under CDN/18/0878.

b) Prior to development (excluding demolitions) commencing, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i. the measures proposed to recruit local people including apprenticeships;
- ii. mechanisms for the implementation and delivery of the Local Benefit Proposal;
- iii. measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.

c) Within one month prior to the works being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

8) a) Demolition works hereby approved shall be carried out in accordance with the Construction Phase Health, Safety and Environmental Plan BHS/CPHSEP01 by Bardsley and the Traffic Management Plan TMP1 by Bardsley received by the City Council as local planning authority on 21 November 2018 as amended by the email from the Agent (Katie Wray of Deloitte LLP) to Manchester City Council (Lucy Harrison) on 21 May 2019 under CDN/18/0878 confirming that the on-site start time would be no earlier than 8am on a Saturday

b) Main construction works hereby approved shall be carried out in accordance with the Construction Phase Plan C023-CRC-SHE-001 by CR Construction (UK) Company Limited received by the City Council as local planning authority on 5 March 2024.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Core Strategy.

9) Within one month of the practical completion of all construction/fit-out works, the carriageways/footways on construction vehicle routes surrounding the site shall be re-surveyed (following the carriageway photographic survey received by the City Council as local planning authority on 21 November 2018 under planning reference CDN/18/0878) and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable development and in the interests of highway safety, pursuant to policy DM1 of the Core Strategy.

10) Notwithstanding the details shown in the approved drawings, samples and specifications of all materials to be used on all external elevations of the new build development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the Capital & Centric Talbot Mill New Build Planning Condition 10 Proposed Programme of Samples rev 02 dated 15.07.24. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

11) Notwithstanding the details shown in the approved drawings, samples and specifications of all materials to be used on all external elevations of the mill development, which shall include

jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the Capital & Centric Talbot Mill - Mills Planning Condition 10 Proposed Programme of Samples rev 02 dated 15.07.24. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

12) Final details of the following public realm works shall be submitted to and approved in writing by the City Council as Local Planning Authority in accordance with the Proposed Programme of Public Realm Details Rev B dated 13/06/2022 by Shed KM:

- (a) Details of the proposed hard landscaping materials;
- (b) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building
- (c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
- (d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;
- (e) Details of the proposed street furniture including seating, bins and lighting;
- (f) Details of external steps and handrails;
- (g) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;

The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

13) Prior to commencement of the main construction works, surface water drainage works shall be implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards; and the following information:

- Pre-Commencement Report - Below Ground Drainage dated November 2018 by Joule received by the City Council as local planning authority on 21 November 2018 (under CDN/18/0878) as amended by WML Consulting Preliminary Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-1001 Rev P03;
- Summary of Results for 100 year Return Period (+40%) by Micro Drainage received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878);

- Overland Flood Route Drawing 1709-EXA-XX-GF-SK-L-103 by Exterior Architecture received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878); and

- the following additional information that shall be submitted to and approved in writing by the City Council as local planning authority:

- a. A finalised drainage layout showing all components, outfalls, levels and connectivity;
- b. An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;
- c. Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;
- d. Construction details of flow control and SuDS elements.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

14) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

15) A study that assesses the impact of the development on television signal reception within the potential impact area identified in the Pre-Construction Signal Reception Impact Survey by Astbury dated 2 February 2017 shall be submitted to and approved in writing by the City Council as local planning authority within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the Pre-Construction Signal Reception Impact Survey by Astbury dated 2 February 2017. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development

during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 5 of the National Planning Policy Framework.

16) Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the primary pedestrian entrance on Ellesmere Street, including the proposed ramp and bridge link, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

17) Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the pedestrian/vehicular entrance on Ellesmere Street (entrance to the ginnel), shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

18) Notwithstanding the details shown on the approved drawings, before main construction works commence, full details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate), and details of materials, finish and colour, of all window types to be installed within the mill buildings and the Timekeeper's Lodge shall be submitted to and approved in writing by the City Council as local planning authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - The proposed works affect a building which is a non-designated heritage asset so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC18 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

19) Notwithstanding the details shown on the approved drawings, before main construction works commence, full details of all external doors to be installed within the mill buildings, Timekeeper's Lodge or courtyard podium, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate) of all door types to be installed, and details of materials, finishes and colour, shall be submitted to and approved in writing by the City Council as local planning authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - The proposed works affect a building which is a non-designated heritage asset, so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC18 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

20) Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the lightwells on Ellesmere Street shall be

submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

21) Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the pontoons on the canal arm shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

22) Notwithstanding the details shown on the approved drawings, prior to the commencement of development of the new-build, full details of the proposed infill treatment to the area of land between the new build and the adjacent building (Burton Place), including location, design, junctions, materials and finish, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

23) Prior to occupation, a lighting design strategy for biodiversity for the canal arm shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason - To ensure the foraging environments of bats are not disrupted, pursuant to Policy EN15 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

24) No part of the development shall be occupied until measures/features that are beneficial to wildlife, such as roosting opportunities for bats or the installation of bird nest boxes, and including details of the green roofs, have been submitted to and approved in writing by the City Council as local planning authority and those approved measures/features have been incorporated into the development.

Reason - To enhance, restore or create new biodiversity either on-site or adjacent to the site in order to contribute to linkages between valuable or potentially valuable habitat areas, pursuant to Policy EN15 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

25) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

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

26) The development shall not be occupied unless and until the buildings have been acoustically insulated in accordance with the measures set out in the approved Environmental Noise Impact Assessment Report ref: 24057/ENIA1 by Hann Tucker Associates dated 5 September 2017.

Reason - To secure a reduction in noise from the main roads and surrounding road networks and any other potential sources of noise, in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

27) The details of the approved scheme for the storage and disposal of refuse 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 policy DM1 of the Core Strategy for the City of Manchester.

28) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

29) Before first occupation of any part of the development, a Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

30) The development hereby approved shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation that the development has been built in with the recommendations contained within section 3.3 of the submitted Crime Impact Statement Version A: 27 May 2022 URN:2004/1593/CIS/03 and the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

31) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with the approved details. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

32) The highway works set out in the approved drawings and documents, including SK21683-208 Proposed Amendment to Waiting Restrictions received by the City Council as local planning authority on 28 June 2022, shall be implemented in full prior to any property within the development being first occupied.

Reason - In the interests of highway safety, and to ensure that the junction operates satisfactorily pursuant to policies T1 and DM1 of the Core Strategy for Manchester.

33) Notwithstanding the details shown in the approved drawings and documents, details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority. Any works approved shall be implemented in full within six months, or as otherwise agreed in writing by the local planning authority, of any part of the development first being occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

34) The apartments and houses hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

Informatives

1) Any requirements for licensing, hoarding/scaffolding, skips and any associated temporary traffic management arrangements, including Section 50 licences, will need discussion and agreement with the City Council's Highway Network Management teams via Email:

highwaylicences@manchester.gov.uk

highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Environment Agency
United Utilities Water PLC

Unit 7-9, Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY
Flat 412, 15 Burton Place, Manchester, M15 4LR
Flat 216, 15 Burton Place, Manchester, M15 4LR
Flat 114, 15 Burton Place, Manchester, M15 4LR
Flat 113, 15 Burton Place, Manchester, M15 4LR
Flat 109, 9 Burton Place, Manchester, M15 4LR
Flat 503, 3 Burton Place, Manchester, M15 4LR
Flat 405, 3 Burton Place, Manchester, M15 4LR
Flat 403, 3 Burton Place, Manchester, M15 4LR
Flat 402, 3 Burton Place, Manchester, M15 4LR
Flat 202, 3 Burton Place, Manchester, M15 4LR
Flat 102, 3 Burton Place, Manchester, M15 4LR
Flat 516, 15 Burton Place, Manchester, M15 4LR
Flat 515, 15 Burton Place, Manchester, M15 4LR
Flat 416, 15 Burton Place, Manchester, M15 4LR
Flat 72, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 2, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 53, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 23, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 106, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 61, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 89, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 98, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Ground Floor, Excelsior Properties Ltd, Ellesmere Street, Manchester, M15 4JY
Unit 8, Burton Place, Manchester, M15 4LD
Unit 15, Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY
Flat 603, 3 Burton Place, Manchester, M15 4LR
Flat 312, 15 Burton Place, Manchester, M15 4LR
Flat 407, 9 Burton Place, Manchester, M15 4LR
Flat 81, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 19, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 104, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
15A Ellesmere Street, Manchester, M15 4LZ
13 Bentinck Street, Manchester, M15 4RS
Unit 114, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Flat 301, 3 Burton Place, Manchester, M15 4LR
Flat 315, 15 Burton Place, Manchester, M15 4LR
Flat 604, 9 Burton Place, Manchester, M15 4LR
Flat 507, 9 Burton Place, Manchester, M15 4LR
Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 110, 9 Burton Place, Manchester, M15 4LR
Flat 404, 3 Burton Place, Manchester, M15 4LR
Flat 204, 3 Burton Place, Manchester, M15 4LR
Flat 104, 3 Burton Place, Manchester, M15 4LR
Flat 609, 15 Burton Place, Manchester, M15 4LR
Flat 22, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA

Flat 93, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 63, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 79, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 101, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 17, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 47, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 84, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 124, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 6, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 41, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 52, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
PARCEL & PASS WAREHOUSING SERVICE LTD, Unit 1 Basement, Talbot Mills, 44
Ellesmere Street, Manchester, M15 4JY
Unit 4, 44 Ellesmere Street, Manchester, M15 4JY
Flat 201, 3 Burton Place, Manchester, M15 4LR
17 Burton Place, Manchester, M15 4PT
Flat 123, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 49, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 64, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 59, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 10, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 505, 3 Burton Place, Manchester, M15 4LR
Ground Floor, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Second Floor Unit 7, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Flat 116, 15 Burton Place, Manchester, M15 4LR
Flat 111, 15 Burton Place, Manchester, M15 4LR
Flat 208, 9 Burton Place, Manchester, M15 4LR
Flat 504, 3 Burton Place, Manchester, M15 4LR
Flat 303, 3 Burton Place, Manchester, M15 4LR
Flat 20, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
44 Ellesmere Street, Manchester, M15 4JY
Flat 512, 15 Burton Place, Manchester, M15 4LR
Flat 103, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 69, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 14, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 58, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 40, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 108, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 26, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 66, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 8, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 88, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Unit 2, 44 Ellesmere Street, Manchester, M15 4JY
Units 5 And 6, 44 Ellesmere Street, Manchester, M15 4JY
Flat 207, 9 Burton Place, Manchester, M15 4LR
Flat 60, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 71, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 54, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 2, 5 Bentinck Street, Manchester, M15 4RS
Flat 306, 3 Burton Place, Manchester, M15 4LR
Flat 316, 15 Burton Place, Manchester, M15 4LR
Flat 313, 15 Burton Place, Manchester, M15 4LR
Flat 401, 3 Burton Place, Manchester, M15 4LR
Flat 304, 3 Burton Place, Manchester, M15 4LR

Flat 100, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 67, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 62, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 73, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 82, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 44, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 115, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 118, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 121, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 95, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 43, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 46, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 116, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 109, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Unit 5, Burton Place, Manchester, M15 4LR
Second Floor Unit 10, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Unit 12, Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY
11 Burton Place, Manchester, M15 4PT
Flat 511, 15 Burton Place, Manchester, M15 4LR
Flat 215, 15 Burton Place, Manchester, M15 4LR
Flat 115, 15 Burton Place, Manchester, M15 4LR
Flat 410, 9 Burton Place, Manchester, M15 4LR
Flat 206, 3 Burton Place, Manchester, M15 4LR
Flat 117, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 39, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 13, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 12, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
9 Bentinck Street, Manchester, M15 4RS
Flat 120, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 76, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Dandara Marketing Suite, Worsley Street, Hulme, Manchester, M15 4LD
Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Second Floor, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Flat 311, 15 Burton Place, Manchester, M15 4LR
Flat 510, 9 Burton Place, Manchester, M15 4LR
Flat 310, 9 Burton Place, Manchester, M15 4LR
Flat 107, 9 Burton Place, Manchester, M15 4LR
Flat 502, 3 Burton Place, Manchester, M15 4LR
Flat 205, 3 Burton Place, Manchester, M15 4LR
Flat 106, 3 Burton Place, Manchester, M15 4LR
Flat 87, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 50, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 77, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 80, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 18, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 37, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 112, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 16, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 30, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 105, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 110, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 42, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 107, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 56, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA

Flat 9, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 21, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Unit 4, 7 Burton Place, Manchester, M15 4LR
Flat 212, 15 Burton Place, Manchester, M15 4LR
5 Burton Place, Manchester, M15 4PT
Flat 501, 3 Burton Place, Manchester, M15 4LR
Flat 514, 15 Burton Place, Manchester, M15 4LR
Flat 414, 15 Burton Place, Manchester, M15 4LR
Flat 314, 15 Burton Place, Manchester, M15 4LR
Flat 509, 9 Burton Place, Manchester, M15 4LR
Flat 203, 3 Burton Place, Manchester, M15 4LR
Flat 96, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 65, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 45, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 74, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 94, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 7, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 25, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 122, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 4, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 85, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Unit 107, 33 Worsley Street, Hulme, Manchester, M15 4LD
Flat 1, 5 Bentinck Street, Manchester, M15 4RS
Flat 101, 3 Burton Place, Manchester, M15 4LR
Doorsteps Rear Of 44, Ellesmere Street, Manchester, M15 4JY
Flat 413, 15 Burton Place, Manchester, M15 4LR
Flat 214, 15 Burton Place, Manchester, M15 4LR
Flat 213, 15 Burton Place, Manchester, M15 4LR
13 Burton Place, Manchester, M15 4PT
Flat 406, 3 Burton Place, Manchester, M15 4LR
Flat 610, 15 Burton Place, Manchester, M15 4LR
Flat 415, 15 Burton Place, Manchester, M15 4LR
Flat 75, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 55, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 48, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 1, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 86, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 15, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 68, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 97, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Excelsior Properties Ltd, Ellesmere Street, Manchester, M15 4JY
Flat 105, 3 Burton Place, Manchester, M15 4LR
Unit 2, Burton Place, Manchester, M15 4PT
G 4, Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY
29 Worsley Street, Hulme, Manchester, M15 4LD
Unit 13, 44 Ellesmere Street, Manchester, M15 4JY
Flat 411, 15 Burton Place, Manchester, M15 4LR
Flat 607, 9 Burton Place, Manchester, M15 4LR
Flat 103, 3 Burton Place, Manchester, M15 4LR
Flat 608, 15 Burton Place, Manchester, M15 4LR
Flat 83, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 31, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 119, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 99, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB

Flat 102, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 38, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
11 Bentinck Street, Manchester, M15 4RS
3 Bentinck Street, Manchester, M15 4RS
Flat 408, 9 Burton Place, Manchester, M15 4LR
Flat 307, 9 Burton Place, Manchester, M15 4LR
Flat 209, 9 Burton Place, Manchester, M15 4LR
Flat 601, 3 Burton Place, Manchester, M15 4LR
Flat 302, 3 Burton Place, Manchester, M15 4LR
Flat 27, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Unit 3, Burton Place, Manchester, M15 4PT
Flat 24, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 111, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 91, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 90, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 34, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 3, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 35, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
7 Bentinck Street, Manchester, M15 4RS
Second Floor Unit 9, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
FAST SOURCING SOLUTIONS LTD, Unit 3, Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY
1 Burton Place, Manchester, M15 4PT
Flat 605, 9 Burton Place, Manchester, M15 4LR
Flat 210, 9 Burton Place, Manchester, M15 4LR
Flat 92, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 113, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 33, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Unit 118, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Flat 3, 5 Bentinck Street, Manchester, M15 4RS
Unit 108, Worsley Street, Hulme, Manchester, M15 4LD
15 Ellesmere Street, Manchester, M15 4LZ
1 Bentinck Street, Manchester, M15 4RS
Flat 506, 3 Burton Place, Manchester, M15 4LR
Second Floor Unit 8, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Flat 211, 15 Burton Place, Manchester, M15 4LR
Flat 606, 9 Burton Place, Manchester, M15 4LR
Flat 508, 9 Burton Place, Manchester, M15 4LR
Flat 409, 9 Burton Place, Manchester, M15 4LR
Flat 309, 9 Burton Place, Manchester, M15 4LR
Flat 602, 3 Burton Place, Manchester, M15 4LR
Flat 305, 3 Burton Place, Manchester, M15 4LR
Flat 513, 15 Burton Place, Manchester, M15 4LR
Flat 114, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 29, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 51, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 78, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 125, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Unit 11, 44 Ellesmere Street, Manchester, M15 4JY
Second Floor Shabetai Ltd, Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY
Unit 5, Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY
Flat 112, 15 Burton Place, Manchester, M15 4LR
Flat 308, 9 Burton Place, Manchester, M15 4LR
Flat 108, 9 Burton Place, Manchester, M15 4LR

Flat 5, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 36, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 57, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 70, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 11, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 28, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 32, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Unit 119, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
13A Ellesmere Street, Manchester, M15 4LZ
13 Ellesmere Street, Manchester, M15 4LZ
First Floor, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY

Appendix 2 – Planning constraints

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL