

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135426/FO/2022

Date registered valid: 9 November 2022

Proposal: Installation of plant compound and associated boundary treatment including landscaping following demolition of on site structures.

Address: Manchester Royal Infirmary, Welcome Trust Car Park, Manchester University NHS Foundation Trust, Oxford Road, Manchester, M13 9WL

Ward(s): Ardwick Ward

Applicant: Mr Stuart Malcolm Manchester Foundation Trust

Agent (if any): Mr Azhar Kapadi DAY Architectural Ltd

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13/11/2024

Application details

Type of application: Full Application Consent

Development type: Major Industry

Date of site visit:

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 17 November 2022 Expired: 8 December 2022

Site notice

Posted: 17 November 2022 Expired: 8 December 2022

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to an area of hard standing at the junction where North Road meets Grafton Street. The application site was a former surface car park that served the Manchester Royal Infirmary site. The site has now been cleared and functions as a construction compound for previously approved hospital improvement works to the south of the site, approved under planning permission 128651/FO/2020, known as Project Red.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area is largely characterised by the Manchester Royal Infirmary site to the south, an expansive estate of buildings in medical uses of varying ages, designs and scale. To the north lies the University of Manchester campus, an area characterised by a high number of buildings in educational uses. To the east and west of the site lie two arterial roads that lead to the heart of Manchester City Centre, Oxford Road and Upper Brook Street.

Description of development

The application seeks consent for the erection of a plant compound and boundary treatment following the removal of all existing structures on site.

The plant compound would consist of a compound building, 2no generators, a flue tower and fuel tank. The compound would then be lined by perforated aluminium panels, coloured bronze, fronting out onto North Road. The flue tower would be the tallest structure on site and would have a height of 14m to allow for fumes to be dispersed from the site effectively, without compromising local air quality.

The proposed compound building would be a single storey detached building with a flat roof and being completed in masonry blocks coloured grey.

The proposed compound would help facilitate the expansion of the hospital site, approved under planning permission 128651/FO/2020.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

128651/FO/2020 - Erection of four storey plus roof plant enclosure extension to the emergency department at Manchester Royal Infirmary, including associated partial demolition and reconfiguration of existing buildings, external facade alterations and external landscaping works – March 2021.

Consultations & Notification Responses

Environmental Health – No objection subject to conditions relating to acoustics and air quality.

Flood Risk – No objection subject to a condition relating to surface water drainage.

Highways – No objection subject to a condition requiring the submission of a construction management plan.

Publicity – None received.

Policy

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

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN14 – Flood Risk
- Policy EN16 – Air Quality
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC26 – Development and Noise

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-S4 – Flood Risk and the Water Environment
- Policy JP-S5 – Clean Air

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places

Issues

Principle of the Development

The development would see the creation of a plant compound that would facilitate the bringing forward of a major development to expand and modernise the Manchester Royal Infirmary site (MRI). The development would therefore contribute to the MRI continuing to be a major piece of infrastructure vital to the function of Manchester City Centre and Greater Manchester as a whole. The development therefore accords with Core Strategy policies SP1, EC1 and CC1, and Places for Everyone Plan Policy JP-Strat2 in principle.

Visual Amenity

The application site as existing forms part of a construction compound, in association with the works approved under planning permission 128651/FO/2020. Prior to the works, the site was in use as a surface car park. As such, it is acknowledged that the site previously contributed little to the surrounding street scene. Due to the site's location within the wider MRI site, the local street scene is dominated by the hospital building to the rear of the site and will become characterised by the works approved under permission 128651/FO/2020 once completed.

The proposed generators and compound building are utilitarian in appearance but perform a vital function in keeping the hospital site functioning and its importance and necessity is therefore acknowledged. The proposed boundary treatment would be screened from view by the proposed perforated boundary treatment, which in turn would blend with the façade of the building approved under planning permission 128651/FO/2020. The height of the flue at 14m would be a notable addition to the local street scene. The submitted air quality report does note that this is the minimum height the flue must be in order to disperse particles so that they would not impact on local air quality. Despite the flue's notable height, it is considered that it would be seen in the context of the wider MRI site as a piece of associated infrastructure and not an alien freestanding structure. Furthermore, by being set back from both Grafton Street and Upper Brook Street, the flue's visual impact is lessened. Subject to a condition that would require the submission to be completed in accordance with the material samples provided, the development be submitted to and approved in writing by the Local Planning Authority, the development is acceptable in this regard and therefore accords with Core Strategy Policies EN1 and DM1, and the National Planning Policy Framework.

Residential Amenity

The application site lies within an area populated by a high number of properties in commercial use, and also lies in close proximity to an arterial A road that provides access to the City Centre, this being Upper Brook Street. Residential development is present to the north-east of the site at the Sanctuary Students site across Upper Brook Street. The application has been accompanied by a noise impact assessment. Environmental Health have stated they do not object to the proposal subject to the conditioning of the submitted assessment, as well as conditions that would require a schedule for the testing of the proposed generators to be submitted to and agreed with

the Local Planning Authority. Subject to such a condition the development would be acceptable in regard to its impact on neighbouring amenity, in accordance with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC26.

Flood Risk

The application site is located within Flood Zone 1 where the risk of flooding is low. Notwithstanding this, the proposal would see the loss of some permeable soft landscaping measures in place of non-permeable hard standing. MCC Flood Risk do not object to the proposal subject to a condition that would require the submission of a surface water drainage strategy. Subject to such a condition the proposal is acceptable in this regard and therefore accords with Core Strategy Policies EM14 and DM1, Places for Everyone Plan Policy JP-S4, and the National Planning Policy Framework.

Air Quality

The submission has been accompanied by an air quality assessment. Environmental Health have requested this be conditioned as part of an approval. Subject to such a condition this element of the development is acceptable and accords with Core Strategy Policies EN16 and DM1, and Places for Everyone Plan Policy JP-S5.

Highway Safety

The application site previously was comprised partially of a surface car park which served the MRI site. The premises is accessed off of North Road and is located adjacent to the junction where North Road meets Grafton Street. The loss of parking on site is considered to be acceptable given the application site's highly sustainable location. The proposed plant compound would not infringe upon the public highway and would feature gates that would open inwards away from it. Highways do not object to the proposal subject to a condition that would require the submission of a construction management plan. Subject to such a condition, as well as one that would require boundary doors to open away from the public highway, the proposal is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above, it has been found that the proposal, subject to appropriate planning condition, is acceptable and accords with Core Strategy Policies SP1, EC1, CC1, EN1, EN14, EN16 and DM1, Saved Unitary Development Plan Policy DC26, Places for Everyone Plan Policies JP-Strat2, JP-S4 and JP-S5 and the National Planning Policy Framework. On this basis the proposal is recommended for approval.

Other Legislative Requirements **Equality Act 2010**

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

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

Condition(s) to be attached to decision for approval

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

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

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

- o 070101 - Site Location Plan
- o 070201 Revision P1 - Proposed Site Plan
- o 070202 - Hard Landscaping and Road Amendments
- o 070203 Revision P1 - Proposed Site Compound (Received 26/05/2022)
- o 070205 - Proposed Roof Plan
- o 070206 Revision P2 - Proposed Elevations (Received 30/10/2024)
- o 070207 Revision P1 - Proposed Sections (Received 26/05/2022)
- o 070209 Revision P1- Proposed 3D Views (Received 30/10/2024)
- o 90-0204 Revision P1: Fencing Panel Perforation Layout (Received 12/11/2024)
- o Project RED - Electrical Infrastructure Manchester Royal Infirmary (Prepared by DAY-Architectural; Dated October 2024)
- o Electrical Infrastructure Feasibility Study (Prepared by Hoare Lea; Dated 07/05/2021)
- o Feasibility Study (Prepared by DAY-Architectural; Dated May 2021)
- o Product Data Sheet - Interpon D2525 Sable - Y4304I Tanami Sable

- o Generating Set Specification (Prepared by Ingram; Dated 07/02/2022)
- o MEP Specification (Prepared by Hoare Lea; Dated 29/04/2022)
- o Plant Noise Assessment (Prepared by Acoustic & Engineering Consultants Limited; Dated 07/09/2021)
- o Site photographs (Received 12/11/2024)
- o Email correspondence RE materials (Prepared by Matt O'Hara; Dated and received 12/11/2024)

All stamped as received by the City Council as Local Planning Authority on 09/11/2022, unless specified otherwise.

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) Within three months of the date of this decision notice, a detailed demolition and construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- o Communication strategy with residents and businesses
- o Display of an emergency contact number;
- o Details of wheel washing;
- o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- o Compound locations where relevant;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;
- o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- o Measures to mitigate risks such as objects falling from height and impacting highway users;
- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;
- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The demolition and construction of the development shall then be carried out in accordance with the approved plan.

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

4) The material finish of the development hereby approved shall be completed in accordance with the following documents:

- o Site photographs
- o Drawing No.90-0204 Revision P1: Fencing Panel Perforation Layout
- o Email correspondence RE materials (Prepared by Matt O'Hara; Dated 12/11/2024)

All stamped as received by the City Council as Local Planning Authority on 12/11/2024.

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.

5) Within three months of the date of this decision notice, a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority.

The scheme shall include:

- o Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes is required.
- o Infiltration would need evidence of agreement in principle from the EA as the site crosses into EA source protection zone (SPZ)
- o Surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- o 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.
- o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;
- o Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area.
- o Hydraulic calculations to support the drainage proposal.
- o Details of how the scheme shall be maintained and managed after completion.

The development shall be constructed and completed in accordance with the approved details and be in place prior to the first use of the development.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy

6) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be 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 site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site in accordance with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC26.

7) a) The development shall proceed in accordance with the measures contained within the submitted Air Quality Report (Prepared by Hoare Lea; Dated 22/02/2022; Received 09/11/2022).

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

8) The extract flue hereby approved shall have a maximum height of 14m which shall not be exceeded for the lifetime of the development.

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.

9) All external doors of the development hereby approved, that face onto the public highway/footway, shall open away from the public highway, with the exception of fire escape doors.

Reason - In the interest of highway safety in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

Flat 77 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
The Wellcome Trust Clinical Research Facility, Grafton Street, Manchester, M13 9WU
Flat 118 Block E, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 189 Block J, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 188 Block J, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 138 Block E, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 81 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Manchester Blood Centre, Plymouth Grove, Manchester, M13 9LL
Flat 187 Block J, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 186 Block J, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 184 Block J, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 183 Block J, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 180 Block J, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 179 Block J, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 185 Block J, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 182 Block J, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 181 Block J, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
The Core Technology Facility, 46 Grafton Street, Manchester, M13 9NT
Flat 103 Block D, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 93 Block D, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 89 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 74 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 71 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 68 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 58 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 49 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 46 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 42 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 32 Block B, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 31 Block B, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 30 Block B, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 28 Block B, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 19 Block B, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 15 Block B, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 10 Block B, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 187 Room A, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 186 Room E, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 182 Room E, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 182 Room A, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 181 Room B, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 180 Room C, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 178 Room A, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 175 Room C, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 175 Room B, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR

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Flat 112 Block D, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 86 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 69 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 62 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 61 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 60 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 53 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 43 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 36 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 132 Room D, Block E Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 164 Block H, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 163 Block H, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 130 Block E, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 128 Block E, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 119 Block E, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 117 Block D, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 111 Block D, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 72 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 65 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 25 Block B, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 70 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 54 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 59 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 52 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 48 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 40 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 22 Block B, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 29 Block B, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 27 Block B, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 11 Block B, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 8 Block B, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 2 Block B, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 7 Block B, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 34 Block C, Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 189 Room D, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 189 Room C, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 189 Room A, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 188 Room E, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 188 Room D, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 186 Room D, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 184 Room C, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 184 Room B, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 183 Room A, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR
Flat 182 Room B, Block J Nick Everton House, 78 Grafton Street, Manchester, M13 9LR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -

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