

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140007/FO/2024
Date registered valid: 23 July 2024
Proposal: Erection of new plant on the roof of the building.
Address: Land Off Oldham Street And Spear Street, Manchester, M4 1LF
Ward(s): Piccadilly Ward

Applicant: Sainsburys Supermarkets Ltd
Agent (if any): Alder King Planning Consultants
Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 16 September 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 31 July 2024

Standard consultations:

Printed: 29 July 2024 Expired: 19 August 2024

Neighbour notifications

Printed: 29 July 2024 Expired: 19 August 2024

Site notice

Posted: 31 July 2024 Expired: 21 August 2024

Press advert

Published: 6 August 2024 Expired: 27 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building:

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

This application relates to a recently completed building at 76-82 Oldham Street (Block A) and 70 Spear Street (Block B). The buildings are separated by Spear Street. The site was redeveloped following a fire in 2013 that resulted in the loss of all but one of the buildings on site including the substantial art deco building that was formerly Dobbins department store.

The site is within the Stevenson Square Conservation Area and opposite the Smithfield Conservation Area. Grade II Listed buildings at 132 Oldham Street, 105 Oldham Street, 66 Oldham Street are close to the site and the Grade II Listed former worker's cottages at 4-8 Bradley Street are opposite the site.

Other uses in the immediate area include offices, residential apartments, creative industries, shops, bars and restaurants. The adjoining property at 84-86 Oldham Street, is used for residential purposes. There are other nearby residential properties at 2 Houldsworth Street, 60a Oldham Street, 89-95 Oldham Street, 90-94 Oldham Street, 99 Oldham Street, 105 Oldham Street, 119 Oldham Street, 127 Oldham Street, 82 Tib Street, 100 Tib Street and 110-112 Tib Street.

Planning permission was granted on 30th August 2016 for the demolition of the existing building and all site structures and the construction of 2no. mixed use buildings (Application referenced: 110074/FO/2015/C2).

Description of development

Planning permission is now sought for the installation of mechanical plant on the roof of Building A which has a frontage on Oldham Street. The equipment would be sited on the part of the roof that is adjacent 86 Oldham Street, which is a historic building with a cafe at the ground floor and residential accommodation in the upper floors.

Consultations & Notification Responses

Environmental Health - Recommended a condition to require the submission and agreement of a noise report.

Publicity -The application was advertised in the local press as affecting the setting of a listed building and affecting the setting of a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals - 1 objection has been received and is summarised as follows:

Our residential area is pretty quiet. It's a common misconception of developers that town is noisy 24 hours a day. Having lived here for over 20 years, I know this not to be true. The most likely impact of the proposed plant machinery will be those of us on Houldsworth Street or Spear Street. Our building has apartments at the same height or thereabouts from street level as the site of the proposed development.

The concerns are that it's clear in the NSL document that there is yet to be a decision on what plant machinery will be installed, there is no application for screening and no designs presented (should the equipment be noisier than expected) and the survey was conducted at street level rather than within the closest apartment and the duration was only 18 hours even though the plant would run for 24 hours.

They have only considered chosen noise receptors within the developers own building due to all others being at increased distance or are screened by the building's geometry from the plant area. Our building is not shielded by geometry nor distance and is as close to the proposed development as their defined 'Receptor 1' and there are residential buildings that are even closer to the development that aren't referenced in the report.

A great deal of new plant machinery where there was previously none.

It could be unsightly (though we have no drawings etc. to consider) and have an adverse impact or severe adverse impact - in terms of noise pollution - once the plant machinery is defined.

There is another area of the roof that could be used to site the equipment.

Issues

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that:

Development in all parts of the City should:

- protect and enhance the built environment.
- create well designed places that enhance or create character.
- make a positive contribution to the health, safety, and wellbeing of residents
- consider the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity, or income.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed, and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage. Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation should be fully considered. Buildings and neighbourhoods should be made fully accessible to disabled people and new development should be sited so that it can be accessed by sustainable transport modes. Community safety and crime prevention should be considered. Refuse storage and collection should be managed.

Policy CC7 (Mixed Use Development) advises that the City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Saved Policy DC26 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City.

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places) aims to become 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.

National Policy

Section 12 (Achieving well-designed places)

Paragraph 130 states that planning decisions should ensure that developments will function well and add to the overall quality of the area, are sympathetic to local character and history, including surrounding built environment.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 197 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 194 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 200 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 201 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing

applications, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Visual Amenity, including the impact on the Character and Appearance of the Affected Heritage Assets -

Under these criteria the effect of the proposal on the affected heritage assets has been considered as follows:

The externally mounted equipment would be within acoustic plant screens. The design, finishes and coverage of these is required to be agreed by condition. The plant would have limited visibility at street level given the height of the building, presence of screens and the set back from the roof edge, but could possibly still be seen from surrounding buildings including residential apartments. Given the low level of visibility the level of less than substantial harm would be minimal.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above-described works and are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of allowing the occupation of a vacant unit within the building.

Given the above, the works are considered to be consistent with the above identified policies.

Residential Amenity

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance. The two closest buildings are at a lower height than the equipment, but the residential accommodation within the Burton Building is the next closest building and is at a similar height to the equipment. The closest residential accommodation is adjacent to the site.

The submitted acoustic report has been assessed by the City Council's Environmental Health Service. A condition is required.

The condition requested by the City Council's Environmental Health Service would be attached to the application to ensure that the externally mounted equipment would not cause noise disturbance to surrounding residents.

Given the above the proposals are considered to be in accordance with the above policies.

Conclusion -

The works would be consistent with national and local planning policy, would allow the use of a new and economic development assisting with regeneration.

Comments have been received and have been addressed above however, it is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities including the Adopted Core Strategy, the relevant Strategic Regeneration Frameworks and the Community Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved.

The City Council's Environmental Health Service have assessed the objection and have confirmed that the condition recommended would still ensure that the noise levels are acceptable.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals that have allowed that application to be approved.

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:

The location plan referenced AS-ODLH_XXXX-CHQ-Z07-00-PL-A-1008 Rev - received by the City Council as local planning authority on 14 May 2024

The drawings referenced:

AS-OLDH_XXXX CHQ ZZZ ZZ PL-A-1004 Rev -

received by the City Council as local planning authority on 14 May 2024

AS-OLDH_XXXX CHQ ZZZ ZZ PL-A-1003 Rev A

AS-ODLH_XXXX-CHQ-Z07-00-PL-A-1009 Rev A

received by the City Council as local planning authority on 10 July 2024

The email from Alder King Planning Consultants dated 11 September 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

3) 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 the installation of the equipment hereby approved the scheme included the above and the locations on the roof 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.

b) Within 1 month of the equipment hereby approved becoming operational, 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 works conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy

4) Notwithstanding the information hereby approved, full and final details of the screen to be installed around the equipment hereby approved shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the externally mounted equipment hereby approved. The approved screen shall be installed prior to the completion of the installation of the external mounted equipment hereby approved and prior to the operation of any of the equipment.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 2, 2 Houldsworth Street, Manchester, M1 1EJ
129 Oldham Street, Manchester, M4 1LN
Flat 2, 127 Oldham Street, Manchester, M4 1LN
Flat 13, 5 Warwick Street, Manchester, M1 1AU
Flat 25, 5 Warwick Street, Manchester, M1 1AU
Flat 18, 70 Spear Street, Manchester, M1 1AW
Flat 22, 5 Warwick Street, Manchester, M1 1AU
Flat 46, 5 Warwick Street, Manchester, M1 1AU
Flat 31, 5 Warwick Street, Manchester, M1 1AU
Flat 1, 5 Warwick Street, Manchester, M1 1AU
Flat 43, 5 Warwick Street, Manchester, M1 1AU
Flat 48, 5 Warwick Street, Manchester, M1 1AU
Flat 6, 84 - 86 Oldham Street, Manchester, M4 1LF
86 Oldham Street, Manchester, M4 1LF
79 Lever Street, Manchester, M1 1FL
6 - 8 Houldsworth Street, Manchester, M1 1EJ
4 Houldsworth Street, Manchester, M1 1EJ
Flat 12, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
117 Oldham Street, Manchester, M4 1LN
Flat 1, 2 Houldsworth Street, Manchester, M1 1EJ
Flat 8, 127 Oldham Street, Manchester, M4 1LN
Flat 53, 5 Warwick Street, Manchester, M1 1AU
Flat 18, 5 Warwick Street, Manchester, M1 1AU
Flat 40, 5 Warwick Street, Manchester, M1 1AU
Flat 34, 5 Warwick Street, Manchester, M1 1AU
Flat 60, 5 Warwick Street, Manchester, M1 1AU
Flat 10, 5 Warwick Street, Manchester, M1 1AU
Flat 69, 5 Warwick Street, Manchester, M1 1AU
Flat 59, 5 Warwick Street, Manchester, M1 1AU
Flat 15, 70 Spear Street, Manchester, M1 1AW
Flat 14, 70 Spear Street, Manchester, M1 1AW
Flat 11, 70 Spear Street, Manchester, M1 1AW
Flat 10, 70 Spear Street, Manchester, M1 1AW
10 Bradley Street, Manchester, M1 1EH
Flat 6, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 8, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 1, 119 Oldham Street, Manchester, M4 1LN
Flat 19, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
1 Houldsworth Street, Manchester, M1 1EJ
88 Oldham Street, Manchester, M4 1LF
Flat 4, 2 Houldsworth Street, Manchester, M1 1EJ
133 Oldham Street, Manchester, M4 1LN
Flat 1, 127 Oldham Street, Manchester, M4 1LN
Flat 4, 5 Warwick Street, Manchester, M1 1AU
Flat 71, 5 Warwick Street, Manchester, M1 1AU
Flat 8, 5 Warwick Street, Manchester, M1 1AU
Flat 19, 5 Warwick Street, Manchester, M1 1AU
Flat 62, 5 Warwick Street, Manchester, M1 1AU
Flat 58, 5 Warwick Street, Manchester, M1 1AU
Flat 11, 5 Warwick Street, Manchester, M1 1AU

Flat 66, 5 Warwick Street, Manchester, M1 1AU
Flat 65, 5 Warwick Street, Manchester, M1 1AU
Flat 21, 5 Warwick Street, Manchester, M1 1AU
Flat 51, 5 Warwick Street, Manchester, M1 1AU
Flat 42, 5 Warwick Street, Manchester, M1 1AU
Flat 27, 70 Spear Street, Manchester, M1 1AW
Flat 2, 70 Spear Street, Manchester, M1 1AW
Flat 5, 70 Spear Street, Manchester, M1 1AW
Flat 6, 70 Spear Street, Manchester, M1 1AW
Ground Floor, 79 Lever Street, Manchester, M1 1FL
Flat 2, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 10, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 18, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 3, 127 Oldham Street, Manchester, M4 1LN
123 Oldham Street, Manchester, M4 1LN
Flat 4, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 4, 127 Oldham Street, Manchester, M4 1LN
Flat 9, 127 Oldham Street, Manchester, M4 1LN
Flat 14, 5 Warwick Street, Manchester, M1 1AU
Flat 5, 5 Warwick Street, Manchester, M1 1AU
Flat 55, 5 Warwick Street, Manchester, M1 1AU
Flat 26, 5 Warwick Street, Manchester, M1 1AU
Flat 36, 5 Warwick Street, Manchester, M1 1AU
Flat 72, 5 Warwick Street, Manchester, M1 1AU
Flat 29, 5 Warwick Street, Manchester, M1 1AU
Flat 49, 5 Warwick Street, Manchester, M1 1AU
Flat 28, 5 Warwick Street, Manchester, M1 1AU
Flat 56, 5 Warwick Street, Manchester, M1 1AU
Flat 38, 5 Warwick Street, Manchester, M1 1AU
Flat 5, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 20, 70 Spear Street, Manchester, M1 1AW
Flat 23, 70 Spear Street, Manchester, M1 1AW
Flat 12, 70 Spear Street, Manchester, M1 1AW
Flat 21, 70 Spear Street, Manchester, M1 1AW
Travel Lodge, 22 Great Ancoats Street, Manchester, M4 5AZ
Flat 16, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 14, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 3, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 2, 119 Oldham Street, Manchester, M4 1LN
131 Oldham Street, Manchester, M4 1LN
Flat 20, 5 Warwick Street, Manchester, M1 1AU
Flat 32, 5 Warwick Street, Manchester, M1 1AU
Flat 27, 5 Warwick Street, Manchester, M1 1AU
Flat 23, 5 Warwick Street, Manchester, M1 1AU
Flat 33, 5 Warwick Street, Manchester, M1 1AU
Flat 44, 5 Warwick Street, Manchester, M1 1AU
Flat 1, 70 Spear Street, Manchester, M1 1AW
Flat 61, 5 Warwick Street, Manchester, M1 1AU
Flat 68, 5 Warwick Street, Manchester, M1 1AU
Flat 10, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 1, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 9, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 17, 70 Spear Street, Manchester, M1 1AW
Flat 16, 70 Spear Street, Manchester, M1 1AW

Flat 7, 70 Spear Street, Manchester, M1 1AW
Flat 22, 70 Spear Street, Manchester, M1 1AW
Flat 24, 70 Spear Street, Manchester, M1 1AW
81 Lever Street, Manchester, M1 1FL
8 Bradley Street, Manchester, M1 1EH
Unit 1, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
First Floor And Second Floor, 3 Whittle Street, Manchester, M4 1LT
Flat 3, 2 Houldsworth Street, Manchester, M1 1EJ
2A Houldsworth Street, Manchester, M1 1EJ
Flat 6, 127 Oldham Street, Manchester, M4 1LN
Flat 9, 5 Warwick Street, Manchester, M1 1AU
Flat 2, 5 Warwick Street, Manchester, M1 1AU
Flat 15, 5 Warwick Street, Manchester, M1 1AU
Flat 67, 5 Warwick Street, Manchester, M1 1AU
Flat 45, 5 Warwick Street, Manchester, M1 1AU
Flat 39, 5 Warwick Street, Manchester, M1 1AU
Flat 70, 5 Warwick Street, Manchester, M1 1AU
Flat 3, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 4, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 26, 70 Spear Street, Manchester, M1 1AW
Flat 8, 70 Spear Street, Manchester, M1 1AW
Second Floor, 79 Lever Street, Manchester, M1 1FL
77 Lever Street, Manchester, M1 1FL
Flat 7, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 17, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
111 - 115 Oldham Street, Manchester, M4 1LN
Flat 11, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 1, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Serviced Apartment 1, 131A Oldham Street, Manchester, M4 1LN
Flat 2, 131A Oldham Street, Manchester, M4 1LN
Flat 30, 5 Warwick Street, Manchester, M1 1AU
Flat 35, 5 Warwick Street, Manchester, M1 1AU
Flat 57, 5 Warwick Street, Manchester, M1 1AU
Flat 54, 5 Warwick Street, Manchester, M1 1AU
Flat 63, 5 Warwick Street, Manchester, M1 1AU
Flat 37, 5 Warwick Street, Manchester, M1 1AU
Flat 52, 5 Warwick Street, Manchester, M1 1AU
Flat 41, 5 Warwick Street, Manchester, M1 1AU
Flat 64, 5 Warwick Street, Manchester, M1 1AU
Flat 3, 70 Spear Street, Manchester, M1 1AW
Flat 13, 70 Spear Street, Manchester, M1 1AW
Flat 4, 70 Spear Street, Manchester, M1 1AW
Flat 7, 5 Warwick Street, Manchester, M1 1AU
Flat 17, 5 Warwick Street, Manchester, M1 1AU
Flat 24, 5 Warwick Street, Manchester, M1 1AU
Flat 12, 5 Warwick Street, Manchester, M1 1AU
Flat 2, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 9, 70 Spear Street, Manchester, M1 1AW
Flat 25, 70 Spear Street, Manchester, M1 1AW
Ground Floor, 3 Whittle Street, Manchester, M4 1LT
125 Oldham Street, Manchester, M4 1LN
Basement And Ground Floor, 119 Oldham Street, Manchester, M4 1LN
Flat 9, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 5, 127 Oldham Street, Manchester, M4 1LN

Flat 7, 127 Oldham Street, Manchester, M4 1LN
Flat 3, 5 Warwick Street, Manchester, M1 1AU
Flat 47, 5 Warwick Street, Manchester, M1 1AU
Flat 16, 5 Warwick Street, Manchester, M1 1AU
Flat 6, 5 Warwick Street, Manchester, M1 1AU
Flat 50, 5 Warwick Street, Manchester, M1 1AU
Flat 7, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 8, 84 - 86 Oldham Street, Manchester, M4 1LF
84 - 86 Oldham Street, Manchester, M4 1LF
Flat 19, 70 Spear Street, Manchester, M1 1AW
Flat 28, 70 Spear Street, Manchester, M1 1AW
First Floor, 79 Lever Street, Manchester, M1 1FL
Flat 5, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 15, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL