

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139288/JO/2024

Date registered valid: 16 February 2024

Proposal: Variation of planning permission 130354/FO/2021 to vary planning conditions 2, 5, 10, 15, 17, 20, 21, 25, 26, 27, 32, 33, 36, 43 and 45 to make elevational alterations, reconfigure internal floor space to increase number of apartments and reduce the commercial floor space, reduce building height and make amendments to the landscaping

Address: Eliza Yard, Manchester, M4 6JW

Ward(s): Ancoats & Beswick Ward

Applicant: Manchester Life Development Company 3 Limited

Agent (if any): Frances Hampson Deloitte

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit:

Standard consultations:

Printed: 21 February 2024 Expired: 13 March 2024

Neighbour notifications

Printed: 21 February 2024 Expired: 13 March 2024

Site notice

Posted: Expired:

Press advert

Published: 27 February 2024 Expired: 12 March 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site is 0.24 hectares and bounded by Poland Street, Jersey Street, the City Court trading estate and a surface level car park. The site is in Ancoats close to New Islington and Miles Platting. These are areas which have seen significant investment in housing and place making. The site is vacant, consists of hard standing and scrub planting having been previously used as a low quality 88 space car park.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The Ancoats area is characterised by medium to high density residential developments, with ground floor commercial uses, either within new buildings or conversions, concentrated around Cutting Room Square. The Poland Street area contains low rise industrial buildings and older buildings occupied by businesses. The site is surrounded by industrial uses as well as Ancoats Green. Cotton Field Park, New Islington Marina, New Islington Free School (along Redhill Street) and the Medical Centre (along Old Mill Street) provide essential amenities for residents in Ancoats and New Islington.

The site is in the Ancoats conservation area and the following listed buildings or structures are within a 250 metres of the site, Beehive Mill (Grade II*), Doubling Mill Fireproof Mill (Grade II*), New Mill (Grade II*), Little Mill (Grade II), Union Street Bridge (Grade II) and Victoria Square (Grade II). There are archaeological remains. The site is in Flood Zone 1 and is in a critical

drainage area. The site is not in an Air Quality Management Area (AQMA), but it is approximately 40 metres to the north along Oldham Road. Traffic associated with the development is likely to use roads in the AQMA and this is considered in detail in the report including the impact on residents, businesses and local schools.

Description of development

Variation of planning permission 130354/FO/2021 to vary planning conditions 2, 5, 10, 15, 17, 20, 21, 25, 26, 27, 32, 33, 36, 43 and 45 to make elevational alterations, reconfigure internal floor space to increase number of apartments and reduce the commercial floor space, reduce building height and make amendments to the landscaping

Consultations & Notification Responses

Publicity – The proposal has been advertised as a major development as well as affecting the setting of the conservation area and listed building. A site notice has also been displayed at the site. Neighbour notification letters have also been issued.

Environmental Health advise that the ground conditions and acoustic reports need updating to reflect the change from commercial uses to apartments.

Highway Services advise that they have no concerns

Issues

Policy

Manchester Core Strategy Development Plan Document (July 2012) – relevant policies include SO1, SO2, SO6, SP1, EC3, CC9, CC10, T1, T2, H1, H2, H4, H8, EN1, EN3, EN4, EN5, EN6, EN9, EN14, EN15, EN16, EN17, EN18, EN19 and DM1
Unitary Development Plan for the City of Manchester (1995) saved policies DC7, DC18, DC19, DC20 and DC26.

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

Manchester Residential Quality Guidance (2016)

Manchester Green and Blue Infrastructure Strategy 2015

Ancoats and New Islington Neighbourhood Development Framework (2016 and 2020)

Ancoats and New Islington NDF – Poland Street Zone (2020)

Public Real Strategy

City Centre Strategic Plan 2015-2018 (March 2016)

Manchester Strategy (January 2016)

NPPF

Places for Everyone

Issues

Principle of development

The principle of the development was established through the previous planning permission. the development would bring new homes and commercial development to the area in line with an agreed regeneration strategy. The current financial climate has put further significant pressure on the viability of the scheme. Notwithstanding this, the applicant is committed to developing the scheme and to the required standard of the planning permission.

The alterations to the scheme are as follows:

- Alterations to the residential mix and commercial floorspace;
- Alterations to the building façade and massing;
- Removal of PV panels to the roof;
- Alterations to the landscaping;

The alterations are discussed in detail below.

Alterations to the residential mix and commercial floorspace

The proposal would see the ground floor commercial space used as 4 additional apartments (2, 1 bed 2 person and 2, 2 bed 4 person). This would reduce the quantum of commercial space from 583 sqm to 392 sqm. The residential club room has been removed and the bicycle store room relocated.

Front doors would be introduced to serve the apartments which would activate the public realm.

In addition to the new ground floor apartments, the 6no. duplexes apartments at level 6 and 7 have been reconfigured to create 3no. 2B4P apartments and 2.no 3B6P single storey apartments at each level.

The revised number and mix of apartments is as follows:

Unit Type	Consented		Proposed	
1B2P	38	32%	40	32%
2B4P	72	61%	80	63%
3B6P	2	2%	6	5%
3B6P Duplex	6	5%	0	0%
Total	118		126	

All proposed homes remain compliant with Manchester Space Standards.

Alterations to the building façade and massing

The design has been amended to omit the balconies on all facades, creating a more efficient building. The removal of the balconies enables a regular brick pier width across the entire length

of the facade, including corners, which better complements the 19th century warehouse architecture. In addition, the omission of the balconies has also enabled a regular grid-fenestration strategy and improves the overall symmetry of the elevations.

Adjustments have also been made to the massing of the building. Two brick courses (150mm) per residential floor would be removed resulting in a 1050 mm reduction to the parapet line.

The re-configuration of the duplex apartments at levels 6 and 7 into 2B4P and 3B6P single storey apartments at each level has driven a reduction in the 'set back' at level 7. Formally an accessible terrace space allocated to the duplex apartments, the space has largely been incorporated into the building to ensure Manchester Space Standard compliant single storey apartments.

The proposals have sought to maintain as much of a 'set back' as per the original scheme.

Removal of PV panels to the roof

The proposals seek to ensure that the specification enhancements which cannot be retrofitted are maintained.

In this way, the scheme maintains the principles and objectives of the Sustainability Statement by ensuring the scheme is future proofed in the journey towards Net Zero Carbon.

The proposals therefore retain the enhanced u-values, glazing specification and air tightness specified in the original planning application with the only change proposed being the removal of the Photo-Voltaic (PV) panels installed to the roof.

Reduction of the proposed PV panels from the approved drawings supports the viability and deliverability of the scheme whilst still achieving the required 9% improvement on Part L 2013 in the immediate term without reducing the building's ability to significantly improve its energy efficiency via the future installation of PV

Whilst it is regrettable that the PV panels are to be removed from the development, it is considered that the development still achieves compliance with energy and carbon targets.

Alterations to the landscaping

There are a small number of changes to the approved landscaping scheme. These include creating patios and defensible space for the new homes at ground floor and using the rationalised building massing to create a more generous pavement along Poland Street and Jersey Street. In addition, there is increased green space and planting to the north of the site. The paving within private external spaces has been amended to concrete block with granite aggregate. All areas that interact with the public realm and highway remain as unchanged as granite paving. Paving to Jersey Street and Poland Street are noted as Natural stone accords with the public realm strategy for the Poland Street area.

Other material considerations

Acoustics

Due to the nature of the amendments to the facade of the scheme Sandy Brown has produced a Noise Report addendum. Further details are required to ensure that there is no unacceptable impacts on the proposed residential apartments which are created as part of this permission.

The condition should remain on the application to ensure that an appropriate acoustic treatment is devised.

Ground Conditions

Due to the nature of the amendments ground floor further details are required to ensure that there is no unacceptable impacts on the proposed residential apartments which are created as part of this permission.

The condition should remain on the application to ensure that there is no further mitigation required.

Ventilation

The ventilation strategy remains unchanged from the proposed scheme.

Daylight / Sunlight

There are no apparent material impacts other than those previously established through the original planning permission.

Crime and Security

Greater Manchester Police have been reengaged as part of the consultation for this application. They confirmed that the conclusions and recommendations within remain extant. The condition should remain on the planning permission.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with noise, traffic and air quality impacts. Further work and discussion have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

- 1) The development must be begun not later than the 30 July 2024.

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:

Drawings and documents submitted as part of 139288/JO/2024

EYJW-PRP-BC-00-DR-A-020000
EYJW-PRP-BC-ZZ-DR-A-020001
EYJW-PRP-BC-07-DR-A-020007
EYJW-PRP-BC-RF-DR-A-020008
EYJW-PRP-BC-ZZ-DR-A-020040
EYJW-PRP-BC-ZZ-DR-A-020050
EYJW-PRP-BC-ZZ-DR-A-022000
EYJW-PRP-BC-ZZ-DR-A-021000
EYJW-PRP-BC-ZZ-DR-A-021001
EYJW-PRP-BC-ZZ-DR-A-021020
EYJW-PRP-BC-ZZ-DR-A-021040
EYJW-PRP-BC-ZZ-DR-A-021041
EYJW-PRP-BC-ZZ-DR-A-021042
EYJW-PRP-BC-ZZ-DR-A-021043
EYJW-PRP-BC-ZZ-DR-A-020060
EYJW-GIL-EX-00-DR-L-000101_P02
EYJW-GIL-EX-00-DR-L-000102_P02
EYJW-GIL-EX-00-DR-L-000103_P02
EYJW-GIL-EX-00-DR-L-000104_P02
EYJW-GIL-EX-00-DR-L-000105_P03
EYJW-GIL-EX-00-DR-L-000106_P02
EYJW-GIL-EX-00-DR-L-000401_P02

received by the City Council, as Local Planning Authority, on the 16 February 2024

Environmental Standards Statement prepared by Buro Happold; Ventilation Strategy prepared by Ameen; Acoustic Addendum prepared by Sandy Brown; Waste Management Pro-Forma prepared by PRP (with Design and Access Addendum); Viability Statement prepared by Savills; Design and Access Addendum prepared by PRP Architects; Flood Risk Compliance Statement prepared by Curtins received by the City Council, as Local Planning Authority, on the 16 February 2024

Drawings and documents approved under Non material amendment 136202/NMC/2023

9033-CUR-XX-00-DR-C-92503-P02) has been prepared by Curtins received by the City Council, as Local Planning Authority, on the 8 February 2023

Drawings and documents approved under Non material amendment 135077/NMC/2022

- Drawings 9033-BA-XX-XX-DR-A-(05)001 Rev T5 and 9033-BA-XX-XX-DR-A-(05) 002 Rev T5 received by the City Council, as Local Planning Authority, on the 14 October 2022

- Drawing ref. 9033-CUR-XX-FNDR-S-(04)000 Rev T04), 9033-CUR-XX-GFDR-S-(04)001 Rev T03, 9033-BA-XX-00-DR-A-(04)000 Rev T6, 9033-BA-XX-XX-DR-A-(05)003 Rev T4), 9033-BA-XX-XX-DR-A-(05)010 Rev T2 and 9033-BA-XX-XX-DR-A-(21)000-T5 received by the City Council, as Local Planning Authority, on the 30 September 2022

Environmental Standards and Energy Statement document prepared by Buro Happold (dated May 2022); and overheating and Performance Review Design Note prepared by Buro Happold (dated May 2022) received by the City Council, as Local Planning Authority, on the 29 September 2022

Drawings and documents approved under planning permission 130354/FO/2021

Supporting Information

Design and Access Statement by Buttress, Heritage Assessment by Buttress, Archaeological Desk Based Assessment by Buttress, Flood Risk Assessment and Drainage Strategy by Curtins, Environmental Standards and Energy Statement by Buro Happold, Sustainability Statement by MLDC/ Buro Happold, Acoustic Report by Sandy Brown, Air Quality Assessment by Hoare Lea, Phase 2 Geo-environmental Survey (including Ground Gas Assessment) by E3P, Ecology Report by Tyler Grange, Arboricultural Impact Assessment and Method Statement by Tyler Grange, Transport Statement by Hydrock, Framework Travel Plan by Hydrock, Framework Construction Management MLDC, Local Benefit Scheme by MLDC, Crime Impact Statement by GMP, Ventilation Strategy by Buro Happold, Daylight and Sunlight Impact Assessment by GIA, TV Reception Survey and Broadband Connectivity Assessment by Pager Power, Residential Management Statement by MLDC, Financial Viability Assessment by Savills, Statement of Consultation by Deloitte LLP, Planning Statement by Deloitte LLP

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021

Phase 1 Geoenvironmental Assessment, Manchester Life Phase 3, Land to the north of Jersey Street, E3P, Reference: 13-729-R1, Dated: 14 February 2020, Calibration certificates Dated 2018 to 2021, and Waste Management and Servicing Strategy (including MCC's Waste Proforma) by Buttress stamped as received by the City Council, as Local Planning Authority, on the 5 July 2021

Design and access statement 'Window Soffits' Addendum stamped as received by the City Council, as Local Planning Authority, on the 14 July 2021

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) The piling shall be carried out in accordance with the Piling Assessment prepared by Curtins (ref. 076740-CUR-00-XX-RP-GE-002 Revision: P01) received by the City Council, as Local Planning Authority, on the 22 February 2023 (as approved under CDN/23/0127)

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater. In addition, piling can affect the adjacent railway network which also requires consideration pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

4) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

5) (a) The drainage for the development shall be carried out in accordance with Drainage documentation received by the City Council, as Local Planning Authority, on the 22 February 2023 and Email dated the 29 March 2023 from Ian Knight (as approved under CDN/23/0127)

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

The above conditions is required as it is essential that an adequate drainage system is designed for the development.

6) 1. The development shall be carried out in accordance with the Written Scheme of Evaluation (WSI) for an archaeological evaluation, mitigation and watching brief Project: Eliza Yard, Ancoats Planning Reference: 130354/FO/2021 Version: February 2023 v1 by Salford Archaeology stamped as received on 31/05/23 (as approved under CDN/23/0323). The development shall be carried out in accordance with this document. Prior to the first occupation of the development, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority.

2. A programme for post-investigation assessment to include:

- production of a final report on the investigation results.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.

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

6. 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 heritage interest publicly accessible pursuant to policies EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

7) a) The development shall be carried out for phase 2 in accordance with Eliza Yard, Remediation Strategy, Curtins Ref: 076740-CUR-00-XX-RP-GE-003 Revision: C02 Issue Date: 23 February 2023 by Curtins stamped as received on 23-05-23; as supplemented and amended by the following: Mace Covering e-mail stamped as received 14-11-23
Eliza Wharf Remedial Strategy Addendum by DB Remediation 18-10-23, Eliza and Jersey Remediation strategy section drawings showing Membranes highlighted by specialist manufacturers RIW Using products Products Gas Seal HC & Structureseal GPT (as relevant to Eliza's Yard), RIW GAS SEAL HC Technical and RIW STRUCTURESEAL GPT Brochures (as approved under CDN/23/0323)

(b) A watching brief for unexpected contamination shall be maintained for the duration of Phase 1.

c) 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, prior to the first occupation of the residential element of the development.

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.

8) The development shall be carried out in accordance with the Construction Management Plan received by the City Council, as Local Planning Authority, on the 22 February 2023 (as approved under CDN/23/0127)

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 development shall be carried out in accordance with the approved construction management plan.

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

9) Prior to the commencement of any above ground floor slab works, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel in accordance with drawing ref. EYJW-PRP-BC-ZZ-DR-A-020060) received by the City Council, as Local Planning Authority, on the 16 February 2024 and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

The approved materials shall then be implemented as part 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.

10) The window reveals and soffits for the development shall be carried out in accordance with window soffits addendum to the design drawings EYJW-PRP_BC-ZZ-DR-A-021042 and EYJW-PRP-BC-ZZ-DR-A-021043 received by the City Council, as Local Planning Authority, on the 16 February 2024

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

11) a) Prior to the commencement of Phase 2 of the development, as detailed drawing 9033-CUR-XX-00-DR-C-92503-P02 received by the City Council, as Local Planning Authority, on the 8 February 2023, 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

(b) Within one month prior to construction work associated with the development 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 - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

12) Prior to the installation of the boundary treatment, details of the boundary treatment shall for the development be submitted for approval in writing by the Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

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.

13) Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

- Verification report providing photographic evidence of construction; and
- 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.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

14) The development hereby approved shall be carried out in accordance with the Environmental Standards and Energy Statement document prepared by Buro Happold (dated May 2022); and overheating and Performance Review Design Note prepared by Buro Happold (dated May 2022) received by the City Council, as Local Planning Authority, on the 29 September 2022 and the Environmental Standards and Energy Statement prepared by Buro Happold and Eliza Yard Ventilation Compliance Statement prepared by Ameen, received by the City Council as Local Planning Authority on 16 February 2024

A post construction review certificate/statement for the development shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) Notwithstanding drawings EYJW-GIL-EX-00-DR-L-000101_P02, EYJW-GIL-EX-00-DR-L-000102_P02, YJW-GIL-EX-00-DR-L-000103_P02, EYJW-GIL-EX-00-DR-L-000104_P02, EYJW-GIL-EX-00-DR-L-000105_P03, YJW-GIL-EX-00-DR-L-000106_P02, EYJW-GIL-EX-00-DR-L-000401_P02 stamped as received by the City Council, as Local Planning Authority, on the 16 February 2024,, (a) prior to any works commencing on the hard and soft landscaping scheme (including appropriate materials, specifications) details shall be submitted for approval in writing by the City Council as Local Planning Authority.

(b) The approved scheme shall be implemented prior to the first occupation of the residential element of the development. 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 SP1, EN9 and DM1 of the Core Strategy.

16) (a) Prior to the first occupation of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

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

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

17) (a) Notwithstanding the Acoustic Report by Sandy Brown stamped as received on the 11 May 2021, and the Acoustic Addendum stamped as received by the City Council, as Local Planning Authority on 16 February 2024, prior to the first use of each commercial unit as indicated on drawing EYJW-PRP-BC-00-DR-A-020000, a scheme of acoustic insulation for the commercial units shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) Prior to the first use of each of the commercial units, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

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

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

18) Notwithstanding the Acoustic Report by Sandy Brown stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, prior to the first occupation of the development a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

Gardens and terraces (daytime) 55 dB L Aeq

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

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

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

19) The development shall be carried out in accordance with the Waste Management and Servicing Strategy (including MCC's Waste Proforma) by Buttress stamped as received by the City Council, as Local Planning Authority, on the 5 July 202. The details of the approved scheme shall be implemented prior to the first use of the residential element and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

20) Prior to the first use of each of the commercial units, as indicated on drawing EYJW-PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 16 February 2024, should fume extraction be required, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the commercial units and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial units pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

21) Prior to the first use of each of the commercial units as indicated drawing EYJW-PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 16 February 2024,, details of any roller shutters to the ground floor of that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each commercial units and thereafter retained and maintained in situ.

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

22) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of the development, full details of such a scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

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

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

24) Deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00

Sundays (and Bank Holidays): No deliveries/waste collections

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

25) The commercial units hereby approved, EYJW_PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 16 February 2024, shall not be open outside the following hours:-

Monday to Saturday 08:00 to 23:30

Sundays (and Bank Holidays): 10:00 to 22:00

There shall be no amplified sound or any amplified music at any time within the unit.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

26) The commercial units as shown on drawing EYJW-PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 16 February 2024, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

27) The commercial units, as indicated on EYJW_PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 16 February 2024, can be occupied as Use Class E (excluding convenience retail and a gymnasium) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification). The first use of the commercial unit to be implemented shall thereafter be the permitted use of that unit

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

28) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

29) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties 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 1987 (as amended), 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; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

30) The development shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 11 May 2020. The development shall only be carried out in accordance with these approved details. Prior to the first occupation of the development, the Council as Local Planning Authority must acknowledge 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) The development hereby approved shall be carried out in accordance with the Framework Travel Plan stamped as received by the City Council, as Local Planning Authority, on the 11 May 2020.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified Travel Plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a Travel Plan for the development which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

32) Prior to the first occupation of the residential element, the 126 space cycle store shall be implemented in accordance with drawing EYJW-PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 16 February 2024 and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

33) Prior to the first occupation of the residential element of the development hereby approved, the two disabled car parking spaces, as indicated on drawing EYJW-PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 16 February 2024 shall then be implemented, made available and remain in situ for as long as the development remains in use.

Reason - To ensure sufficient disabled car parking is available for disabled occupants of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

34) Prior to the first occupation of the residential element of the development, a scheme of highway works and details of footpaths reinstatement/public realm for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- Footway reinstatement including provision of street trees and tactile paving;
- Dropped crossings to facilitate entrance to the car parking spaces
- Introduction of Traffic Regulation Orders within the vicinity of the development
- Creation of a loading bay to Poland Street.

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

35) Notwithstanding the TV Reception Survey, stamped as received by the City Council, as Local Planning Authority, on the 11 May 2020, within one month of the practical completion of the development, 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 a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before the development is first occupied or within one month of the study being submitted for approval in writing 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 - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

36) Prior to the first occupation of the residential element, the installation 2 7kw fast charging electric car charging points to the disabled bays, as shown on drawing EYJW-PRP-BC-00-DR-A-020000 stamped as received by the City Council, as Local Planning Authority, on the 16 February 2024, shall be implemented and remain available for as long as the development is in.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

37) Prior to the first occupation of the development hereby approved, details of bird and bat boxes to be provided (including location and specification) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

38) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England)

(Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

39) Prior to the first occupation of the development, a signage strategy for the entire buildings shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

40) All windows at ground level with the exception of the WC and, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

41) The development hereby approved shall include for full disabled access to be provided to the internal courtyard and communal walkways and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

42) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

43) Prior to the installation of any solar panels to the roof their siting, scale and appearance (including cross sections) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The solar panels should be installed in accordance with the approved details and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

44) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

45) The Jersey Street/redundant canal arm corner shall be carried out in accordance with Drawings 9033-BA-XX-XX-DR-A-(05)001 Rev T5 and 9033-BA-XX-XX-DR-A-(05) 002 Rev T5 received by the City Council, as Local Planning Authority, on the 14 October 2022

- Drawing ref. 9033-CUR-XX-FNDR-S-(04)000 Rev T04), 9033-CUR-XX-GFDR-S-(04)001 Rev T03, 9033-BA-XX-00-DR-A-(04)000 Rev T6, 9033-BA-XX-XX-DR-A-(05)003 Rev T4) and 9033-BA-XX-XX-DR-A-(05)010 Rev T2 received by the City Council, as Local Planning Authority, on the 30 September 2022. The approved elevations shall then be implemented as part of the development (as approved under CDN/22/0705).

Reason - In the interest of the visual amenity of this part of the building and the proper planning of the area pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Unit 4A, 106 - 108 George Leigh Street, Manchester, M4 6BD
Unit 4, 106 - 108 George Leigh Street, Manchester, M4 6BD
Flat 107, 35 Radium Street, Manchester, M4 6AD
Unit 10, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Flat 109, 35 Radium Street, Manchester, M4 6AD
First Floor, 23 Radium Street, Manchester, M4 6AY
Ground Floor, 23 Radium Street, Manchester, M4 6AY
62 Jersey Street, Manchester, M4 6JW
CAFE COTTON, G08, 35 Radium Street, Manchester, M4 6AD
Flat 206, 35 Radium Street, Manchester, M4 6AD
Flat 12, 35 Radium Street, Manchester, M4 6AH
Flat 314, 35 Radium Street, Manchester, M4 6AH
Flat 207, 35 Radium Street, Manchester, M4 6AD
Flat 202, 35 Radium Street, Manchester, M4 6AD
Flat 304, 35 Radium Street, Manchester, M4 6AD
Flat 404, 35 Radium Street, Manchester, M4 6AD
Flat 118, 35 Radium Street, Manchester, M4 6AT
Flat 20, 35 Radium Street, Manchester, M4 6AT
Flat 516, 35 Radium Street, Manchester, M4 6AT
Flat 22, 35 Radium Street, Manchester, M4 6AT
Flat 114, 35 Radium Street, Manchester, M4 6AH
Flat 15, 35 Radium Street, Manchester, M4 6AH
Flat 416, 35 Radium Street, Manchester, M4 6AH
Flat 310, 35 Radium Street, Manchester, M4 6AH
Flat 312, 35 Radium Street, Manchester, M4 6AH
Flat 401, 35 Radium Street, Manchester, M4 6AD
Flat 209, 35 Radium Street, Manchester, M4 6AD
Flat 409, 35 Radium Street, Manchester, M4 6AD
G02, 35 Radium Street, Manchester, M4 6AD
Flat 303, 35 Radium Street, Manchester, M4 6AD
Flat 315, 35 Radium Street, Manchester, M4 6AH
Flat 301, 35 Radium Street, Manchester, M4 6AD
Flat 407, 35 Radium Street, Manchester, M4 6AD
64 Jersey Street, Manchester, M4 6JF
Flat 518, 35 Radium Street, Manchester, M4 6AT
Flat 417, 35 Radium Street, Manchester, M4 6AT
Flat 121, 35 Radium Street, Manchester, M4 6AT
Flat 117, 35 Radium Street, Manchester, M4 6AT
Flat 216, 35 Radium Street, Manchester, M4 6AH
Flat 606, 35 Radium Street, Manchester, M4 6AH
Flat 608, 35 Radium Street, Manchester, M4 6AH
Flat 514, 35 Radium Street, Manchester, M4 6AH
Flat 111, 35 Radium Street, Manchester, M4 6AH
Flat 515, 35 Radium Street, Manchester, M4 6AT
Flat 609, 35 Radium Street, Manchester, M4 6AT
Flat 519, 35 Radium Street, Manchester, M4 6AT
Flat 222, 35 Radium Street, Manchester, M4 6AT
Unit 10, City Court Trading Estate, Poland Street, Manchester, M4 6AL

Unit 9, City Court Trading Estate, Poland Street, Manchester, M4 6AL
98 Jersey Street, Manchester, M4 6JD
96 Jersey Street, Manchester, M4 6JD
Unit 13, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Flat 112, 35 Radium Street, Manchester, M4 6AH
Flat 214, 35 Radium Street, Manchester, M4 6AH
Flat 414, 35 Radium Street, Manchester, M4 6AH
Flat 604, 35 Radium Street, Manchester, M4 6AH
Flat 14, 35 Radium Street, Manchester, M4 6AH
66 Jersey Street, Manchester, M4 6JW
Flat 220, 35 Radium Street, Manchester, M4 6AT
Flat 119, 35 Radium Street, Manchester, M4 6AT
28 Rodney Street, Manchester, M4 6JJ
Roadrider Despatch, Harriett Street, Manchester, M4 6HB
23 Radium Street, Manchester, M4 6AY
Unit 3, 2 Naval Street, Manchester, M4 6AX
Unit 2, 2 Naval Street, Manchester, M4 6AX
109 Jersey Street, Manchester, M4 6JG
62A Jersey Street, Manchester, M4 6JW
Flat 503, 35 Radium Street, Manchester, M4 6AD
Flat 405, 35 Radium Street, Manchester, M4 6AD
Flat 308, 35 Radium Street, Manchester, M4 6AD
Flat 110, 35 Radium Street, Manchester, M4 6AH
Flat G09, 35 Radium Street, Manchester, M4 6AD
Flat 103, 35 Radium Street, Manchester, M4 6AD
Flat 601, 35 Radium Street, Manchester, M4 6AD
Flat 18, 35 Radium Street, Manchester, M4 6AT
Flat 320, 35 Radium Street, Manchester, M4 6AT
Flat 218, 35 Radium Street, Manchester, M4 6AT
Flat 510, 35 Radium Street, Manchester, M4 6AH
Flat 210, 35 Radium Street, Manchester, M4 6AH
Flat 311, 35 Radium Street, Manchester, M4 6AH
Flat 420, 35 Radium Street, Manchester, M4 6AT
30 Rodney Street, Manchester, M4 6JJ
100 Jersey Street, Manchester, M4 6JD
Second Floor, 23 Radium Street, Manchester, M4 6AY
First Floor, 97 Jersey Street, Manchester, M4 6JG
Unit 11, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Flat 106, 35 Radium Street, Manchester, M4 6AD
Flat 10, 35 Radium Street, Manchester, M4 6AH
Flat 307, 35 Radium Street, Manchester, M4 6AD
Flat 402, 35 Radium Street, Manchester, M4 6AD
Flat 505, 35 Radium Street, Manchester, M4 6AD
Flat 302, 35 Radium Street, Manchester, M4 6AD
Flat 410, 35 Radium Street, Manchester, M4 6AH
Flat 101, 35 Radium Street, Manchester, M4 6AD
Flat 204, 35 Radium Street, Manchester, M4 6AD
Flat 419, 35 Radium Street, Manchester, M4 6AT
Flat 21, 35 Radium Street, Manchester, M4 6AT
Flat 212, 35 Radium Street, Manchester, M4 6AH
Flat 513, 35 Radium Street, Manchester, M4 6AH
Flat 412, 35 Radium Street, Manchester, M4 6AH
Flat 422, 35 Radium Street, Manchester, M4 6AT
26 Rodney Street, Manchester, M4 6JJ

Unit 12, City Court Trading Estate, Poland Street, Manchester, M4 6AL
90 Jersey Street, Manchester, M4 6JD
Unit 5, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 4, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Warehouse Next To 30, Poland Street, Manchester, M4 6BH
Unit 1, 106 - 108 George Leigh Street, Manchester, M4 6BD
Unit 2, 106 - 108 George Leigh Street, Manchester, M4 6BD
Flat G07, 35 Radium Street, Manchester, M4 6AD
Flat 108, 35 Radium Street, Manchester, M4 6AD
Flat 403, 35 Radium Street, Manchester, M4 6AD
Flat 305, 35 Radium Street, Manchester, M4 6AD
Flint Glass Works, 64 Jersey Street, Manchester, M4 6JW
Flat 122, 35 Radium Street, Manchester, M4 6AT
Flat 120, 35 Radium Street, Manchester, M4 6AT
Flat 322, 35 Radium Street, Manchester, M4 6AT
Flat 221, 35 Radium Street, Manchester, M4 6AT
Flat 421, 35 Radium Street, Manchester, M4 6AT
Flat 607, 35 Radium Street, Manchester, M4 6AH
Flat 113, 35 Radium Street, Manchester, M4 6AH
Flat 213, 35 Radium Street, Manchester, M4 6AH
Flat 116, 35 Radium Street, Manchester, M4 6AH
Flat 11, 35 Radium Street, Manchester, M4 6AH
Flat 603, 35 Radium Street, Manchester, M4 6AH
Flat 508, 35 Radium Street, Manchester, M4 6AH
Flat 321, 35 Radium Street, Manchester, M4 6AT
24 Rodney Street, Manchester, M4 6JJ
88 Jersey Street, Manchester, M4 6JD
94 Jersey Street, Manchester, M4 6JD
Unit 1, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Units 5 And 6, 106 - 108 George Leigh Street, Manchester, M4 6BD
Unit 7, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Flat G04, 35 Radium Street, Manchester, M4 6AD
Flat 506, 35 Radium Street, Manchester, M4 6AD
Flat 201, 35 Radium Street, Manchester, M4 6AD
Flat 104, 35 Radium Street, Manchester, M4 6AD
Flat G05, 35 Radium Street, Manchester, M4 6AD
Flat 208, 35 Radium Street, Manchester, M4 6AD
Flat 517, 35 Radium Street, Manchester, M4 6AT
Flat 418, 35 Radium Street, Manchester, M4 6AT
Flat 115, 35 Radium Street, Manchester, M4 6AH
Flat 415, 35 Radium Street, Manchester, M4 6AH
Flat 605, 35 Radium Street, Manchester, M4 6AH
Flat 215, 35 Radium Street, Manchester, M4 6AH
Flat 13, 35 Radium Street, Manchester, M4 6AH
Flat 313, 35 Radium Street, Manchester, M4 6AH
Flat 318, 35 Radium Street, Manchester, M4 6AT
Unit 8, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 7, City Court Trading Estate, Poland Street, Manchester, M4 6AL
92 Jersey Street, Manchester, M4 6JD
Unit 3, 106 - 108 George Leigh Street, Manchester, M4 6BD
WHOLESALE BUDGET FLOORING, Unit 2A, 106 - 108 George Leigh Street, Manchester, M4 6BD
Lumac House, Naval Street, Manchester, M4 6AX

97 Jersey Street, Manchester, M4 6JG
First Floor And Second Floor, 62 Jersey Street, Manchester, M4 6JW
Flat 502, 35 Radium Street, Manchester, M4 6AD
Flat G01, 35 Radium Street, Manchester, M4 6AD
Flat 602, 35 Radium Street, Manchester, M4 6AD
Flat 406, 35 Radium Street, Manchester, M4 6AD
G06, 35 Radium Street, Manchester, M4 6AD
Flat 509, 35 Radium Street, Manchester, M4 6AH
Flat 411, 35 Radium Street, Manchester, M4 6AH
Flat 205, 35 Radium Street, Manchester, M4 6AD
Flat 105, 35 Radium Street, Manchester, M4 6AD
Flat 102, 35 Radium Street, Manchester, M4 6AD
Flat 507, 35 Radium Street, Manchester, M4 6AD
Flat 319, 35 Radium Street, Manchester, M4 6AT
Flat 610, 35 Radium Street, Manchester, M4 6AT
Flat 511, 35 Radium Street, Manchester, M4 6AH
Flat 512, 35 Radium Street, Manchester, M4 6AH
Flat 316, 35 Radium Street, Manchester, M4 6AH
Flat 217, 35 Radium Street, Manchester, M4 6AT
Flat 19, 35 Radium Street, Manchester, M4 6AT
Flat 317, 35 Radium Street, Manchester, M4 6AT
Unit 6, City Court Trading Estate, Poland Street, Manchester, M4 6AL
86 Jersey Street, Manchester, M4 6JD
Unit 3, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 2, City Court Trading Estate, Poland Street, Manchester, M4 6AL
City Court Trading Estate, Poland Street, Manchester, M4 6AL
106 - 108 George Leigh Street, Manchester, M4 6BD
Unit 1, 2 Naval Street, Manchester, M4 6AX
Ground Floor, 62 Jersey Street, Manchester, M4 6JW
Unit 9, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Units 8, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Flat 309, 35 Radium Street, Manchester, M4 6AD
Flat 504, 35 Radium Street, Manchester, M4 6AD
Flat 413, 35 Radium Street, Manchester, M4 6AH
Flat 203, 35 Radium Street, Manchester, M4 6AD
Flat 501, 35 Radium Street, Manchester, M4 6AD
Flat 408, 35 Radium Street, Manchester, M4 6AD
Flat 306, 35 Radium Street, Manchester, M4 6AD
Flat 219, 35 Radium Street, Manchester, M4 6AT
Flat 17, 35 Radium Street, Manchester, M4 6AT
Flat 211, 35 Radium Street, Manchester, M4 6AH
Flat 16, 35 Radium Street, Manchester, M4 6AH
Flat 520, 35 Radium Street, Manchester, M4 6AT
22 Rodney Street, Manchester, M4 6JJ
Unit 11, City Court Trading Estate, Poland Street, Manchester, M4 6AL

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL