MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139289/JO/2024
Date registered valid:	16 February 2024
Proposal:	Variation of Conditions 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 20, 22, 24, 28, 29, 30, 31, 36, 37, 40 attached to planning permission ref: 133769/FO/2022 (as amended by 136201/NMC/2023) for a residential scheme (Use Class C3) with ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) (to 529.40 sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, , access, servicing and other associated works to incorporate changes to the mix of apartments, a reduction in the quantum of commercial floorspace, changes to the building facade and a reduction to the building height
Address:	66 Jersey Street, 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: 23 February 2024 Expired: 15 March 2024

Neighbour notifications
Printed: 23 February 2024 Expired: 15 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

This 0.54 ha site is bounded by Jersey Street, Rochdale Canal, Flint Glass Wharf/Works and grassland. It is in Ancoats close to New Islington and Miles Platting where there has been significant investment in housing and place making. The site contains a single storey warehouse and a surface car park. The remainder is hard standing, scrub planting and trees. It is secured by fencing on Jersey Street.

A canal arm once crossed the site continuing under the stone bridge on Jersey Street, where Jersey Street rises by 2 metres. Planning permission has been granted to remove the bridge, including a black poplar tree, as part of public realm works (re. 133406/VO/2022).

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

Ancoats contains medium to high density homes, with ground floor commercial uses in new builds and conversions, largely around Cutting Room Square. There are low rise industrial buildings around Poland Street. This site is surrounded by industrial uses and Ancoats Green. Cotton Field Park, New Islington Marina, New Islington Free School and the Medical Centre on Old Mill Street provide essential amenities.

The site is in the Ancoats conservation area and the following listed buildings or structures are within a 250 metres: Beehive Mill (Grade II*), Doubling Mill Fireproof Mill (Grade II*), New Mill

(Grade II*), Decker Mill Old Mill (Grade II*), Little Mill (Grade II), Former Warehouse and Officers of Old Mill, Decker Mill and New 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 in a critical drainage area. It is not in an Air Quality Management Area (AQMA), but it is approximately 250 metres to the north along Oldham Road. Traffic associated with the development is likely to use roads in the AQMA and this is considered is detail in the report including any impact on residents, businesses and local schools. This is a highly sustainable area with access to public transport and pedestrian and cycle links.

The New Islington and Holt Town Metrolink stops are 500 and 700 metres from the site. Planning applications have been approved nearby as part of delivering the regeneration objectives of Ancoats and New Islington and Poland Street NDFs. 1500 homes are expected to be delivered around Poland Street with public realm.

Description of development

Planning permission was granted in May 2022 for the following development:

Erection of two, 8 storey residential buildings (Use Class C3a) with associated ground floor commercial (Use Class E) and ancillary amenity space, together with cycle and car parking, landscaping and public realm and other associated works following demolition of existing structures (133769/FO/2022).

Development has commenced at the site but modifications have been determined as required as follows:

Variation of Conditions 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 20, 22, 24, 28, 29, 30, 31, 36, 37, 40 attached to planning permission ref: 133769/FO/2022 (as amended by 136201/NMC/2023) for a residential scheme (Use Class C3) with ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) (to 529.40 sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, , access, servicing and other associated works to incorporate changes to the mix of apartments, a reduction in the quantum of commercial floorspace, changes to the building facade and a reduction to the building height

Consultations & Notification Responses

Publicity – A site notice has been displayed at the site together with a Press Notice. Notification letter have been sent to local residents and businesses. No comments have been received as part of that process.

Environmental Health advise that their previous comments remain relevant.

Greater Manchester Archaeological Advisory Service (GMAAS) advise that the archaeological works at the site are progressing well and an information panel would be of use on site to highlight this.

Flood Risk Management Team advise that they have no further comments other than the development should be carried out in accordance with the agreed strategy previously approved.

Environment Agency advise that they have no comments.

Canal and River Trust sought clarification on boundary treatment during the course of the application which they are now satisfied.

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 footprint, height and façade;
- Removal of PV panels to the roof;
- Alterations to the public realm including introduction of gates;

The alterations are discussed in detail below.

Alterations to the residential mix and commercial floor space

The reduction in the building footprint, which is discussed in detail below, has led to alteration internally for the building. The amount of commercial floorspace has reduced from 614.12 sqm

to 529 sqm. This is considered to be acceptable and would result in a small reduction in size of the commercial element which would be retained on site.

The residential mix would alter as follows:

Unit Type	Consented		Proposed	
1B2P	50	26%	57	30%
2B4P	128	67%	122	64%
3B6P	12	7%	11	6%
Total	**190**		**190**	

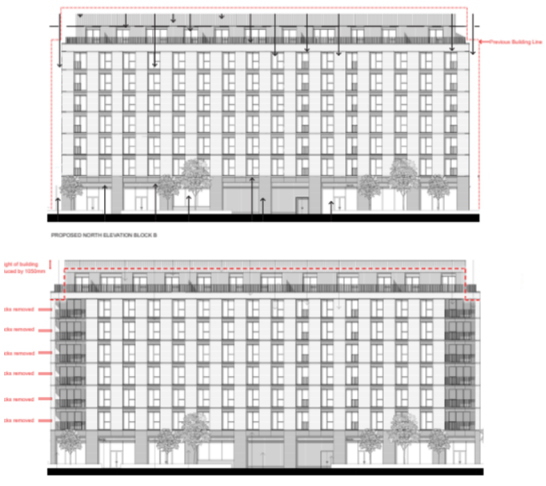
The proposal would increase the overall number of one bedroom properties within the development but within the 33% limit. There would remain an overall good mix of properties at the development in line with agreed space standards.

Alterations to the building footprint, height and façade

The footprint of the building has reduced in size as detailed above. In addition, the proposal would omit the balconies on all facades. The removal of the balconies, would on balance, be acceptable. It would enable a regular grid brick pier width too be created across the entire façade of the building and its corners creating a simple and effective appearance to the building.

In terms of the overall building height, two brick courses (150mm) per residential floor will be removed, resulting in a 1050mm reduction to the parapet line of the building.

Consequently, the floor to ceiling height of the residential units will be reduced from 2550mm to 2400mm, which remains within accordance to the Manchester Residential Quality Design Guidance.



Existing and proposed amendments to the elevations

It is considered that the amendments retain the spirit and appearance of the original building. The robust grid façade would emulate other historic buildings throughout the conservation area.

There would be no additional harm to the conservation area, or surrounding listed buildings, than previously identified.

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 public realm including introduction of gates

When originally submitted, the intention was that the area of public realm between Jersey Wharf and the Rochdale Canal would transfer to MCC ownership upon completion. However, following discussions between Manchester Life Development Company, MCC Highways and the MCC Eastern Gateway team, it has now been determined that the land will remain in MLDC's ownership.

Consequently, it has been agreed with the City Council that the introduction of fences and gates, as detailed in the submitted plans, would not be detrimental to the public realm provided they remain open between 0800-2300, and would allow the applicant to safely secure the area at night.

The submitted Landscape Scheme shows the gates alongside other minor amendments to the landscape GA layouts.

The introduction of the gates would create a degree of clutter within the space which obviously undermines the overall desire to keep the area as open as possible. Notwithstanding this, provided that any boundary treatment is carefully design, and is opened as suggested, then it would form a bespoke and interesting addition to the area. These should be agreed by planning condition.

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. This concludes that standard thermal double glazing is sufficient to control environmental noise ingress to meet MCC requirements across the development. Assessment of noise ingress via open windows during summer overheating conditions has

been carried out using the Acoustics, Ventilation and Overheating (AVO) Guide. This assessment indicates no significant adverse effects.

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

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 polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal has been determined in a timely manner.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the 10 January 2026.

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 approved as part of planning application 139289/JO/2024

JWA-PRP-A1-00-DR-A-002003-A - Location Plan With Site Compound JWA-PRP-A1-GR-DR-A-002100 - Proposed Ground Floor Plan JWA-PRP-A1-01-DR-A-002101 - Proposed First Floor Plan JWA-PRP-A1-02-DR-A-002102 - Proposed Second Floor Plan JWA-PRP-A1-03-DR-A-002103 - Proposed Third Floor Plan JWA-PRP-A1-04-DR-A-002104 - Proposed Fourth Floor Plan JWA-PRP-A1-05-DR-A-002105 - Proposed Fifth Floor Plan JWA-PRP-A1-06-DR-A-002106 - Proposed Sixth Floor Plan JWA-PRP-A1-07-DR-A-002107 - Proposed Seventh Floor Plan JWA-PRP-A1-RF-DR-A-002108 - Proposed Roof Plan JWA-PRP-A1-ZZ-DR-A-002150 - Proposed Apartment Types Sheet 1 JWA-PRP-A1-ZZ-DR-A-002151 - Proposed Apartment Types Sheet 2 JWA-PRP-A1-ZZ-DR-A-002152 - Proposed Apartment Types Sheet 3 JWA-PRP-A1-ZZ-DR-A-002200 - Proposed Typical Long Sections JWA-PRP-A1-ZZ-DR-A-002201 - Proposed Typical Cross Sections JWA-PRP-A1-ZZ-DR-A-002300 - Proposed North and South Elevations JWA-PRP-A1-ZZ-DR-A-002301 - Proposed Courtyard Elevations JWA-PRP-A1-ZZ-DR-A-002302 - Proposed East and West Flank Elevations Block A JWA-PRP-A1-ZZ-DR-A-002303 - Proposed East and West Flank Elevations Block B JWA-PRP-A1-ZZ-DR-A-002304 - Proposed Jersey Street Elevation JWA-PRP-A1-ZZ-DR-A-002400 - Detailed Elevation - Commercial Bay and Typical Residential Window JWA-PRP-A1-ZZ-DR-A-002401 - Detailed Elevation - Main Entrance JWA-PRP-A1-ZZ-DR-A-002402 - Detailed Elevation - Vehicle Entrance and Typical Residential Window JWA-PRP-A1-ZZ-DR-A-002403 - Detailed Elevation - Refuse Store and Typical Residential Window JWA-PRP-A1-ZZ-DR-A-002404 - Detailed Elevation - Seventh floor and Terrace JWA-PRP-A1-00-DR-A-002500 - Site Wide Fire Strategy EYJW-GIL-EX-00-DR-L-900101_P02 – Landscape Masterplan EYJW-GIL-EX-00-DR-L-900102_P02 – Hardworks General Arrangement EYJW-GIL-EX-00-DR-L-900103_P02 – Kerbs and Edgings General Arrangement EYJW-GIL-EX-00-DR-L-900104_P02 – Levels General Arrangement EYJW-GIL-EX-00-DR-L-900105_P02 – Furniture General Arrangement EYJW-GIL-EX-00-DR-L-900301-P00 – Planning Details 01 EYJW-GIL-EX-00-DR-L-900310_P01 – Edging Details 01 EYJW-GIL-EX-00-DR-L-900320-P01 – Steps Detail EYJW-GIL-EX-00-DR-L-900330-P00 – Fencing Details – Access Gates 01 11 EYJW-GIL-EX-00-DR-L-900331-P00 – Fencing Details – Access Gate 02 EYJW-GIL-EX-00-DR-L-900332-P00 – Fencing Details – Access Gate 03 EYJW-GIL-EX-00-DR-L-900333-P01 – Fencing Details – Canal Edge Balustrade EYJW-GIL-EX-00-DR-L-900401-P02 – Softworks General Arrangement EYJW-GIL-EX-00-DR-L-900402_P02 – Soiling General Arrangement EYJW-GIL-EX-00-DR-L-900410-P00 – Typical Softworks Details received by the City Council, as Local Planning Authority, on 16 February 2024.

Flood Risk Assessment and Drainage Strategy – Compliance Statement produced by Robert Bird Group, Daylight and Sunlight Note prepared by GIA, Planning Noise Report produced by Sandy Brown, Environmental Standards and Energy Statement produced by Buro Happold, Ventilation Compliance Statement produced by Ameon, Design and Access Statement

produced by PRP, Accommodation Schedule produced by PRP, Viability Addendum produced by Savills and email from GMP, Gateway One Report produced by Buro Happold, received by the City Council, as Local Planning Authority, on 16 February 2024.

Drawings and documents approved as part of Non material amendment 136201/NMC/2023

- Proposed Drainage Enabling Works Phasing Boundaries drawing (drawing ref: JWA-CUR-XX-XX-DRC-92504-P03) prepared by Curtins;
- Eliza Yard and Jersey Wharf Enabling Works Phasing Note prepared by Manchester Life Development Company;
- Sample Panel Drawing (drawing ref: JWA-PRP-BA-ZZ-DR-A-002600) prepared by PRP.

received by the City Council, as Local Planning Authority, on the 8 February 2023

Drawings and documents approved as part of planning permission 133769/FO/2022

Supporting Information

Design and Access Statement, including a schedule of accommodation and landscape strategy prepared by PRP and Planit.ie, Heritage Assessment prepared by KM Heritage, Archaeological Desk Based Assessment prepared by Salford Archaeology, Risk Assessment and Drainage Strategy prepared by Curtins, Fire Engineering: Gateway One Planning Statement prepared by Hoare Lea, Environmental Standards and Energy Statement prepared by Buro Happold, Sustainability Statement prepared by Buro Happold, Acoustic Report prepared by Sandy Brown, Air Quality Assessment prepared by Hoare Lea, Phase 2 Geo-environmental Survey (including Ground Gas Assessment) prepared by E3P, Arboricultural Impact Assessment and Method Statement prepared by Tyler Grange, Biodiversity Net Gain Briefing Note prepared by Tyler Grange, Transport Statement prepared by Hydrock, Framework Travel Plan prepared by Hydrock, Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by PRP, Framework Construction Management MLDC, Local Labour Statement MLDC Crime Impact Statement prepared by GMP, Ventilation Statement prepared by Buro Happold, Daylight and Sunlight Impact Assessment prepared by GIA, TV Reception Survey and Broadband Connectivity Assessment prepared by Pager Power, Residential Management Statement MLDC, Financial Viability Assessment prepared by Savills, Statement of Consultation prepared by Deloitte LLP and Planning Statement prepared by Deloitte LLP.

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022.

Ecology Report prepared by Tyler Grange stamped as received by the City Council, as Local Planning Authority, on the 7 July 2022

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 Risk Assessment prepared by Curtins (ref. 077879-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/23/0128).

The approved details shall then be implemented during the construction of the development.

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, pilling 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) The works to the canal wall shall be carried out in accordance with the Schedule of Condition, Rochdale Canal, To the South of Jersey St, Manchester by GIA 13.03.23;UNDERWATER TACTILE INSPECTION OF ROCHDALE CANAL WALL - MANCHESTER October 2023 by Up and Under and implementation in accordance with the following: Jersey Wharf - Ancoats Party Wall Dwg JWA-CUR-XX-DR-S-17004 PO1; andWorks Adjacent to the Canal Planning Conditions, Subject: Jersey Wharf - Land at 66 Jersey Street, Manchester M4 6JW, Ref: 077879/VC Rev V02, Date: 23/10/23 Document by Curtins (as approved under CDN/23/0324).

The work on or adjacent to the canal wash wall shall be carried out in accordance with the approved method statement.

Reason: To establish whether mitigation works are necessary in order to ensure that the development does not adversely affect the Rochdale canal by weakening the wall and to secure any mitigation works as may be required pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

6) The method statement for works to be carried out adjacent to the canal shall be undertaken in accordance with the Jersey Wharf - Canal Wall Risk Assessment (Planning Condition 6) Risk Register 12-May-23 10:54;Dwgs JWA-CUR-XX-XX-DR-S-17003, JWA-CUR-XX-XX-DR-S17004, 2643-PLA-XX-XX-DR-L-5003-Section through Residents Garden, 2643-PLA-XX-XX-DR-L-6000-Typical Softwork Details; and Works Adjacent to the Canal Planning Conditions Subject: Jersey Wharf - Land at 66 Jersey Street, Manchester M4 6JW Ref: 077879/VC Rev V02 Date: 23/10/23 by Curtins; (as approved under CDN/23/0324).

The development shall only be carried out in accordance with the agreed Risk Assessment and Method Statement for the duration of the works.

Reason: To protect the structural stability of the canal infrastructure which could be adversely affected by the development and to accord with policies SP1 and DM1 of the Manchester Core Strategy (2012).

7) The development shall be carried out in accordance with the Construction Environmental Management Plan Planning Conditions 7 & 11 prepared by Eric Wright received by the City Council, as Local Planning Authority, on the 22 February 2023 and Email from Helen Hutton dated the 29 March 2023 (as approved under CDN/23/0128).

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

Reason - To safeguard the adjacent canal, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

8) The drainage shall be carried out in accordance with the Drainage note prepared by Curtins received by the City Council, as Local Planning Authority, on the 22 February 2023, Email from Helen Hutton dated the 30 March 2023 and Email from Ian Knight dated 20 April 2023 (as approved under CDN/23/0128).

(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).

9) 1. The Archaeology investigations shall be carried out in accordance with Written Scheme of Evaluation (WSI) for an archaeological evaluation and mitigation, Project: Jersey Wharf, Ancoats, Planning Reference: 133769/FO/2022, Version: February 2023 v1 stamped as received on 23-05-23 (as approved under CDN/23/0324).

Prior to the first occupation of the residential element of the development, the following information must 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 results of the investigations and their significance.

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).

10) The remediation of the site shall be carried out in accordance with

Jersey Wharf Remediation Strategy Curtins Ref: 077879-CUR-00-XX-RP-GE-004 Revision: C01 Issue Date: 13 April 2023 stamped as received on 23-05-23, Phase 2 Geo-Environmental and Geotechnical Summary Letter Report for Jersey Wharf, Manchester letter 14-04-23 by Curtins as supplemented and amended by the following: Mace Covering e-mail stamped as received 14-11-23

Jersey 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/23/0324

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

11) The development shall be carried out in accordance with the Construction Environmental Management Plan Planning Conditions 7 & 11 prepared by Eric Wright received by the City Council, as Local Planning Authority, on the 22 February 2023 and Email from Helen Hutton dated the 29 March 2023 (as approved under CDN/23/0128).

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 (July 2012).

12) 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. JWA-PRP-A1-ZZ-DR-A-002400, JWA-PRP-A1-ZZ-DR-A-002401, JWA-PRP-A1-ZZ-DR-A-002402, JWA-PRP-A1-ZZ-DR-A-002403 and JWA-PRP-A1-ZZ-DR-A-002404 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.

13) The window reveals and soffits for the development shall be carried out in accordance with drawings JWA-PRP-A1- ZZ-DR-A-002400, JWA-PRP-A1-ZZ-DR-A-002401, JWA-PRP-A1-ZZ-DR-A-002402, JWA-PRP-A1-ZZ-DR-A-002403 and JWA-PRP-A1-ZZ-DR-A-002404 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).

14) a) The development shall be carried out in accordance with the Local Benefit Spreadsheet stamped as received on 23-05-23 (as approved under CDN/23/0324).

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).

15) 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.

16) 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).

17) The development hereby approved shall be carried out in accordance with the Environmental Standards and Energy Statement prepared by Buro Happold stamped as received on the 13 May 2022 and the Environmental Standards and Energy Statement addendum, stamped as received 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.

18) Notwithstanding drawings JWA-PRP-A1-GR-DR-A-002100 stamped as received by the City Council, as Local Planning Authority, on the 16 February 2024, (a) prior to any above ground works commencing, details of a hard and soft landscaping scheme (including appropriate materials, specifications) 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.

19) (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 (Laeq) below the typical background (La90) 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).

20) (a) Notwithstanding the Acoustic Report by Sandy Brown stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, and the Sandy Brown Planning Noise Report, stamped as received by the City Council as Local Planning Authority on 15 February 2024, prior to the first use of each commercial unit as indicated on drawing JWA-PRP-A1-GR-DR-A-002100 stamped as received by the City Council, as Local Planning Authority, on the 15 February 2024, 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).

21) Notwithstanding the Acoustic Report by Sandy Brown stamped as received on the 13 May 2022 and the Planning Noise Report addendum by Sandy Brown, stamped as received on 16 February 2024, 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 andDM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

22) The development shall be carried out in accordance with the Waste Management and Servicing Strategy (including MCC's Waste Proforma) prepared by PRP received by the City Council, as Local Planning Authority, on the 13 May 2022 and drawing JWA-PRP-A1-GR-DR-A-002100 stamped as received by the City Council, as Local Planning Authority, on the 16 February 2024. 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.

23) Prior to the first use of each of the commercial units, as indicated on drawing JWA-PRP-A1-GR-DR-A-002100 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).

24) Prior to the first use of each of the commercial units as indicated drawing JWA-PRP-A1-GR-DR-A-002100 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).

25) 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.

26) 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.

27) 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).

28) The commercial units hereby approved, as indicated on drawing JWA-PRP-A1-GR-DR-A-002100 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.

29) Prior to the first use of the external landscaped areas around the development as indicated on drawing DR-A-002100-A stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, an operational management strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The Operating Schedule shall contain the following details:

a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;

b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;

c. Details of the proposed furniture, including any barriers;

d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night (including no use of amplified music);

e. days and hours of operation.

The approved plan shall be implemented upon first use of the development and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the buildings.

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

30) The commercial units as shown on drawing JWA-PRP-A1-GR-DR-A-002100 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.

31) The commercial units, as indicated on JWA-PRP-A1-GR-DR-A-002100 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 .

32) 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.

33) 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.

34) 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 13 May 2022. 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.

35) 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 13 May 2022.

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).

36) Prior to the first occupation of the residential element, the 190 space cycle store shall be implemented in accordance with JWA-PRP-A1-GR-DR-A-002100 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).

37) Prior to the first occupation of the residential element of the development hereby approved, the three disabled car parking spaces, as indicated on drawing DR-A-002100- A stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022 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).

38) 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 to Jersey Street. These footway improvements/reinstatement works shall include details of materials (including the use of high quality material including natural stone where appropriate and in line with the Poland Street Zone Public Realm Strategy (2022);
- Dropped crossings to facilitate entrance to the car parking spaces
- Introduction of Traffic Regulation Orders to the south side of Jersey Street to prohibit parking and allow loading/unloading; and
- Introduction of Traffic Regulation Order to introduce No Loading restrictions on the bend on the southern side of Jersey Street in the interest of safe transit of passing vehicles.

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).

39) Notwithstanding the TV Reception Survey, stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, 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.

40) Prior to the first occupation of the residential element, the installation 3 7kw fast charging electric car charging points to the disabled bays, as shown on drawing JWA-PRP-A1-GR-DR-A-002100 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).

41) 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).

42) 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 in located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

43) 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).

44) 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.

45) 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.

46) No doors to commercial units (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes on Jersey Street.

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

47) 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.

48) No development other than Enabling Works as set out below:

1. Site hoarding
2. Site clearance (including demolition of the existing buildings) and vegetation removal
3. Archaeological investigation works
4. Site remediation
5. Site investigation
6. Phase 1 drainage enabling works, as detailed in drawing JWA-CUR-XXXX- DR-C-92504-P03 received by the City Council, as Local Planning Authority, on the 8 February 2023.

shall be carried out pursuant to this permission if the contract for the construction and completion of the building hereby permitted has not been let by 18 months post decision notice date and evidence provided to the reasonable satisfaction of the City Council, as Local Planning Authority.

b) Should the construction contract not have been let with suitable evidence provided to the LPA by 18 months post decision notice date, any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out. In this event, no later than 18 months post decision notice date, a scheme shall be submitted to the City Council, as Local Planning Authority, setting out how the site shall be landscaped and maintained and thereafter the site shall be landscaped and managed in accordance with the scheme that has been approved by the City Council, as Local Planning Authority. The approved scheme shall be implemented within two months of approval.

Reason - In the interest of visual amenity of the conservation area pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy (2012).

49) (a) Notwithstanding drawings EYJW-GIL-EX-00-DR-L-900101_P02 – Landscape Masterplan , Detail EYJW-GIL-EX-00-DR-L-900330-P00 – Fencing Details – Access Gates 01 11 EYJW-GIL-EX-00-DR-L-900331-P00 – Fencing Details – Access Gate 02 EYJW-GIL-EX-00-DR-L-900332-P00 – Fencing Details – Access Gate 03 EYJW-GIL-EX-00-DR-L-900333-P01 – Fencing Details – Canal Edge Balustrade received by the City Council, as Local Planning Authority, on the 16 February 2024, prior to any above ground works details of the siting, scale and appearance of the boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved details within part (a) of this condition shall be implemented prior to the first use of the residential element of the development hereby approved.

(c) The boundary treatment approved within part (a) shall remain open at all times between the hours of 0800-2300 seven days a week.

Reason - To ensure that appropriate boundary treatment is agreed and that there are measures in place to ensure the areas are accessible pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

50) Prior to the first occupation of the residential element of this development, details of the siting, scale, appearance and information to form part of an information to be sited within the public realm of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development. The panel shall be retained and maintained for as long as the development remains in use.

Reason – In the interest of explaining the archaeology found at the development pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Environment Agency
Greater Manchester Archaeological Advisory Service
Canal & River Trust

Flat 16, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 31, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 34, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 29, Engels House, 35 Navigation Street, Manchester, M4 6ER
26 Rodney Street, Manchester, M4 6JJ
Unit 12, City Court Trading Estate, Poland Street, Manchester, M4 6AL
90 Jersey Street, Manchester, M4 6JD
(b)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
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 16, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 19, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 603, 35 Radium Street, Manchester, M4 6AH
Flat 508, 35 Radium Street, Manchester, M4 6AH
Flat 7, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 1, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 20, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 12, Burgess House, 9 New Union Street, Manchester, M4 6BW
25 Woodward Place, Manchester, M4 7JY
22 Navigation Street, Manchester, M4 6ED
14 Navigation Street, Manchester, M4 6ED
10 Navigation Street, Manchester, M4 6ED
Flat 321, 35 Radium Street, Manchester, M4 6AT
Flat 13, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 32, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 37, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 12, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 18, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 15, Engels House, 35 Navigation Street, Manchester, M4 6ER

Flat 1, Engels House, 35 Navigation Street, Manchester, M4 6ER
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
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 107, 35 Radium Street, Manchester, M4 6AD
Flat 109, 35 Radium Street, Manchester, M4 6AD
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 17, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 111, 35 Radium Street, Manchester, M4 6AH
Flat 4, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 18, Burgess House, 9 New Union Street, Manchester, M4 6BW
12 Navigation Street, Manchester, M4 6ED
8 Navigation Street, Manchester, M4 6ED
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
Flat 13, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 6, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 3, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 7, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 9, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 24, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 33, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 25, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 19, Engels House, 35 Navigation Street, Manchester, M4 6ER
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
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 112, 35 Radium Street, Manchester, M4 6AH
Flat 214, 35 Radium Street, Manchester, M4 6AH
Flat 414, 35 Radium Street, Manchester, M4 6AH
Flat 10, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 20, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 12, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 604, 35 Radium Street, Manchester, M4 6AH
Flat 14, 35 Radium Street, Manchester, M4 6AH
Flat 22, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 9, Burgess House, 9 New Union Street, Manchester, M4 6BW
20 Navigation Street, Manchester, M4 6ED
16 Navigation Street, Manchester, M4 6ED
6 Navigation Street, Manchester, M4 6ED
2 Navigation Street, Manchester, M4 6ED
Flat 220, 35 Radium Street, Manchester, M4 6AT
Flat 119, 35 Radium Street, Manchester, M4 6AT
Flat 2, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 11, Engels House, 35 Navigation Street, Manchester, M4 6ER
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 13, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 11, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 14, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 9, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 2, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 4, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 18, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 313, 35 Radium Street, Manchester, M4 6AH
Flat 14, Burgess House, 9 New Union Street, Manchester, M4 6BW

Flat 3, Burgess House, 9 New Union Street, Manchester, M4 6BW
24 Navigation Street, Manchester, M4 6ED
3 New Union Street, Manchester, M4 6BS
4 Navigation Street, Manchester, M4 6ED
Flat 318, 35 Radium Street, Manchester, M4 6AT
Flat 5, Engels House, 35 Navigation Street, Manchester, M4 6ER
Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 5, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 26, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 3, Engels House, 35 Navigation Street, Manchester, M4 6ER
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
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 3, Canal Point, 1 New Union Street, Manchester, M4 6BS
Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 5, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 1, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 316, 35 Radium Street, Manchester, M4 6AH
Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 17, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 10, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 5, Burgess House, 9 New Union Street, Manchester, M4 6BW
18 Navigation Street, Manchester, M4 6ED
Flat 217, 35 Radium Street, Manchester, M4 6AT
Flat 19, 35 Radium Street, Manchester, M4 6AT
Flat 317, 35 Radium Street, Manchester, M4 6AT
Flat 4, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 2, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 12, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 28, Engels House, 35 Navigation Street, Manchester, M4 6ER
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
Unit 1, 2 Naval Street, Manchester, M4 6AX
Ground Floor, 62 Jersey Street, Manchester, M4 6JW

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 23, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 6, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 22, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 520, 35 Radium Street, Manchester, M4 6AT
Flat 35, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 9, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 14, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 17, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 7, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 17, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 30, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 10, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 14, Engels House, 35 Navigation Street, Manchester, M4 6ER
22 Rodney Street, Manchester, M4 6JJ
Unit 11, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Flat 6, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 23, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 15, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 4, Avro House, 34 Navigation Street, Manchester, M4 6EJ
17 Kingham Drive, Manchester, M4 7JT
Flat 27, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 21, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 36, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 8, Engels House, 35 Navigation Street, Manchester, M4 6ER
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 7, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 8, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 19, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 11, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 23, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 21, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 420, 35 Radium Street, Manchester, M4 6AT
Flat 20, Engels House, 35 Navigation Street, Manchester, M4 6ER
Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 11, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 10, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 16, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 38, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 22, Engels House, 35 Navigation Street, Manchester, M4 6ER
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
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 15, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 8, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 21, Canal Point, 1 New Union Street, Manchester, M4 6BS
Flat 16, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 15, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 2, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 6, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 13, Burgess House, 9 New Union Street, Manchester, M4 6BW
Flat 422, 35 Radium Street, Manchester, M4 6AT
Flat 1, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 20, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 8, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 19, Avro House, 34 Navigation Street, Manchester, M4 6EJ
Flat 18, Avro House, 34 Navigation Street, Manchester, M4 6EJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin
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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA
Area Team Boundary - Name: CENTRAL