

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139936/FO/2024 and 139937/LO/2024

Date registered valid: 3 May 2024

Proposal: Installation of Photovoltaic Solar Panels onto lower rooftop.

Address: The Victoria And Albert Hotel, Water Street, Manchester, M3 4JQ

Ward(s): Deansgate Ward

Applicant: Marriott Hotels

Agent (if any): Mr Daniel Hughes PWA Planning

Case officer: Emily
Tel: 0161 234
Email: emily.booth@manchester.gov.uk Booth 4193

Recommendation: Approve

Date of recommendation: 25 June 2024

Application details

Type of application: Full Application Consent and Listed Building Consent

Development type: Minor Other

Date of site visit: 21 May 2024

Standard consultations:

Printed: 14 May 2024 Expired: 5 June 2024

Neighbour notifications

Printed: 14 May 2024 Expired: 5 June 2024

Site notice

Posted: 21 May 2024 Expired: 12 June 2024

Press advert

Published: 21 May 2024 Expired: 4 June 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area

The building subject of this application is located on Water Street in Manchester City Centre and is Grade II Listed. The building is a pair of former goods warehouses that accommodated goods that were transported along the River Irwell. The original warehouse was constructed between 1838 and 1849; and extended in 1900 for the Mersey and Irwell Navigation Company. It was converted to hotel use in 1980 and further extended in 1980 and 1989.

The listed assets comprise of two attached red brick Victorian warehouses; the 5-storey Victoria Warehouse which dates from 1844 and is L-shaped in plan form with its main range extending between the River Irwell to the west and Water Street to the east, and the 5-storey Albert Warehouse which runs north of this parallel to the river.

The building is representative of the 18th Century use of the navigable stretch of the River Irwell. It comprises two of the only three surviving warehouses along the river as the majority of Manchester's former riverside warehouses that were built in the 18th and 19th Centuries fell into disuse during the mid-20th Century and have been demolished.

The building has been considerably altered due to disuse and neglect of building fabric as a result of economic decline. It was further altered internally but saved from demolition by conversion to hotel use. The conversion still continues to express the industrial character of the building.

Historic maps from 1848 show Victoria and Albert warehouses in situ on the eastern side of the Irwell among similar river-fronting warehouses. Of the many constructed in the early to mid-C19, Victoria and Albert warehouses are now two of only three surviving riverside warehouses in Manchester.

The building lies on the periphery of the City Centre adjacent the River Irwell. The area surrounding the building contains a variety of uses including the Museum of Science and Industry, the former Granada Studios site, offices, residential, hotel, multi storey carpark, surface carpark, restaurant, bar and shop uses.

The building is located in the Castlefield conservation area which contains evidence of Manchester's Roman origins but is mostly defined by Victorian and Georgian assets of the very highest significance. These are legacies of Manchester's vital role in driving the global Industrial Revolution, thus making an important contribution to the history, legibility, and significance of the conservation area.

The setting of the hotel is rapidly transforming under the St. John's Masterplan, anchored by 'Electric City' - a leading centre for creative industries in new and existing buildings, combined with residential, cultural, outdoor leisure and public realm.

Planning approval referenced 136041/FO/2023 has also been secured within the curtilage of the site at Albert's Shed and allowed the conversion of the Albert's Shed to a riverside food hall which will further enhance the quality of the Water Street frontage.

Application referenced 138449/LO/2023 proposed 451no. solar panels to be located on the rooves of the building. This application was withdrawn due to concerns about the level of harm that the works would cause to the listed building due to the impact on its appearance.

Description of development

Planning permission and listed building consent are sought for the installation of 88no. Photovoltaic solar panels on the two lower sections of flat roofs facing the service yard. Each panel would measure 1762mm x 1134mm x 30mm and would be fixed to brackets on top of the bitumen surface. They would be arranged in an L-shape alongside the north and east elevations.

Class J of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 does not apply to this development as the building is listed.

Consultations & Notification Responses

Helipad Manager - No comments received.

Manchester Airport Safeguarding Officer - No comments received.

Publicity -

139936/FO/2024 - The application was advertised in the local press as affecting a Conservation Area and a Listed Building; a site notice was displayed on site and letters were sent to surrounding residents. No responses were received.

139937/LO/2024 - The application was advertised in the local press as an application for listed building consent and as affecting a Conservation Area; a site notice was displayed on site and letters were sent to surrounding residents. No responses were received.

Issues

The Adopted Core Strategy for the City of Manchester

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

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

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through actions including using new development and retrofit projects as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings. Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes.

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

Policy SP1 (Spatial Principles) advises that:

Development in all parts of the City should:

- protect and enhance the built environment.
- create well designed places that enhance or create character.
- make a positive contribution to the health, safety, and wellbeing of residents
- consider the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity, or income.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.
- Maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport.

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

Policy CC4 (Visitors, Tourism and Leisure) advises that development in the City Centre which improves facilities for visitors, including Manchester residents, will be promoted.

Policy T2 (Accessible Areas of Opportunity and Need) states that the Council will actively manage the pattern of development to ensure that new development: - Is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections Is easily

accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites.

The Unitary Development Plan for the City of Manchester

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

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

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

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

Places for Everyone -

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

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-S 1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Policy JP-S2 (Carbon and Energy) states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

Policy JP-S 4 (Resilience) states that development will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. One key measure is supporting healthier lifestyles and minimising potential negative impacts on health including air pollution.

Policy JP-P2 (Heritage) states an aim to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy

Section 2 (Achieving sustainable development)

This chapter of the NPPF recognises the need to balance the use of resources to meet the challenges of environmental protection and climate change.

Paragraph 8c states that the environmental objective is to protect and enhance the natural, built, and historic environment, including adapting to climate change and moving to a low carbon economy.

Section 12 (Achieving well-designed places)

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

Section 14 (Meeting the challenge of climate change, flooding, and coastal change)

This chapter of the NPPF gives emphasis to the radical reduction of greenhouse gas emissions, extend the uptake of renewable energy, and mitigate negative climatic impacts due to flood risk, and overheating from rising temperatures.

Paragraph 152 states that the planning system should support the transition to a low carbon future in a changing climate. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy and associated infrastructure.

Paragraph 158 states that when determining planning applications for renewable and low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions:
- b) approve the application if its impacts are (or can be made) acceptable.

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of Section 12 of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

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

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

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

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

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

Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

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

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

The Council supports the transition to a low carbon future and development in the historic environment is acceptable provided that the special significance of heritage assets is conserved.

The applicant originally applied for highly prominent PVs and has reapplied to install less panels to the much less prominent sections of flat roofs which are modern (approx. 1989) single storey extensions within the service yard that are covered with bitumen fabric. The areas affected are substantially less significant areas of the building than the originally proposed locations. The

currently proposed locations form an L-shape along the northern and eastern elevations, are situated within the service yard and have limited public views within Water Street.

The panels closest to Water Street are proposed to be sited on the short section of flat roof abutting the rear of the main building. The roof is situated behind a parapet that is 338mm high. 36no. PV panels would be arranged in 9 rows of 4 mounted on brackets and ballast fixed to the bitumen surface of the roof. They would be 1.3 metres away from the parapet wall and tilted at 30 degrees with the highest part of each panel elevated 350mm off the roof surface.

Given the height of the wall and parapet, the low angle of tilt and the distance from the parapet, and the fact the boundary wall to Water Street is set back a further 2.2 metres off the back of pavement, there would only be marginal views of the PV panels from street level which would only be visible some distance away on the approach along Goods Yard Street to the east.

The remaining panels would be located on a longer section of roof, abutting the lower section of the eastern elevation. They would be set 21 metres from the back of pavement. 45no. panels would be sited on this section of roof and arranged in 3 rows of 15no. panels. This segment of roof is largely obscured from public view by intervening buildings and plant, as well as the distance from the back of pavement.

The amended scheme has given greater weight to the assets' conservation, proposing discreet development in less historically significant and non-original areas of the building. No original fabric would be lost, and the proposal preserves the buildings' character and that of the Castlefield conservation area due to the limited views of the panels. The environmental benefits of the amended scheme are much lower; however, an appropriate balance has now been struck between these improvements and the need to maintain the special significance of the heritage assets, in accordance with local and national Planning policies.

The siting of the building alongside the River Irwell could also benefit from future opportunities to further reduce CO2 emissions through exploration of a river water heat pump, which could deliver substantially larger emissions savings and running costs. The applicant has advised that this is not a viable option for the hotel.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above-described works and are consistent with paragraphs 203 and 208 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of the proposals are that the premises would be the reduction of the reliance on fossil fuels and reducing the output of CO2 emissions.

Sustainability

The application states that the proposal would generate over 24,156kWh of renewable energy per year saving 11,345kg of CO2 emissions per year.

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

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a

legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

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

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

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

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

The location plan referenced AN53 001 received by the City Council as local planning authority on 3 May 2024

The drawings referenced:

AN53 002

AN53 003

AN53 006

AN53 007

AN53 008

Received by the City Council as local planning authority on 3 May 2024

The Planning Statement prepared by PWA Planning received by the City Council as local planning authority on 3 May 2024

The Project Plan prepared by Flatfix Fusion received by the City Council as local planning authority on 3 May 2024

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

3) The solar PV equipment hereby approved, shall be removed from the building and the rooves reinstated within 1 month of that date that this equipment is no longer required.

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building and if the current proposal is replaced by new technology and becomes redundant in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Helipad Manager

Manchester Airport Safeguarding Officer

Flat 2604, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1308, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 502, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 509, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 409, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3106, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1410, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1610, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2412, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2609, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 703, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1703, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1912, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2810, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2010, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 906, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 405, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1809, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1508, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 306, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1704, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1810, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 602, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 203, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 709, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1111, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1407, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3013, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 802, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1311, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2506, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1903, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 402, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2410, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 601, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2310, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 803, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2603, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3104, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2206, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 712, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2903, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 912, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1413, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 503, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1209, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1108, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1004, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 604, Union East Tower, 19 Water Street, Manchester, M3 4JQ

[illegible]

[illegible]

[illegible]

Flat 2808, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1211, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2213, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3001, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2212, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 610, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3008, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 702, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 404, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2007, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 507, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1609, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3108, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1908, Union East Tower, 19 Water Street, Manchester, M3 4JQ
1 New Quay Street, Manchester, M3 4BN
88 - 100 Quay Street, Manchester, M3 4PR
Flat 1110, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 708, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2210, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1003, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1206, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2704, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2311, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 607, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 401, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 504, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 707, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1103, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 810, Union East Tower, 19 Water Street, Manchester, M3 4JQ
4 Goods Yard Street, Manchester, M3 3BG
Flat 2605, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1611, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1612, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2209, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1607, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2201, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2504, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 705, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1513, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2107, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 204, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1804, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2904, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2905, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1906, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2006, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 304, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2505, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 713, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2106, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2801, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1602, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 202, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2402, Union East Tower, 19 Water Street, Manchester, M3 4JQ

[illegible]

[illegible]

Flat 3101, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 206, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1506, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 704, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1310, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1802, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1907, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2409, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 613, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 905, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2712, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 809, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3110, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2012, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2005, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1213, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3002, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 309, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2510, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2906, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2512, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2405, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1603, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL