

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137575/P3MAP/2023

Date registered valid: 12 July 2023

Proposal: Prior approval for the change of use from Commercial, Business and Service (Use Class E) to provide 4no. Dwellinghouses (Use Class C3)

Address: 8 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA

Ward(s): Piccadilly Ward

Applicant: Mr Talat Mahmood HM Empire Estates

Agent (if any): Mr Jim Granger jg-d

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

Recommendation: Refuse

Date of recommendation: 3 October 2023

Application details

Type of application: Prior approval- Class E-Dwell (Class MA)

Development type: Notifications

Date of site visit: 25 July 2023

Standard consultations:

Printed: 19 July 2023 Expired: 9 August 2023

Neighbour notifications

Printed: 19 July 2023 Expired: 9 August 2023

Site notice

Posted: 25 July 2023 Expired: 15 August 2023

Press advert

Published: 25 July 2023 Expired: 8 August 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application property is located within Piccadilly Village, which is low density predominately residential estate that was built in the early 1990s. The property subject of this application is located within a building named Outram House, which is on the Great Ancoats Street frontage of the development. It also has elevations to the Ashton Canal and Piccadilly Village. The remainder of the building has had prior approval referenced 119364/P3OPA/2018 to provide 43 no. studios in 2018.

The surrounding area is predominantly residential and industrial. Surrounding uses also include hotels, a church, shops, health and beauty uses, bars and cafes. The principal elevation of the [application] property is sited at the back of pavement. The building has external stairs between some of the suites.

The elevations of the application and adjoining properties comprise of red brick and grey slate to the roof. The property appears to be vacant. The application site is not located in a conservation area and the building is not listed. This application relates to Suite 8.

Description of development

Prior approval is sought for the formation of one studio apartment and 1no. one bed apartment on the ground floor and 2no. one bed apartments on the first floor.

Consultations & Notification Responses

Highway Services - Requested that a condition to agree the Construction Management Plan and advised that plans should show where cycles will be stored, and details provided on how the cycle parking can be reached from the ground floor entrance.

Environmental Health - Recommended conditions to require the submission and agreement of a waste management strategy, a scheme to acoustically insulate the use and air quality management measures.

MCC Flood Risk Management - Confirmed no objection and recommended the following informative:

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

Publicity - The application was advertised in the local press as being of public interest, a site notice was displayed on site and letters were sent to surrounding occupiers - 2no. objections have been received and are summarised as follows:

The application shows an allocated car parking space. This car parking space does not belong to the offices it belongs to one of the flat owners in James Brindley Basin. At no point has a car parking space belonged to the offices and they have always belonged to flat owners. The garages, which are shown on the same pdf document have always belonged to the Outram House offices.

Permission is required from the freeholder for this development and no permission has been given. Furthermore, some the details contained in the application appear incorrect and we would comment:

- We believe the proposed cycle storage is outside of the demised premises on land not controlled by the applicant, no permission has been given for this.
- The permanent removal of the garage door and frame will not be allowed as it will harm the amenity of the courtyard of James Brindley Basin.
- The application refers to 3 no. parking spots being associated with the application premises however the single parking space belongs to an entirely different property i.e. 4 James Brindley Basin.

Issues

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021 and again in September 2023. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a mechanism through 'which locally prepared plans for housing and other development can be produced.' It states that 'at the heart of the Framework is a presumption in favour of sustainable development.' However, the Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Furthermore, the statutory status of the development plan remains as the starting point for decision making. In 'decision-taking', this means that development proposals that accord with the development plan should be approved without delay unless any adverse impacts of doing so would significantly and

demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- i. Chapter 5 Delivering a sufficient supply of homes
- ii. Chapter 8: Promoting healthy and safe communities
- iii. Chapter 11: Making effective use of land
- iv. Chapter 12: Achieving well-designed places
- v. Chapter 14: Meeting the challenge of climate change, flooding and coastal change

It is not considered that the proposal would meet the requirements of chapters 5, 8 and 12 for the reasons set out below.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles)

Policy SP1 specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

It is not considered that the development would positively contribute to the supply of housing, positively contribute to the character of the area. It would contribute to housing supply but would provide poor quality accommodation that would not assist in the formation of a sustainable community. Policy SP1 would not, therefore, be positively responded to.

Policy EN 14 (Flood Risk) - Requires an assessment of potential additional flood risk related to proposed development. The site is located in Flood Zone 1 and the development would not be at significant risk from flooding. Policy EN14 would thereby be accorded with.

Policy EN19 (Waste) - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how sustainable waste management needs of the end user will be met. The development has not been supported with appropriate arrangements

for the storage and collection of generated waste and recycling. Policy EN19 would not be accorded with.

Policy H1 (Overall Housing Provision) - The development would not secure an appropriate layout and the resulting quality of accommodation would be harmful to residential amenity. It is not considered that this development would positively contribute to local housing supply or secure appropriate and sustained occupation.

Policy T1 (Sustainable transport) - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. The site is in a sustainable location in terms of access to public transport being close to Piccadilly Train Station, Metrolink Services at Piccadilly station and New Islington and bus services on Great Ancoats Street. The site would provide cycle storage.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
- c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- d. Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;
- e. Community safety and crime prevention;
- f. Design for health;
- g. Adequacy of internal accommodation and external amenity space;
- h. Refuse storage and collection.

The above criteria have been related to the quality of the accommodation that would be formed and the potential impact on the amenity of future residents. It is not considered, for the reasons set out below, the development would accord with policy DM1.

Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policy is also considered to be relevant:

Policy DC26 (Development and noise)

The following elements of policy DC26 are relevant:

Policy DC26.1 has been related to the proposals contribution to the local noise environment and how existing noise sources, including noise from traffic may impact on the proposed housing.

Policy DC26.4 requires that where an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, consideration is given to measures to deal with it satisfactorily.

Policy DC26.5 has been related to the assessment of the development, in terms of measures to minimise the impact of noise on future residents, including the incorporation of noise insulation.

The development would be affected by noise from Great Ancoats Street. However, these impacts are reflective of the characteristics of the local noise environment as currently experienced by neighbouring residents. It is not considered that the development would be contrary to the specific noise assessment criteria for this form of prior approval.

Legislation - The proposed change of use has been assessed with regard to the following legislation:

The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 Part 3 of Schedule 2, Class MA - commercial, business and service uses to dwellinghouses

Permitted development

MA. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

Development not permitted

MA.1.—(1) Development is not permitted by Class MA—

(a) unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval;

(b) unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

(c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;

(d) if land covered by, or within the curtilage of, the building—

(i) is or forms part of a site of special scientific interest;

(ii) is or forms part of a listed building or land within its curtilage;

(iii) is or forms part of a scheduled monument or land within its curtilage;

(iv) is or forms part of a safety hazard area; or

(v) is or forms part of a military explosives storage area;

(e) if the building is within—

(i) an area of outstanding natural beauty;

(ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981(1);

(iii) the Broads;

(iv) a National Park; or

(v) a World Heritage Site;

(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or

(g) before 1 August 2022, if—

(i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and

(ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

(2) The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order—

(a) the following classes of the Schedule as it had effect before 1st September 2020—

- (i) Class A1 (shops);
- (ii) Class A2 (financial and professional services);
- (iii) Class A3 (food and drink);
- (iv) Class B1 (business);
- (v) Class D1(a) (non-residential institutions - medical or health services);
- (vi) Class D1(b) (non-residential institutions - crèche, day nursery or day centre);
- (vii) Class D2(e) (assembly and leisure - indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;
- (b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.

Conditions

MA.2.—(1) Development under Class MA is permitted subject to the following conditions.

(2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (a) transport impacts of the development, particularly to ensure safe site access;
 - (b) contamination risks in relation to the building;
 - (c) flooding risks in relation to the building;
 - (d) impacts of noise from commercial premises on the intended occupiers of the development;
 - (e) where—
 - (i) the building is located in a conservation area, and
 - (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
 - (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
 - (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
 - (h) where the development involves the loss of services provided by—
 - (i) a registered nursery, or
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006(2), the impact on the local provision of the type of services lost.
- (3) An application for prior approval for development under Class MA may not be made before 1 August 2021.

(4) The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph as if in the introductory words in sub-paragraph (5), for "and highways impacts of the development" there were substituted "impacts of the development, particularly to ensure safe site access".

(Procedure for application for prior approval under prior approval under Part 3, Paragraph W (9), which states 'the local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application, which may include—

- (a) assessments of impacts or risks;
- (b) statements setting out how impacts or risks are to be mitigated; or
- (c) details of proposed building or other operations.'

In this case, risk should be related to noise and disturbance from the operation of the adjacent Great Ancoats Street and its potential harm to residential amenity.)

(5) Development must be completed within a period of 3 years starting with the prior approval date.

(6) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse."

Principle - Based on the details of the submitted application, the following assessment criteria would be met:

- i. The building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application.
- ii. The building had been used for Class E purposes for a continuous period of at least 2 years immediately prior to the date of this application.
- iii. The cumulative floor space of the existing building exceeds does not 1500 square metres.
- iv. The building is not related to land covered by, or within the curtilage of:
 - o a site of special scientific interest, listed building or land within its curtilage, scheduled monument or land within its curtilage, a safety hazard area, a military explosives storage area;
 - Or, is building that is:
 - o in an area of outstanding natural beauty, an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside, in the Broads, in a National Park, in a World Heritage Site.

Notwithstanding the above, the local planning authority is required to assess the development with regard to the conditions set out in MA.2 (2) as discussed below:

Highway Impacts -

The site is also in a location that is served by extensive public transport infrastructure, including train and Metrolink, which would reduce reliance on private car usage. The proposals also include one cycle parking space within each apartment. However, these spaces haven't been shown on a plan.

The proposals only include 50% car parking provision as only 2no. parking spaces are within the red outline. The additional space has not been included due to incorrect information submitted by the applicant. Developments should provide 100% car parking provision and when they are unable to do so are required to look at other options to provide parking spaces such as car clubs, leased parking spaces etc. The applicant has not done this and would not therefore meet the requirements of MA2(2)(a) given that cars for the other two applications could be using other paid and unpaid parking within the area adding to parking problems in the locality.

Flood Risk -

The site is within Flood Zone 1 with a commensurate low risk of flooding. The information that was requested by the Lead Local Flood Authority would have been attached to the application if it could have been approved.

Residential Amenity -

Some noise may be generated by the traffic on Great Ancoats Street and surrounding streets and surrounding industrial premises. A condition could be attached to the application to require the agreement of measures to insulate the use from surrounding noise.

Notwithstanding above, the internal layout of the studio apartment would not be supported with appropriate natural light as it would be reliant upon one window of the rear elevation and is a

larger apartment than the other three units which benefit from windows on the rear and side or the rear and front. Additionally, the windows have bars on them further reducing the availability of natural light. On this basis, the development would fail to achieve the provision of adequate natural light and the requirements of MA2(2)(f) would not be met.

The external waste store located to the rear of the unit would not be within a bin store and would be within a secured pathway into the Piccadilly Village being an unpleasant feature on this route and a source of smells and litter and would not meet the requirements of MA2(2)(a).

It is unclear how the residents would access the apartments and if the access such as external and internal staircases would be within the red outline due to inadequate information submitted by the applicant and would not meet the requirements of MA2(2)(a).

For the reasons outlined above, the development would not deliver a satisfactory layout and the resulting living conditions would be harmful to residential amenity and it would also not provide satisfactory parking or access facilities and would not have an acceptable impact on transport routes surrounding the site.

Conclusion - In the light of the above, it is not considered that the development can be positively determined as the proposal would not accord with the appropriate assessment criteria relating to the provision of adequate natural light and adequate access as specified in The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 Part 3 of Schedule 2, Class MA - commercial, business and service uses to dwellinghouses.

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: Refuse

Article 35 Declaration

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

- 1) The prior approval application would fail to accord with the assessment criteria that seeks to safeguard residential amenity as specified within The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 Part 3 of Schedule 2, Class MA - commercial, business and service uses to dwellinghouses and Procedure for applications for prior approval under Part 3, Paragraph W (9), with particular regard to the failure to support the proposed configuration of the ground floor studio apartment with adequate provision of natural light. The proposed residential change of use would thereby be harmful to the amenity of future residents contrary to policies SP1 and DM1 of the Core Strategy for the City of Manchester.
- 2) The prior approval application would fail to accord with the assessment criteria that seeks to safeguard residential amenity as specified within The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 Part 3 of Schedule 2, Class MA - commercial, business and service uses to dwellinghouses and Procedure for applications for prior approval under Part 3, Paragraph W (9) on the basis that the development would not be a sustainable form of development, and the adverse impacts of approving development will significantly and demonstrably outweigh the benefits of the development in providing residential accommodation, as the demand for on-street parking from the development will conflict with the existing demand for on-street parking and on-street commercial servicing, having resultant adverse impacts upon the safe flow of traffic and highway safety due to not providing a car parking space per apartment. The total provision proposed is only 50%.
- 3) The prior approval application would fail to accord with the assessment criteria that seeks to safeguard residential amenity as specified within The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 Part 3 of Schedule 2, Class MA - commercial, business and service uses to dwellinghouses and Procedure for applications for prior approval under Part 3, Paragraph W (9) on the basis that inaccurate and inadequate information has been submitted, in particular the red edge on the location plan is incorrect as it does not include one of the proposed parking bays and hasn't been proven to include the staircases proposed to provide access to the proposed properties and the submitted floor plans also do not demonstrate how the properties would be accessed. This is due to the lack of accurate and adequate drawn information.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management

10 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA

7 James Brindley Basin, Manchester, M1 2NL

12 James Brindley Basin, Manchester, M1 2NL

19 James Brindley Basin, Manchester, M1 2NL

24 James Brindley Basin, Manchester, M1 2NL

2 William Jessop Court, Millbank Street, Manchester, M1 2NE

Flat 2, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 32, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 4, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 39, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 147, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 72, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 178, 153 Great Ancoats Street, Manchester, M4 6DT

Flat 27, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 113, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 167, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 50, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 59, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 165, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 36, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 148, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 70, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 99, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 45, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 171, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 80, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 7, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 119, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 3, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 94, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 78, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 71, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 84, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 158, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 136, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 145, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 103, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 203, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 212, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 108, 146 Great Ancoats Street, Manchester, M4 7AA

Flat 110, 146 Great Ancoats Street, Manchester, M4 7AA

Flat G09, 146 Great Ancoats Street, Manchester, M4 7AA

32 James Brindley Basin, Manchester, M1 2NL

29 James Brindley Basin, Manchester, M1 2NL

34 James Brindley Basin, Manchester, M1 2NL

4 James Brindley Basin, Manchester, M1 2NL

1 James Brindley Basin, Manchester, M1 2NL

6 James Brindley Basin, Manchester, M1 2NL

9 James Brindley Basin, Manchester, M1 2NL
17 James Brindley Basin, Manchester, M1 2NL
27 James Brindley Basin, Manchester, M1 2NL
26 James Brindley Basin, Manchester, M1 2NL
149A Great Ancoats Street, Manchester, M4 6DH
Flat 24, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 87, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 142, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 73, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 199, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 186, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 173, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 191, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 11, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 163, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 107, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 1, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 58, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 77, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 48, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 128, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 129, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 51, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 97, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 55, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 61, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 117, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 68, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 155, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 67, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 52, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 209, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 210, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 105, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G06, 146 Great Ancoats Street, Manchester, M4 7AA
30 James Brindley Basin, Manchester, M1 2NL
Piccadilly Village, Great Ancoats Street, Manchester, M4 7AB
11 James Brindley Basin, Manchester, M1 2NL
16 James Brindley Basin, Manchester, M1 2NL
20 James Brindley Basin, Manchester, M1 2NL
Flat 31, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 101, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 200, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 56, 151 Great Ancoats Street, Manchester, M4 6DH
143 Great Ancoats Street, Manchester, M4 6DH
Flat 23, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 18, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 130, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 134, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 115, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 193, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 169, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 35, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 154, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 159, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 111, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 83, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 62, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 13, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 168, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 81, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 149, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 95, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 189, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 126, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 20, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 25, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 183, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 133, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 101, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 208, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 202, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 104, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 218, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G11, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 112, 146 Great Ancoats Street, Manchester, M4 7AA
13 James Brindley Basin, Manchester, M1 2NL
Flat 139, 153 Great Ancoats Street, Manchester, M4 6DN
141 Great Ancoats Street, Manchester, M4 6DH
Flat 29, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 103, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 105, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 135, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 14, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 109, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 151, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 131, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 47, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 65, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 177, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 116, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 185, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 174, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 132, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 46, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 90, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 9, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 63, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 106, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 205, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 206, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 211, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G01, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G07, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G04, 146 Great Ancoats Street, Manchester, M4 7AA
14 James Brindley Basin, Manchester, M1 2NL
15 James Brindley Basin, Manchester, M1 2NL
23 James Brindley Basin, Manchester, M1 2NL

155 Great Ancoats Street, Manchester, M4 6DH
Flat 64, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 74, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 66, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 42, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 114, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 146, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 162, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 69, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 16, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 164, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 33, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 179, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 180, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 86, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 44, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 92, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 195, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 201, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 214, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 109, 146 Great Ancoats Street, Manchester, M4 7AA
28 James Brindley Basin, Manchester, M1 2NL
8 James Brindley Basin, Manchester, M1 2NL
10 James Brindley Basin, Manchester, M1 2NL
18 James Brindley Basin, Manchester, M1 2NL
1 William Jessop Court, Millbank Street, Manchester, M1 2NE
25 James Brindley Basin, Manchester, M1 2NL
22 James Brindley Basin, Manchester, M1 2NL
Flat 197, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 37, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 150, 153 Great Ancoats Street, Manchester, M4 6DN
149 Great Ancoats Street, Manchester, M4 6DH
Flat 172, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 106, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 112, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 190, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 187, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 41, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 120, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 198, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 156, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 93, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 140, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 57, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 143, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 43, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 127, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 122, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 21, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 26, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 5, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 53, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 6, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 98, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 79, 153 Great Ancoats Street, Manchester, M4 6DN
147 Great Ancoats Street, Manchester, M4 6DH
Flat 60, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 102, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G02, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 204, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G10, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 217, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 113, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 111, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G08, 146 Great Ancoats Street, Manchester, M4 7AA
33 James Brindley Basin, Manchester, M1 2NL
3 James Brindley Basin, Manchester, M1 2NL
2 James Brindley Basin, Manchester, M1 2NL
5 James Brindley Basin, Manchester, M1 2NL
21 James Brindley Basin, Manchester, M1 2NL
3 William Jessop Court, Millbank Street, Manchester, M1 2NE
4 William Jessop Court, Millbank Street, Manchester, M1 2NE
145 Great Ancoats Street, Manchester, M4 6DH
Flat 102, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 175, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 161, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 75, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 192, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 157, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 30, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 188, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 141, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 123, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 85, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 124, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 108, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 82, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 196, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 34, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 153, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 121, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 49, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 138, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 22, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 166, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 137, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 10, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 160, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 125, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 89, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 88, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 182, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 100, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 107, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 207, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 213, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G05, 146 Great Ancoats Street, Manchester, M4 7AA
31 James Brindley Basin, Manchester, M1 2NL

Flat 96, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 170, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 184, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 110, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 17, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 144, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 15, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 152, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 194, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 8, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 104, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 76, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 181, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 19, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 176, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 38, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 12, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 118, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 40, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 28, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 91, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 54, 151 Great Ancoats Street, Manchester, M4 6DH
Flat G03, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 215, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 216, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 114, 146 Great Ancoats Street, Manchester, M4 7AA

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Site of Biological Interest - Name: Ashton Canal (West)
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL