

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139422/P3MA/2024

Date registered valid: 4 March 2024

Proposal: Prior approval for proposed change of use of upper ground floor commercial space to 2no one bed apartments (Class C3(a)).

Address: Upper Ground Floor, 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
Tel: 0161 234
Email: emily.booth@manchester.gov.uk Booth 4193

Recommendation: Approve

Date of recommendation: 23 April 2024

Application details

Type of application: Prior Approval applications for change o

Development type: Notifications

Date of site visit: 13 December 2024

Standard consultations:

Printed: 7 March 2024 Expired: 28 March 2024

Neighbour notifications

Printed: 7 March 2024 Expired: 28 March 2024

Site notice

Posted: 18 March 2024 Expired: 10 April 2024

Press advert

No press advert had been published

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 a 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 majority 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, music venues and cafes.

The elevations of the application and adjoining properties comprise of red brick and grey slate to the roof. The property is currently vacant. The application site is not located in a conservation area and the building is not listed. This application relates to Suite 8. The principal elevation of the premises subject of this application is sited at the back of pavement. The building has external stairs between some of the suites.

Description of development

Prior approval is sought for the formation of 2no. one bed apartments on the upper floor of the premises.

An associated application has been submitted for planning permission for the formation of 1 no. two-bedroom apartment referenced 139421/FO/2024.

Consultations & Notification Responses

Highway Services - Confirmed no objections and advised the following:

It is noted that on-street pay and display parking is available on Store Street and off-street parking is available at public car parks at NCP Ducie Street and NCP Lomax Street.

Environmental Health - Recommended conditions to require submission and agreement of a scheme for the insulation of the apartments from external noise and a strategy for waste management.

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 - No responses have been received.

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.

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 EN 18 (Contaminated Land and Ground Stability) states that the Council will give priority for the remediation of contaminated land to identified strategic locations. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

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.

Policy CC5 (Transport) - States that the Council will seek to ensure that development includes adequate parking provision for cars and bicycles.

Policy H1 (Overall Housing Provision) - Residential development would positively contribute to local housing supply that secures 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.

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.

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 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-P1 (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-H 1 (Scale, Distribution and Phasing of New Housing Development) States that a minimum of 164,880 net additional dwellings will be delivered over the period 2021-37, or an annual average of around 10,305. Brownfield land will be the predominant source of land over the plan period. The new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution will support the Plan's overall strategy which enables people to reduce the need to travel when taking advantage of our key assets.

Policy JP-H3 (Type, Size and Design of New Housing) States that all new dwellings must:

1. Comply with the nationally described space standards; and
2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations, unless specific site conditions make this impracticable.

Policy JP-H 4 (Density of New Housing) States that new housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport, in accordance with the minimum densities set out below.

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 exceed does not 1500 square metres.
- iv. The building is not related to land covered by, or within the curtilage of:
 - a. 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:

- a. 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,
- ii. 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, bus train and Metrolink, which would reduce reliance on private car usage. The proposals also include one cycle parking space within each apartment.

The proposal does not include car parking. Given this, a condition will require the applicant to look at other options to provide parking spaces such as car clubs, leased parking spaces etc to meet the requirements of MA2(2)(a).

This condition is required given that cars for the two apartments could be using other paid and unpaid parking within the area adding to parking problems in the locality.

Access into the development on foot would be through the entrance on Great Ancoats Street and could be accessed from the pavement of Great Ancoats Street and up the stairs from the canal towpath and the courtyard and waste store.

Flood Risk -

The site is within Flood Zone 1 with a commensurate low risk of flooding. No conditions are required.

Residential Amenity -

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

Both one bed apartments are slightly larger than the minimum space standards at 52 sqm and 53.5 sqm. They would include storage for one bicycle per apartment.

There is one window per habitable room and the only rooms that don't have a window are the bathrooms and hallways. On one elevation of the development is the canal, on another is Great Ancoats Street and the other is a substantial courtyard ensuring that there is clear space in front of the windows.

The waste would be stored within an internal waste store that serves the existing development and is located diagonally opposite to the rear of the unit across the car park. A condition will be attached to the application for the submission and agreement of a waste management proposal.

For the reasons outlined above, the development would deliver a satisfactory layout and living conditions and would have an acceptable impact on transport routes surrounding the site.

Access into the development on foot would be through the entrance on Great Ancoats Street and could be accessed from the pavement of Great Ancoats Street and up the stairs from the canal towpath and the courtyard and waste store.

Conclusion - In the light of the above, it is considered that the development would accord with the appropriate assessment criteria 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: Approve

Article 35 Declaration

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

0) The City Council is satisfied that this development has minimal impact on the local highway network and transport, that there are no known contamination or flood risks at the site and that the proposal would not lead to an inadequate level of office facilities in the area. The proposal therefore complies with the requirements of policies SP1, EN14, EN18, EN19, CC5, T1 and DM1 of the Manchester Core Strategy and the requirements of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Approval is hereby granted in accordance with drawing numbered (23202)11_ Rev A received by the City Council as local planning authority on 23 April 2024, the site location plan received by the City Council as local planning authority on 4 March 2024 and the Supporting Statement prepared by JG-D received by the City Council as local planning authority on 4 March 2024.

1) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Great Ancoats Street shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. Noise survey data shall include measurements taken during a rush-hour period and nighttime to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (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 LAeq
- Gardens and terraces (daytime) 55 dB LAeq

The scheme shall be implemented in full before the first use of the premises.

b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

2) a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, in order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

3) Prior to first occupation a scheme that will provide for the needs of future residents, who may wish to have the use of a motorcar in respect of their domestic needs, which shall include details of the arrangements to be put in place, shall be submitted to and approved in writing by the City Council as local planning authority. Any scheme approved in discharge of this condition shall be operational at all times that any residential units are occupied.

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or carpool arrangement) for the needs of future, pursuant to policies CC5 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) Before the development hereby approved is first occupied full details of a Travel Pack, which shall be provided by the sites management company to all residents of the building shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Pack means a document which includes information regarding access to sustainable modes of travel, including walking/cycling routes to nearby transport hubs, access to cycle parking, access to car club schemes and all other sustainable modes of transport that are available and measures to be put in place for the updating of the information. Any Travel Pack which has been approved by the City Council as local planning authority shall be provided to all new residents upon occupation of the apartments for as long as the development hereby approved is in use.

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

Informatives

1) 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Piccadilly Village, Great Ancoats Street, Manchester, M4 7AB

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

Flat 211, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 210, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 209, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 208, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 207, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 206, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 205, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 204, 148 Great Ancoats Street, Manchester, M4 7AA

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

Flat 202, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 201, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 107, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 106, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 105, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 104, 148 Great Ancoats Street, Manchester, M4 7AA

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

Flat 102, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 101, 148 Great Ancoats Street, Manchester, M4 7AA

Flat G03, 148 Great Ancoats Street, Manchester, M4 7AA

Flat G02, 148 Great Ancoats Street, Manchester, M4 7AA

Flat G01, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 58, 4 Chapeltown Street, Manchester, M1 2BH

Flat 57, 4 Chapeltown Street, Manchester, M1 2BH

Flat 56, 4 Chapeltown Street, Manchester, M1 2BH

Flat 55, 4 Chapeltown Street, Manchester, M1 2BH

Flat 54, 4 Chapeltown Street, Manchester, M1 2BH

Flat 53, 4 Chapeltown Street, Manchester, M1 2BH

Flat 52, 4 Chapeltown Street, Manchester, M1 2BH

Flat 51, 4 Chapeltown Street, Manchester, M1 2BH

Flat 50, 4 Chapeltown Street, Manchester, M1 2BH

Flat 49, 4 Chapeltown Street, Manchester, M1 2BH

Flat 48, 4 Chapeltown Street, Manchester, M1 2BH

Flat 66, 4 Chapeltown Street, Manchester, M1 2BH

Flat 47, 4 Chapeltown Street, Manchester, M1 2BH

Flat 46, 4 Chapeltown Street, Manchester, M1 2BH

Flat 45, 4 Chapeltown Street, Manchester, M1 2BH

Flat 39, 4 Chapeltown Street, Manchester, M1 2BH

Flat 65, 4 Chapeltown Street, Manchester, M1 2BH

Flat 64, 4 Chapeltown Street, Manchester, M1 2BH

Flat 63, 4 Chapeltown Street, Manchester, M1 2BH

Flat 62, 4 Chapeltown Street, Manchester, M1 2BH

Flat 61, 4 Chapeltown Street, Manchester, M1 2BH

Flat 60, 4 Chapeltown Street, Manchester, M1 2BH

Flat 59, 4 Chapeltown Street, Manchester, M1 2BH

Flat 38, 4 Chapeltown Street, Manchester, M1 2BH

Flat 37, 4 Chapeltown Street, Manchester, M1 2BH

Flat 36, 4 Chapeltown Street, Manchester, M1 2BH

Flat 35, 4 Chapeltown Street, Manchester, M1 2BH
Flat 34, 4 Chapeltown Street, Manchester, M1 2BH
Flat 33, 4 Chapeltown Street, Manchester, M1 2BH
Flat 32, 4 Chapeltown Street, Manchester, M1 2BH
Flat 31, 4 Chapeltown Street, Manchester, M1 2BH
Flat 30, 4 Chapeltown Street, Manchester, M1 2BH
Flat 44, 4 Chapeltown Street, Manchester, M1 2BH
Flat 43, 4 Chapeltown Street, Manchester, M1 2BH
Flat 42, 4 Chapeltown Street, Manchester, M1 2BH
Flat 41, 4 Chapeltown Street, Manchester, M1 2BH
Flat 40, 4 Chapeltown Street, Manchester, M1 2BH
5 James Brindley Basin, Manchester, M1 2NL
4 James Brindley Basin, Manchester, M1 2NL
3 James Brindley Basin, Manchester, M1 2NL
2 James Brindley Basin, Manchester, M1 2NL
1 James Brindley Basin, Manchester, M1 2NL
10 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA
Flat 29, 4 Chapeltown Street, Manchester, M1 2BH

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
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: Ashton Canal (West)
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL