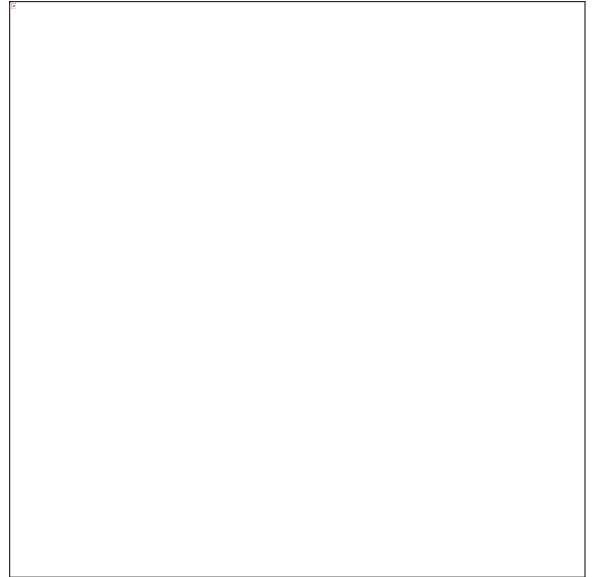




Planning

Growth & Development

Delegated officer report for planning application

Application no. 131621/FO/2021
Date registered valid: 9 September 2021
Proposal: Temporary change of use to an urban park (F2(c)) for a period of 20 months.
Address: Castlefield Viaduct , Manchester,
Ward(s): Deansgate Ward

Applicant: Jennifer Ingham National Trust Heelis, Kemble Drive, Rodbourne, Swindon, SN2 2NA
Agent (if any):
Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 23 November 2021

Application details

Type of application: Full Application Consent
Development type: Minor Other
Date of site visit: 7 October 2021
Standard consultations:

Printed: 22 October 2021 Expired: 12 November 2021

Neighbour notifications

Printed: 29 September 2021 Expired: 20 October 2021

Site notice

Posted: 1 October 2021 Expired: 22 October 2021

Press advert

Published: 5 October 2021 Expired: 26 October 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The site is section of the Grade II listed 1892 Castlefield Viaduct that starts at the car park of Deansate Metrolink Station in the east and runs alongside the Metrolink line towards Cornbrook. The site is 330m long and straddles Castlefield Basin with its canal structures and rail viaducts below. The viaduct is supported on a series of cast iron columns that both sit within the canal and around it. The area has a variety of uses, including offices, residential and leisure.

Description of development

National Trust propose to use the viaduct as a free-to-access park. They propose to operate an initial pilot project between June 2022 and July 2023 (that forms part of this application), with a view to a permanent scheme (subject to a further planning application) if the pilot is a success. The scheme would include the creation of a welcome area, a section of the viaduct as existing, a section with gardens created by planters and an event space building with a glass window giving views of the rest of the viaduct beyond. Two compostable toilets, a welcome kiosk, seating and planters would be installed in the welcome area. Geo-cell gravel with bound gravel on top would be laid to provide a walkway through the centre of the site, with look-out areas along the viaduct. Guarding rails and information boards would be installed along the viaduct. All the additions would be removable.

Consultations & Notification Responses

Publicity – the application has been advertised and site notices displayed. Occupiers of neighbouring properties have been notified. Two representations have been received: one in support; and one supporting the application in principle but objecting to the retention of the graffiti on the security boards and the encouragement of further graffiti; requesting clarification of noise and light impacts particularly for events that may occur outside the core hours.

Highway Services - Recommends a construction management plan condition.

Environmental Health - Recommends hours, waste, noise and contaminated land conditions.

MCC Flood Risk Management - No objections.

Oliver West (Sustainable Travel) - Recommends a travel plan condition.

Greater Manchester Police - Support the application subject to the layout issues within Section 3.3 being addressed and recommend that the physical security measures within Section 4 of the Crime Impact Statement are conditioned.

United Utilities Water PLC - Requests a condition requiring foul and surface water to be drained on separate systems.

Canal & River Trust - No comments.

Environment Agency - No objections.

Transport For Greater Manchester - No objection in principle but raised a number of queries relating to the safe operation of Metrolink and asks that the applicant liaises closely with Metrolink. Recommends conditions regarding CMP, boundary treatment, electromagnetic compatibility, lighting and mitigation of thrown objects.

Greater Manchester Archaeological Advisory Service - There would be no impact on archaeological remains and no further archaeological work is merited.

Greater Manchester Ecology Unit (GMEU)- Recommends conditions regarding a lighting design strategy for biodiversity, a biodiversity monitoring strategy, a construction environmental management plan (CEMP) and biodiversity enhancements.

Network Rail - No issues.

Health & Safety Executive (Land Use) - No objections.

Building Control - No objections in principle.

Issues

The main issues to consider in assessing this application are the principle of the use, the impact on amenity in terms of noise and lighting, visual amenity, the impact on ecology and biodiversity, whether the proposal would preserve or enhance the character and appearance of Castlefield Conservation Area and the impact it would have on the character and appearance of the listed structure. The application should be considered against the following policies: sections 6 Building a strong and competitive economy, 7 (Ensuring the Vitality of Town Centres), 8 (Promoting healthy and safe communities, 9 (Promoting Sustainable Transport), 11 (Making Effective Use of Land), 12 (Achieving Well-Designed Places), 14 (Meeting the challenge of climate change, flooding and coastal change), 15 (Conserving and enhancing the natural environment) and 16 (Conserving and Enhancing the Historic Environment of the National Planning Policy Framework (NPPF); Core Strategy Policies SP1 (Spatial Principles), CC5 (Transport), CC9 (Design and Heritage), CC10 (A Place for Everyone), T2 (Accessible Areas of Opportunity and Need), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), EN8 (Adaptation to Climate Change), EN9 (Green Infrastructure), EN11 (Quantity of Open Space, Sport and Recreation), EN12 (Area Priorities for Open Space, Sport and Recreation), EN14 (Flood Risk), EN15 (Biodiversity and Geological Conservation), EN16 (Air Quality), EN17 (Water Quality), EN18 (Contaminated Land), EN19 (Waste) and DM1

(Development Management); and saved Unitary Development Plan (UDP) policies DC18.1 Conservation Areas, DC19.1 Listed Buildings, DC20 Archaeology, DC26.1 and DC26.5 Development and Noise.

Principle of Use

The viaduct is a well known land mark within the City Centre and is highly visible both from the ground and from the Metrolink line that runs alongside it. It has been out of use since 1969 and its condition has deteriorated, although it is regularly inspected and repairs carried out where necessary. It is considered that its use as a park would be suitable for the structure and would be beneficial in bringing the structure back into use, as well as allowing the public access to listed structure. The use would enhance the mix of uses within the City Centre.

Amenity

The proposal would be used during the day, with the possibility of special events outside the core hours. A condition restricting the hours should be attached. The proposal is for ticket-led tours of the viaduct with no amplified sound proposed and hand held lighting during darkness. Conditions should be attached to control these aspects of the proposal. Subject to conditions, it is considered that the use would not detrimentally affect the amenity of surrounding occupiers.

Heritage

The railway viaduct has high significance as a structure of national and international historic value, high aesthetic interest due to its design, wider group value and public value. The proposed scheme would introduce some temporary buildings onto the viaduct. These would not project above the viaduct and would be minimal to reduce visual intrusion. The proposed planters would not be fixed to the structure, would be in keeping with the industrial nature of the viaduct and would be confined to certain areas. The event space structure has been designed to sit below the viaduct beams with a flat roof, so as not to detract from the overhead structure of the viaduct. The proposed edge protection would cause some disruption to views from and into the structure and is of a temporary design. A large part of the viaduct would remain as it is.

The proposed works would have a minor adverse impact in terms of creating some disruption of views along the length of the viaduct, although the largely glazed front and rear elevations of the events structure would help to reduce the impact. The proposed works are temporary and removable, as this is a pilot scheme, and it is expected that the structures would be removed at the end of the temporary period should a permanent scheme not come forward.

Given the above, it is considered that the changes proposed to the listed building would have some minor instances of harm, which would be less than substantial, and the new additions would be temporary and reversible. The proposal would have a negligible impact on the character and appearance of Castlefield Conservation Area. In line with the NPPF, it is considered that any harm would be outweighed through the economic, social and cultural, and environmental public benefits of the scheme, which would include:

- Bringing a heritage asset that is neglected back into use;
- Allowing public access to a heritage asset and creation of a better understanding of the structure's significance to the public;
- Improvement to Manchester's green infrastructure; and
- Contributing to economic growth through the attraction of visitors to the City Centre.

These public benefits would mitigate against any instances of harm and would sustain the heritage values of the heritage assets affected. It is considered therefore that, notwithstanding

the considerable weight that must be given to preserving the setting of the listed buildings and the conservation area as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme, thereby meeting the requirements set out in the NPPF.

Ecology and Biodiversity

The viaduct has evidence of use by bats and has vegetation that could support nesting birds. Large parts of the viaduct would remain untouched, but for the areas that form part of this application, conditions should be attached, as recommended by GMEU, that would protect bats and any other fauna.

Access

An accessible route to the entrance of the structure is available and level access would be provided into and through the park.

Conclusion

The proposal would bring part of the listed viaduct back into use after many years and would result in less than substantial harm to the building. Any harm would be outweighed by the public benefits that the proposal would bring and the works proposed are temporary and reversible. It is considered that the proposal would be in accordance with national and local policy and should be approved.

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

- 0) In assessing the merits of an application for planning permission officers shall work with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. Officers worked with the applicant at pre-application stage and during the planning application to ensure an acceptable outcome.
- 1)

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

1) The permission hereby granted is for a limited period only, expiring twenty months from 1 February 2022 and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The land shall be reinstated within six months in accordance with a scheme previously approved and timetable of implementation to be submitted to and approved in writing by the City Council local planning authority before this permission expires.

Reason - The use and works hereby approved are of a temporary nature only, pursuant to Core Strategy Policies SP1, CC3, EN3 and DM1.

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

Drawing numbers:

(PL) 001 Rev A
(PL) 100 Rev D
(PL) 300 Rev C
(PL) 301 Rev C
(PL) 302 Rev C
(PL) 303 Rev C
(PL) 400 Rev B
(PL) 700 Rev D
(DIA)004 Rev A

Design & Access Statement Planning Revision A by Twelve Architects dated 19 November 2021;

Statement of Heritage Significance Parts 1 and 2 Issue 01 by Purcell dated June 2021;

Heritage Impact Assessment Issue 02 by Purcell dated September 2021;

Planning Supporting Statement by National Trust dated September 2021;

Castlefield Viaduct ARUP Report by ARUP dated 3rd September 2021;

Operational Overview September 2021 by National Trust;

Record of Structural Review Form REP/282210/C001 Draft 1 by Arup dated 27 July 2021;

Structural Survey for Highways England by Balfour Beatty dated 7 September 2020;

Stage 3 Fire Strategy by Arup dated 7 September 2021;

Construction Management Plan Framework and Principles by National Trust;

Noise Survey Report reference: PC2387-ZZ-XX-RP-Z-0010 dated 3 September 2021 by Royal HaskoningDHV;

Bat Survey Report dated September 2021 by Urban Green;

Preliminary Ecological Appraisal dated April 2021 by Urban Green;

Drainage Assessment reference: PC2387-RHD-ZZ-XX-RP-Z-0004 dated 7 May 2021 by Royal HaskoningDHV;

Initial Flood Risk Appraisal reference: PC2387-RHD-ZZ-XX-RP-Z-003 dated 26 April 2021 by Royal HaskoningDHV;

Summary Feasibility Report reference: PC2387-RHD-ZZ-XX-RP-Z-0005 dated 11 May 2021 by Royal HaskoningDHV;

Full Utility drawing 0421-RH-14204;

Land Quality Desk Study and Preliminary Risk Assessment Report reference: PC2387-RHD-ZZ-XX-RP-Z-0002 dated 10 May 2021 by Royal HaskoningDHV;

Land Quality Interpretative Ground Investigation and Generic Quantitative Risk Assessment
Report reference: PC2387-RHD-ZZ-XX-RP-Z-0009 dated 13 August 2021 by Royal
HaskoningDHV;
Environmental Standards Statement by National Trust;
Castlefield Viaduct: Operational Overview by National Trust;
Crime Impact Statement version A: 7th September 2021 URN: 2021/0347/CIS/01 by Greater
Manchester Police;
Travel Plan as amended by the Cvia Planning Feedback document received by the City Council
on 3 November 2021;
Transport Statement VN211993 dated September 2021 by Vectos.

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

3) Notwithstanding the details shown in the approved drawings and documents, as set out in condition 2 above, before development commences final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as local planning authority:

- (a) The detailed design of the MHVR;
- (b) The detailed design of the high level guarding;
- (c) Locations and details (including any fixtures and fittings) of any external lighting, CCTV and LV power supply, as well as any other fixtures or fittings required to implement the recommendations of the Crime Impact Assessment referred to in condition 2;
- (d) Locations and details of any new drainage equipment including any 'event style' attenuation, which should accord with paragraph 174 of the National Planning Policy Framework (NPPF);
- (e) The detailed design of any graphic panels (including appearance, materials, dimensions and locations).

The approved details shall be implemented in full before the use of the building hereby approved commences.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Prior to the commencement of development, a detailed construction management plan outlining working practices during development and including safe methods of working adjacent to the Metrolink overhead line equipment and other Metrolink infrastructure shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the construction management plan shall include:

- *Display of an emergency contact number;
- *Details of Wheel Washing;
- *Dust suppression measures;
- *Compound locations where relevant;
- *Location, removal and recycling of waste;

- *Routing strategy and swept path analysis;
- *Identification of the vehicular access points into the site;
- *Loading and unloading of plant and materials;
- *Storage of plant and materials used in constructing the development;
- *Parking of construction vehicles and staff;
- *Sheeting over of construction vehicles;
- *Engagement with Metrolink;
- *Protection of Metrolink equipment;
- *Retention of 24 hour unhindered access to Metrolink equipment;
- *Construction and demolition methods to be used, including details of the use of lifting equipment or cranes (which shall not oversail the tramway or overhead line equipment);
- *The erection and maintenance of any works/security hoarding (please note this may require an electrical isolation of the Metrolink overhead wires); and
- *Communication strategy with residents that shall include details of how engagement, consultation and notification of residents during the works shall take place.

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

Reason - To safeguard the amenities of nearby residents, in the interests of highway safety and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

5) No development shall take place (including demolition, ground works and vegetation clearance) until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the City Council as local planning authority. The CEMP shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason - In order to provide protection to flora and fauna, pursuant to Policy EN15 of the Core Strategy.

6) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

7) Before the use hereby approved commences, facilities for the storage and disposal of waste shall be provided in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority. The facilities shall be implemented in full and shall remain in situ whilst the development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

8) The use shall not be operate outside the following hours, except for special events, the hours of which shall be agreed in writing by the City Council as local planning authority before the events take place:

1 June 2022 to 31 December 2022 - 9am to 5pm daily;
1 January 2023 to 17th February 2023 - closed;
18th February 2023 to June 2023 - 9am to 5pm daily.

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

9) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Prior to occupation of the development a verification report will be required 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 acceptable criteria have been 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 agreed noise criteria. Those measures shall be implemented in full before the use commences.

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

10) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been 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 agreed noise criteria. Those measures shall be implemented in full before the use commences.

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

11) Before development commences a signage strategy for the site shall be submitted to and agreed in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity to enable careful attention to signage details is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

12) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

13) Prior to operation of the site, a lighting strategy that shall include full details of lighting at the site shall be submitted to and approved in writing by the City Council as local planning authority. The lighting strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to gain access to key areas of their territory, for example, for foraging;
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places;
- c) demonstrate how the lighting would have no adverse effect on tram drivers' ability to read a tram signal and would not cause dazzle.

All external lighting shall be installed and maintained thereafter in accordance with the approved lighting strategy. No other external lighting shall be installed without prior consent from the City Council as local planning authority.

Reason - To prevent the works from disturbing bats and to ensure that the operational requirements of the Metrolink system are met in the interests of safety, pursuant to Policies S06, EN15 and DM1 of the Core Strategy.

14) The use shall not commence unless and until measures/features that are beneficial to wildlife, such as roosting opportunities for bats or the installation of bird nest boxes, have been submitted to and approved in writing by the City Council as local planning authority and those approved measures/features have been incorporated into the development.

Reason - To enhance, restore or create new biodiversity either on-site or adjacent to the site in order to contribute to linkages between valuable or potentially valuable habitat areas, pursuant to Policy EN15 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

15) No development shall take place, until a biodiversity monitoring strategy has been submitted to and approved in writing by the City Council as local planning authority. The purpose of the strategy shall be to monitor bat foraging activity across the site. The content of the strategy shall include the following:

- a) Aims and objectives of monitoring to match the stated purpose;
- b) Identification of adequate baseline conditions prior to the start of the development;
- c) Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various conservation measures being monitored can be judged;
- d) Methods for data gathering and analysis;
- e) Location of monitoring;
- f) Timing and duration of the monitoring;
- g) Responsible persons and lines of communication;
- h) Review and, where appropriate, publication of results and outcomes.

A report describing the results of monitoring shall be submitted to the City Council as local planning authority at intervals identified within the strategy. The report shall set out (where results from monitoring show that conservation aims and objectives are not being met) what contingencies and/or remedial action shall be taken so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme and shall be agreed in writing by the City Council as local planning authority.

The monitoring strategy shall be implemented in accordance with the approved details.

Reason - The site has been identified as being of high value for foraging bats and a monitoring programme is required to ensure that the site retains this status, pursuant to Policies S06, EN15 and DM1 of the Core Strategy.

16) No development shall take place unless and until full details of fencing/guarding and boundary treatment to the site have been submitted to and approved in writing by Manchester City Council as local planning authority (in consultation with Transport for Greater Manchester). The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and to ensure that a safe and secure boundary treatment is installed that prevents access to the operational Metrolink network, pursuant to policies EN3 and DM1 of the Core Strategy and saved policies DC18.1, DC19.1 of the Unitary Development Plan for the City of Manchester.

17) No development shall take place until the developer has confirmed that there are no Electro Magnetic Compatibility impacts from the proposed development.

Reason - In the interests of safeguarding Metrolink infrastructure pursuant to policy DM1 of the Core Strategy.

18) Level access shall be provided into and throughout all publicly accessible areas of the site for all people, including those whose mobility is impaired.

Reason - To ensure that satisfactory access for people with disabilities is provided pursuant to policy DM1 of the Core Strategy.

19) No amplified sound or any music shall be produced or played in any part of the site outside the event space building.

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

20) The use hereby approved shall not commence unless and until space and facilities for bicycle parking have been provided in accordance with the approved details. The approved spaces and facilities shall then be retained and reserved for bicycle parking for as long as the use is in operation.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

Informatives

1) Construction Working Hours

To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phases, construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by Manchester City Council

Environmental Health:

- o Monday - Friday: 07:30 to 18:00;
- o Saturday: 08:30 - 14:00;
- o Sunday / Bank holidays: No work.

The applicant should refer to:

<https://secure.manchester.gov.uk/info/100006/environmental-problems/2956/noise/9>

and

IAQM/EPUK Construction Guidance at:

<http://iaqm.co.uk/guidance/>.

2) The applicant should undertake a condition survey of the existing drainage system to assess whether it is fit to serve the site for the duration of Phase 1. Repairs and upgrades should be made wherever necessary to ensure proper drainage and flood risk management to the site and third parties.

Manchester City Council (MCC) records highlight that the underground Medlock Tunnel is located within close proximity to the site (approximately crossing below ground under the east of the site). Whilst MCC records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100 per cent accuracy for all MCC underground assets. Therefore, the applicant should inform the on-site contractor to remain observant and to take the appropriate safety precautions during works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

3) The applicant is advised to liaise closely with adjacent and nearby landowners to ensure that mutual access arrangements are maintained.

4) The applicant is advised to liaise with the Water Safety Partnership before the park is first brought into use.

5) Any approval given for the proposal does not grant, or imply grant of, planning approval for any existing unauthorised works.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Corporate Property
MCC Flood Risk Management
Parks & Events
Environment & Operations (Refuse & Sustainability)
Oliver West (Sustainable Travel)
Strategic Development Team
Greater Manchester Police
United Utilities Water PLC
Canal & River Trust
Environment Agency
Transport For Greater Manchester
City Centre Renegeration
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society
Manchester Water Safety Partnership
GM Fire Rescue Service
Network Rail
Castlefield Forum
Highways (Structures)
Department For Transport (Historical Railways Estate)
Health & Safety Executive (Land Use)
Building Control

Flat 3, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 1, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 4, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 1, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 16, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 611, 37 Potato Wharf, Manchester, M3 4BD
Flat G11, 37 Potato Wharf, Manchester, M3 4BB
Flat 304, 1 Rice Street, Manchester, M3 4JL
Flat 310, 1 Rice Street, Manchester, M3 4JL
Flat 502, 1 Rice Street, Manchester, M3 4JL
Flat G1, 1 Rice Street, Manchester, M3 4JL
Flat 710, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G01, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 105, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 204, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 209, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 211, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 503, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 504, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 509, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 208, 1 Rice Street, Manchester, M3 4JL
Flat 110, 1 Rice Street, Manchester, M3 4JL
Flat 111, 1 Rice Street, Manchester, M3 4JL
Flat 201, 1 Rice Street, Manchester, M3 4JL
Apartment 8, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG

Apartment 75, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 64, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 49, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 66, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 61, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 58, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 56, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 23, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 21, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 12, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 9, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 14, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 8, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 2, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 11, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 5, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 6, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 4, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 708, 37 Potato Wharf, Manchester, M3 4BD
Flat 707, 37 Potato Wharf, Manchester, M3 4BD
Flat 706, 37 Potato Wharf, Manchester, M3 4BD
Flat 614, 37 Potato Wharf, Manchester, M3 4BD
Flat 604, 37 Potato Wharf, Manchester, M3 4BD
Flat 314, 37 Potato Wharf, Manchester, M3 4BB
Flat 306, 37 Potato Wharf, Manchester, M3 4BB
Flat 404, 1 Rice Street, Manchester, M3 4JL
Flat 601, 1 Rice Street, Manchester, M3 4JL
Flat 408, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 409, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G03, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G06, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 108, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 111, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 206, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 208, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 303, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 312, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 313, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 402, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 508, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 602, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 608, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 612, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 706, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
4 Castle Street, Manchester, M3 4LZ
Flat G8, 1 Rice Street, Manchester, M3 4JL
Flat 204, 1 Rice Street, Manchester, M3 4JL
Flat 104, 1 Rice Street, Manchester, M3 4JL
Flat 107, 1 Rice Street, Manchester, M3 4JL
Apartment 73, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 70, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 76, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 71, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 68, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG

Apartment 55, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 54, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 46, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 44, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 31, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 25, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 15, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 1, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 17, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 14, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 7, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 17, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 13, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 7, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 2, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 11, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 8, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 3, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 10, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 5, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 608, 37 Potato Wharf, Manchester, M3 4BD
Flat 311, 37 Potato Wharf, Manchester, M3 4BB
Flat 310, 37 Potato Wharf, Manchester, M3 4BB
Flat 308, 37 Potato Wharf, Manchester, M3 4BB
Flat 501, 1 Rice Street, Manchester, M3 4JL
Flat 307, 37 Potato Wharf, Manchester, M3 4BB
Flat 402, 1 Rice Street, Manchester, M3 4JL
Flat 307, 1 Rice Street, Manchester, M3 4JL
Flat 503, 1 Rice Street, Manchester, M3 4JL
Flat 502, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 703, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 112, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 202, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 513, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 611, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 613, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 701, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 702, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
CHAPMAN TAYLOR LIMITED, Second Floor Left, 4 Castle Street, Manchester, M3 4LZ
Flat 112, 1 Rice Street, Manchester, M3 4JL
Flat 101, 1 Rice Street, Manchester, M3 4JL
Apartment 77, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 67, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 36, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 74, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 65, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 62, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 6, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 27, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 2, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 11, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 12, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 17, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 15, Bridgewater House, Slate Wharf, Manchester, M15 4SW

Flat 607, 37 Potato Wharf, Manchester, M3 4BD
Flat 606, 37 Potato Wharf, Manchester, M3 4BD
Flat 312, 37 Potato Wharf, Manchester, M3 4BB
Flat 113, 37 Potato Wharf, Manchester, M3 4BB
Flat G12, 37 Potato Wharf, Manchester, M3 4BB
Flat 406, 1 Rice Street, Manchester, M3 4JL
Flat 407, 1 Rice Street, Manchester, M3 4JL
Flat 306, 1 Rice Street, Manchester, M3 4JL
Flat 207, 1 Rice Street, Manchester, M3 4JL
Flat 201, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 207, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 210, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 305, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 308, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 309, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 412, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 603, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 610, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 209, 1 Rice Street, Manchester, M3 4JL
Apartment 69, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 42, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 12, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 37, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 59, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 57, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 41, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 20, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 9, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 6, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 13, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 705, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 405, 1 Rice Street, Manchester, M3 4JL
Flat 303, 1 Rice Street, Manchester, M3 4JL
Flat 308, 1 Rice Street, Manchester, M3 4JL
Flat 309, 1 Rice Street, Manchester, M3 4JL
Flat 505, 1 Rice Street, Manchester, M3 4JL
Apartment 22, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 7, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 63, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 60, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 52, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 702, 37 Potato Wharf, Manchester, M3 4BD
Flat 114, 37 Potato Wharf, Manchester, M3 4BB
Flat 110, 37 Potato Wharf, Manchester, M3 4BB
Flat 109, 37 Potato Wharf, Manchester, M3 4BB
Flat G10, 37 Potato Wharf, Manchester, M3 4BB
Flat G09, 37 Potato Wharf, Manchester, M3 4BB
Flat 304, 37 Potato Wharf, Manchester, M3 4BB
Flat 402, 37 Potato Wharf, Manchester, M3 4BD
Flat 309, 37 Potato Wharf, Manchester, M3 4BB
Flat 410, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 511, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 103, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 109, Whitworth, 39 Potato Wharf, Manchester, M3 4BH

Flat 110, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 205, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 310, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 401, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 407, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 604, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Second Floor Right, 4 Castle Street, Manchester, M3 4LZ
Flat G4, 1 Rice Street, Manchester, M3 4JL
Flat 203, 1 Rice Street, Manchester, M3 4JL
Flat 205, 1 Rice Street, Manchester, M3 4JL
Flat 105, 1 Rice Street, Manchester, M3 4JL
Flat 103, 1 Rice Street, Manchester, M3 4JL
Apartment 53, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 51, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 3, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 17, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 15, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 4, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 3, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 9, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 307, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 506, 1 Rice Street, Manchester, M3 4JL
Flat 203, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 306, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 501, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 505, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 606, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 210, 1 Rice Street, Manchester, M3 4JL
Flat G2, 1 Rice Street, Manchester, M3 4JL
Flat 109, 1 Rice Street, Manchester, M3 4JL
Flat 108, 1 Rice Street, Manchester, M3 4JL
Flat 106, 1 Rice Street, Manchester, M3 4JL
Flat G07, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 104, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 411, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Apartment 32, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 28, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 16, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 10, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Galloway, Rice Street, Manchester, M3 4JL
Apartment 50, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 48, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 43, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 33, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 29, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 19, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 40, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 10, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 6, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 2, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 1, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 4, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 4, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 3, Ashton House, Slate Wharf, Manchester, M15 4SX

Flat 14, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 10, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 5, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 13, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 2, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 1, Medlock House, Slate Wharf, Manchester, M15 4SW
Nucleus, 21 Rice Street, Manchester, M3 4JL
Flat 210, 37 Potato Wharf, Manchester, M3 4BB
Flat 714, 37 Potato Wharf, Manchester, M3 4BD
Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Serviced Apartment 85, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
First Floor, Bass Warehouse, 4 Castle Street, Manchester, M3 4LZ
Y H A Manchester, Potato Wharf, Manchester, M3 4NB
Dukes 92, 19 - 25 Castle Street, Manchester, M3 4LZ
First Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Arches 8 And 9, Catalan Square, Duke Street, Manchester, M3 4WD
Basement To Fourth Floor, Wellington Mills, Duke Street, Manchester, M3 4NF
Flat 13, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 15, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 7, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 9, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 8, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 5, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 10, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 12, Rochdale House, Slate Wharf, Manchester, M15 4SX
Third Floor, 2 - 4 Castle Street, Manchester, M3 4LZ
Second Floor, 4 Castle Street, Manchester, M3 4LZ
Second Floor, Giants Basin, Potato Wharf, Manchester, M3 4NB
Third Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Level 1 2 And 3, 21 Castle Street, Manchester, M3 4SW
Levels 4 And 5, 21 Castle Street, Manchester, M3 4LZ
Ground Floor To Second Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Ground Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
East Wing Ground Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
West Wing Third Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Flat 612, 37 Potato Wharf, Manchester, M3 4BD
Catalan Square, Duke Street, Manchester, M3 4WD
Flat 107, 37 Potato Wharf, Manchester, M3 4BB
Arch 10, Bridgewater Street, Manchester, M3 4NN
Flat 203, 37 Potato Wharf, Manchester, M3 4BB
Flat 201, 37 Potato Wharf, Manchester, M3 4BB
Flat 211, 37 Potato Wharf, Manchester, M3 4BB
Flat 207, 37 Potato Wharf, Manchester, M3 4BB
Flat 206, 37 Potato Wharf, Manchester, M3 4BB
Flat 705, 37 Potato Wharf, Manchester, M3 4BD
Flat 613, 37 Potato Wharf, Manchester, M3 4BD
Flat G07, 37 Potato Wharf, Manchester, M3 4BB
Flat 212, 37 Potato Wharf, Manchester, M3 4BB
Flat 513, 37 Potato Wharf, Manchester, M3 4BD
Flat G02, 37 Potato Wharf, Manchester, M3 4BB
Apartment 9, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Second Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Basement, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Flat 710, 37 Potato Wharf, Manchester, M3 4BD

Flat 303, 37 Potato Wharf, Manchester, M3 4BB
Flat G06, 37 Potato Wharf, Manchester, M3 4BB
Flat 205, 37 Potato Wharf, Manchester, M3 4BB
Flat 704, 37 Potato Wharf, Manchester, M3 4BD
Flat 703, 37 Potato Wharf, Manchester, M3 4BD
Flat 610, 37 Potato Wharf, Manchester, M3 4BD
Flat 609, 37 Potato Wharf, Manchester, M3 4BD
Flat 601, 37 Potato Wharf, Manchester, M3 4BD
Flat 602, 37 Potato Wharf, Manchester, M3 4BD
Flat 514, 37 Potato Wharf, Manchester, M3 4BD
Flat 501, 37 Potato Wharf, Manchester, M3 4BD
Flat 405, 37 Potato Wharf, Manchester, M3 4BD
Flat 103, 37 Potato Wharf, Manchester, M3 4BB
Flat 106, 37 Potato Wharf, Manchester, M3 4BB
Flat 105, 37 Potato Wharf, Manchester, M3 4BB
Flat 104, 37 Potato Wharf, Manchester, M3 4BB
Flat 102, 37 Potato Wharf, Manchester, M3 4BB
Flat G01, 37 Potato Wharf, Manchester, M3 4BB
Flat 410, 1 Rice Street, Manchester, M3 4JL
Flat 401, 1 Rice Street, Manchester, M3 4JL
Flat G09, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G11, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G08, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 101, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G10, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 102, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 214, 37 Potato Wharf, Manchester, M3 4BB
Flat 213, 37 Potato Wharf, Manchester, M3 4BB
Flat 209, 37 Potato Wharf, Manchester, M3 4BB
Flat 603, 37 Potato Wharf, Manchester, M3 4BD
Flat 403, 37 Potato Wharf, Manchester, M3 4BD
Flat 404, 37 Potato Wharf, Manchester, M3 4BD
Flat 302, 37 Potato Wharf, Manchester, M3 4BB
Flat 202, 37 Potato Wharf, Manchester, M3 4BB
Flat 204, 37 Potato Wharf, Manchester, M3 4BB
Flat 301, 37 Potato Wharf, Manchester, M3 4BB
Flat 111, 37 Potato Wharf, Manchester, M3 4BB
Flat 112, 37 Potato Wharf, Manchester, M3 4BB
Flat G03, 37 Potato Wharf, Manchester, M3 4BB
Flat 101, 37 Potato Wharf, Manchester, M3 4BB
Flat G13, 37 Potato Wharf, Manchester, M3 4BB
Flat G08, 37 Potato Wharf, Manchester, M3 4BB
Flat G05, 37 Potato Wharf, Manchester, M3 4BB
Flat G04, 37 Potato Wharf, Manchester, M3 4BB
Flat 10, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 10, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 13, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 20, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 19, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 18, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 11, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 8, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 14, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 12, Ashton House, Slate Wharf, Manchester, M15 4SX

Flat 7, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 9, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 6, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 5, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 7, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 208, 37 Potato Wharf, Manchester, M3 4BB
Flat 711, 37 Potato Wharf, Manchester, M3 4BD
Flat 712, 37 Potato Wharf, Manchester, M3 4BD
Flat 713, 37 Potato Wharf, Manchester, M3 4BD
Flat 510, 37 Potato Wharf, Manchester, M3 4BD
Flat 508, 37 Potato Wharf, Manchester, M3 4BD
Flat 512, 37 Potato Wharf, Manchester, M3 4BD
Flat 511, 37 Potato Wharf, Manchester, M3 4BD
Flat 506, 37 Potato Wharf, Manchester, M3 4BD
Flat 509, 37 Potato Wharf, Manchester, M3 4BD
Flat 505, 37 Potato Wharf, Manchester, M3 4BD
Flat 503, 37 Potato Wharf, Manchester, M3 4BD
Flat 409, 37 Potato Wharf, Manchester, M3 4BD
Flat 413, 37 Potato Wharf, Manchester, M3 4BD
Flat 411, 37 Potato Wharf, Manchester, M3 4BD
Flat 407, 37 Potato Wharf, Manchester, M3 4BD
Flat 408, 37 Potato Wharf, Manchester, M3 4BD
Flat 414, 37 Potato Wharf, Manchester, M3 4BD
Flat 502, 37 Potato Wharf, Manchester, M3 4BD
Flat 504, 37 Potato Wharf, Manchester, M3 4BD
Flat 412, 37 Potato Wharf, Manchester, M3 4BD
Flat 410, 37 Potato Wharf, Manchester, M3 4BD
Flat 406, 37 Potato Wharf, Manchester, M3 4BD
Flat 403, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 405, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 711, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Crosby Lend Lease, Potato Wharf, Manchester, M3 4LA
Flat 404, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 709, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 712, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 713, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 301, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 2, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 9, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 11, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 8, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 12, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 3, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 7, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 6, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 14, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 4, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 14, Medlock House, Slate Wharf, Manchester, M15 4SW
East Wing Third Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Ground Floor West Wing, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
CENTRE SCREEN PRODUCTIONS LTD, First Floor West Wing, Eastgate, 2 - 4 Castle Street,
Manchester, M3 4LZ
Ground Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
ANDERS ELITE, First Floor East Wing, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ

21 Castle Street, Manchester, M3 4LZ
Ground Floor, Giants Basin, Potato Wharf, Manchester, M3 4NB
PRAETURA CAPITAL LLP, Third Floor, Giants Basin, Potato Wharf, Manchester, M3 4NB
Giants Basin, Potato Wharf, Manchester, M3 4NB
Wellington Mills, Duke Street, Manchester, M3 4NF
Deputy Wardens Flat, Y H A Manchester, Potato Wharf, Manchester, M3 4NB
The Lock Keepers Cottage, 14 Castle Street, Manchester, M3 4LZ
Flat 507, 37 Potato Wharf, Manchester, M3 4BD
Flat 313, 37 Potato Wharf, Manchester, M3 4BB
Flat 108, 37 Potato Wharf, Manchester, M3 4BB
Flat 408, 1 Rice Street, Manchester, M3 4JL
Flat 409, 1 Rice Street, Manchester, M3 4JL
Flat 305, 1 Rice Street, Manchester, M3 4JL
Flat 704, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 106, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 107, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 113, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 212, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 213, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 406, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 506, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 507, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 605, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 609, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G6, 1 Rice Street, Manchester, M3 4JL
Flat G7, 1 Rice Street, Manchester, M3 4JL
Flat 202, 1 Rice Street, Manchester, M3 4JL
Apartment 47, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 45, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 39, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 82, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 80, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 72, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 5, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 35, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 16, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 13, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 11, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 1, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 16, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 5, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 8, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 3, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 1, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 12, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 709, 37 Potato Wharf, Manchester, M3 4BD
Flat 701, 37 Potato Wharf, Manchester, M3 4BD
Flat 605, 37 Potato Wharf, Manchester, M3 4BD
Flat 401, 37 Potato Wharf, Manchester, M3 4BD
Flat 305, 37 Potato Wharf, Manchester, M3 4BB
Flat 403, 1 Rice Street, Manchester, M3 4JL
Flat 206, 1 Rice Street, Manchester, M3 4JL
Flat G02, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G04, Whitworth, 39 Potato Wharf, Manchester, M3 4BH

Flat G05, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 302, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 304, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 311, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 413, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 510, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 512, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 601, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 607, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 707, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 708, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Ground Floor, 4 Castle Street, Manchester, M3 4LZ
Lower Ground Floor, 4 Castle Street, Manchester, M3 4LZ
Flat 211, 1 Rice Street, Manchester, M3 4JL
Flat 212, 1 Rice Street, Manchester, M3 4JL
Flat 301, 1 Rice Street, Manchester, M3 4JL
Flat 302, 1 Rice Street, Manchester, M3 4JL
Flat G3, 1 Rice Street, Manchester, M3 4JL
Flat G5, 1 Rice Street, Manchester, M3 4JL
Flat 102, 1 Rice Street, Manchester, M3 4JL
Apartment 83, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 34, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 26, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 24, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 2, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 18, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 79, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 78, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 4, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 38, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 30, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 14, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 11, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 6, Ship Canal House, Slate Wharf, Manchester, M15 4SX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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 (Middle) -
Area Team Boundary - Name: CITY1