MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137589/JO/2023
Date registered valid:	18 July 2023
Proposal:	Variation of planning conditions 2 (Specified Plans) and 34 (Off-site Highway Works) attached to planning permission 121380/FO/2018 to omit street trees and wind baffles, and reduce size of external canopies.
Address:	55 Cable Street, Manchester, M4 5DF
Ward(s):	Piccadilly Ward
Applicant:	Ridge Manchester s.a.r.l
Agent (if any):	Ms Helen Rodger Quod
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 19/06/2024

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit:

Standard consultations:
Printed: 1 November 2023 Expired: 22 November 2023

Neighbour notifications
Printed: 1 November 2023 Expired: 22 November 2023

Site notice
Posted: 7 November 2023 Expired: 28 November 2023Posted: 11 August 2023 Expired: 1 September 2023

Press advert
Published: 8 November 2023 Expired: 22 November 2023Published: 1 August 2023 Expired: 15 August 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the 31 storey building undergoing construction at no55 Cable Street. The application property is completed in red brick and will feature a landscaped area at the junction where Rochdale Road meets Swan Street. As part of the approved development on site street trees and a green wall were approved.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies toward the northern end of the City Centre where high rise residential development gives way to future development sites. To the south of the site lie the Shudehill and Smithfield Conservation Area. Neighbouring built development consists of a variety of properties of varying architectural styles and age, with buildings of a larger scale to the west and north, and lower to medium scale buildings to the east along Swan Street and to the south-west within the Smithfield Conservation Area.

Description of development

The application seeks to vary planning permission conditions 2 (Specified Plans) and 34 (Off-site Highway Works) attached to planning permission 121380/FO/2018. The proposal would comprise

of the omission of street trees along Rochdale Road and Swan Street, as well as wind baffles (Taking the total from 10no to 6no).

The proposal would also see the reduction in the size of the approved canopies.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

139697/NMC/2024 - Non-material amendment to change the wording of conditions 11 (Landscaping), 32 (Cycle), 33 (Car Parking), 34 (Off Site Highways), and 39 (Electric Car) attached to Planning Permission 121380/FO/2018 as amended by 135137/NMC/2022 and 139076/NMC/2024 – Approved April 2024.

139076/NMC/2024 - Non-material amendment to Planning Application 121380/FO/2018 to amend Condition 2 (Approved Plans) to allow for design changes to doors on the Cable Street elevation – Approved January 2024.

135137/NMC/2022 - Non material amendment to planning permission 121380/FO/2018 to make elevational alterations and removal of refuse chutes – Approved October 2022.

121380/FO/2018 - Erection of a part 31, part 13, part 5 storey building to form 373 residential apartments (Use Class C3a) and 12 serviced apartments (Use Class C1) together with a ground floor commercial unit (408 sqm) (Use Class A1, A2 or A3) with associated car parking, public realm and other associated works following demolition of existing buildings – Approved February 2019.

Consultations & Notification Responses

Arborist – Loss of street trees should be evidenced with justification showing why they cannot be accommodated on site.

Highways – No objection.

Planning Casework Unit – No objection received.

Publicity – One objection has been received in relation to the proposed development. The reasons cited for the objection can be summarised as follows:

- Unacceptable impact on local wind patterns and their associated impact on residential amenity.
- Unacceptable impact on air quality and local green infrastructure provision through removal of street trees and alteration of green wall.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas

- Policy EN2 – Tall Buildings
- Policy EN3 – Heritage
- Policy EN9 – Green Infrastructure
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN16 – Air Quality
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:
- Policy JP-P2 – Heritage
- Policy JP-S5 – Clean Air

National Planning Policy Framework (NPPF)
- Chapter 12 – Achieving well-designed and beautiful places

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) of the Listed Buildings and Conservation Areas Act relates to conservation areas and states “In undertaking its role as a planning authority the Council should in respect to conservation areas pay special attention to the desirability of preserving or enhancing the character or appearance of that area”.

Issues

Principle of the development

The principle of the development was deemed acceptable under planning permission 121380/FO/2018. The proposed alterations to the development would not fundamentally alter the permission on site and merely consists of minor external alterations and landscaping works. On this basis the proposal is acceptable in principle and therefore accords with Core Strategy Policies SP1 and DM1 subject to the matters discussed below.

Visual Amenity and Heritage

The proposed development would see the external alteration of the approved property, with the removal of wind baffles placed adjacent to the property’s Rochdale Road elevation proposed to be removed. Additionally, the approved canopies situated over the property’s entrances along Mount Street would be reduced in size so that they would only have a projection of 1050mm rather than 2020mm.

It is considered by the Local Planning Authority that the proposed external alterations are so minor, given the scale of the approved development, that they would have no real perceivable impact on the setting of the adjacent conservation areas and listed buildings. Thus, the relationship between the approved development and the neighbouring heritage assets would remain the same. Similarly, the proposed amendments impact to the street scene would be minor and the removal of wind baffles and introduction of smaller canopies would assist in removing clutter from the street scene.

Residential Amenity

The removal of wind baffles has been accompanied by a Wind Microclimate Report that concludes that even with said baffles removal, the wind microclimate and speeds surrounding the application site will not exceed acceptable criteria even in worst case scenario conditions. This is due to due to the increased number of trees within the landscaped entrance area at the junction where Rochdale Road meets Swan Street. On this basis, it is considered that the proposed amendments are acceptable in this regard.

Ecology

The proposed amendments would see the rewording of condition 34 (Off-Site Highway Works) so that street tree provision is no longer required. The submission has been accompanied by evidence that illustrates trial tree pits have been undertaken and that due to existing servicing arrangements within the public footway that street tree provision along the boundaries of the site is not possible in this instance. Notwithstanding the removal of said street trees, tree provision would still be delivered on site, with a landscaped front entrance, including 7.5m high green wall, and roof terrace. On this basis a biodiversity net gain would still be achieved on site and thereby the proposal is acceptable in this regard.

Air Quality

It is acknowledged that an objection has been received which cited concern over the proposal's impact on local air quality due to decreased tree provision on site. The delivery of street trees was not required to ensure the development was acceptable from an air quality perspective under planning permission 121380/FO/2018. It is acknowledged that the delivery of street trees would have seen some localised small improvements in air quality, however, the Local Planning Authority stresses that their omission would not result in an unacceptable impact on local air quality and that the development permitted would be of high quality and utilise air quality mitigation methods such as electric vehicle charging point provision. As such, the proposed amendments are acceptable in respect of air quality.

Conclusion

In light of the above, the development has been found to be acceptable and will have a minimal impact on visual amenity, residential amenity, neighbouring heritage assets, ecology and local air quality in accordance with Core Strategy Policies SP1, EN1, EN2, EN3, EN9, EN15, EN16 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, Places for Everyone Plan Policies JP-P2 and JP-S5, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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

1) The development must be begun not later than the 24/10/2022.

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

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

Drawings

- 10133-SHP-Z0-XX-XP-A-B5D8-G100-001 Rev 00
- 10133-SHP-Z0-XX-XP-A-B5D8-G100-002 Rev 00
- 10133-SHP-Z0-XX-XP-A-B5D8-G100-0003 Rev 00
- 10133-SHP-Z0-EN-XE-A-B5D8-G100-0001 Rev 00
- 10133-SHP-Z0-ES-XE-A-B5D8-G100-0001 Rev 00
- 10133-SHP-Z0-EE-XE-A-B5D8-G100-0001 Rev 00
- 10133-SHP-Z0-EW-XE-A-B5D8-G100-0001 Rev 00
- 10133-SHP-Z0-EN-XE-A-B5D8-G100-0002 Rev 00
- 10133-SHP-Z0-ES-XE-A-B5D8-G100-0002 Rev 00
- 10133-SHP-Z0-EE-XE-A-B5D8-G100-0002 Rev 00
- 10133-SHP-Z0-EW-XE-A-B5D8-G100-0002 Rev 00

- 32073-Z1-00-PL-A-B5D8-G200-0001 Rev 06
- 32073-Z1-M0-PL-A-B5D8-G200-0001 Rev 07
- 10133-SHP-Z1-01-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-02-PL-A-B5D8-G200-001 Rev 01
- 10133-SHP-Z1-03-PL-A-B5D8-G200-001 Rev 02
- 10133-SHP-Z1-05-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-06-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-07-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-09-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-11-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-13-PL-A-B5D8-G200-0001 Rev 02
- 10133-SHP-Z1-14-PL-A-B5D8-G200-0001 Rev 04
- 10133-SHP-Z1-15-PL-A-B5D8-G200-0001 Rev 00
- 10133-SHP-Z1-17-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-23-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-27-PL-A-B5D8-G200-0001 Rev 01
- 10133-SHP- Z1- RF- PL- A- B5D8- G200- 0001 Rev 02
- 32073-SHP-Z1-A-G248-SK-00-001 Rev P02

- 10133-SHP-Z1-01-PL-A-B5D8-G200-0002 Rev 01
- 10133-SHP-Z1-02-PL-A-B5D8-G200-0002 Rev 01
- 10133-SHP-Z1-03-PL-A-B5D8-G200-0002 Rev 02
- 10133-SHP-Z1-06-PL-A-B5D8-G200-0002 Rev 02
- 10133-SHP-Z1-14-PL-A-B5D8-G200-0002 Rev 00

- 10133-SHP-Z1-AA-SC-A-B5D8-G200-0001 Rev 02
- 10133-SHP-Z1-BB-SC-A-B5D8-G200-0001 Rev 02
- 10133-SHP-Z1-CC-SC-A-B5D8-G200-0001 Rev 02
- 10133-SHP-Z1-DD-SC-A-B5D8-G200-0001 Rev 02

- 10133-SHP-Z1-XX-3D-A-B5D8-G200-0001 Rev 01
- 10133-SHP-Z1-XX-3D-A-B5D8-G200-0002 Rev 01
- 10133-SHP-Z1-XX-3D-A-B5D8-G200-0003 Rev 01
- 10133-SHP-Z1-TY-DE-A-B5D8-G251-0001 Rev 01
- 10133-SHP-Z1-TY-DE-A-B5D8-G251-0002 Rev 01
- 10133-SHP-Z1-TY-DE-A-B5D8-G251-0003 Rev 02
- 10133-SHP-Z1-TY-DE-A-B5D8-G251-0004 Rev 01
- 10133-SHP-Z1-TY-DE-A-B5D8-G251-0005 Rev 01
- 10133-SHP- Z1- TY- DE-A- B5D8- G251- 0007 Rev 00

- 10133-SHP-Z1-TY-PL-A-B5D8-F200-1211 Rev 02
- 10133-SHP-Z1-TY-PL-A-B5D8-F200-1221 Rev 02
- 10133-SHP-Z1-TY-PL-A-B5D8-F200-2411 Rev 02
- 10133-SHP-Z1-TY-PL-A-B5D8-F200-2421 Rev 02
- 10133-SHP-Z1-TY-PL-A-B5D8-F200-3611 Rev 02
- 10133-SHP-Z1-TY-PL-A-B5D8-F200-3621 Rev 02

- 10133-SHP-Z1-XX-PL-A-B5D8-Z100-001 Rev 01

- 32073-Z1-EE-EL-A-B5D8-G200-0001 Rev 07
- 32073-Z1-ES-EL-A-B5D8-G200-0001 Rev 07
- 32073-Z1-EW-EL-A-B5D8-G200-0001 Rev 08
- 32073-Z1-EN-EL-AB5D8-G200-0001 Rev 10

o 4714.01 Revision i and 32073-DEP-Z0-L-G200-PL-00-0051 - C04 stamped as received by the City Council, as Local Planning Authority, on the 14 June 2024

o 10133-SHP-Z1-RP-B5D8-DAS 0001 Rev 01
o 32073-SHP-RPCP20 Rev P01

Supporting Information

Addendum Environmental statement (including construction, historic environment, townscape and visual impact, noise and vibration, sunlight and daylight, wind and microclimate and air quality) stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018

Environmental statement (including construction, historic environment, townscape and visual impact, noise and vibration, sunlight and daylight, wind and microclimate and air quality) stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018

Tall building assessment, statement of community involvement, Environmental Standards statement and energy statement, TV reception survey report, crime impact statement, ventilation strategy, site waste management strategy, ground conditions report, flood risk assessment and drainage strategy, ecological assessment, travel plan and transport statement, environmental statement, townscape and visual analysis, heritage and archaeology report, wind microclimate assessment, noise and vibration report, air quality assessment, daylight and sunlight and overshadowing, socio-economic statement, transport statement and health impact assessment stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018

o Wind Microclimate Report (Prepared by Arcaero; Dated 30/08/2023; Received 12/09/2023)
o Wind Microclimate Letter (Prepared by Arcaero; Dated 06/07/2023; Received 18/07/2023)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The development hereby approved shall proceed in accordance with the Local Labour Benefit proposals put forward within the Employment and Skills Plan for RG Group (Stamped as received by the City Council, as Local Planning Authority, on the 15 December 2020) and the Local Labour report (Received by the City Council, as Local Planning Authority, on the 14 March 2024). The approved details shall be adhered to for the duration of the construction phase of the development.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

4) The programme of archaeological works for the development hereby approved shall proceed in accordance with the works detailed within the Written Scheme of Investigation (Wintertree Software Inc.) (Prepared by Salford Archaeology stamped as received by the City Council, as Local Planning Authority, on the 14 December 2020), and the Historic Building Investigation Report Version 1.1 (Prepared by the University of Salford stamped as received by the City Council, as Local Planning Authority, on the 15 March 2021), including the deposition and dissemination of the final results.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in the National Planning Policy Framework.

5) The development hereby approved shall be drained in accordance with the following documents and plans:

o Drainage Calculations: Network Design Table for Storm building (Dated 17/05/2022; Received 14/07/2022)
o Drainage Calculations: Network Design Table for externals surface (Dated 17/05/2022; Received 14/07/2022)
o 32073-CUR-Z0-C-G581-DE-XX-003-C02: Drainage Details Sheet 1 (Received 14/07/2022)
o 32073-CUR-Z0-C-G581-DE-XX-004-C03: Drainage Details Sheet 2 (Received 14/07/2022)
o 32073-CUR-Z0-C-G581-DE-XX-005-C02: Drainage Details Sheet 3 (Received 14/07/2022)
o 32073-CUR-Z0-C-G581-DE-XX-007-C02: Drainage Details Sheet 4 (Received 11/08/2022)
o 32073-CUR-Z0-C-G581-PL-00-001-C05: Detailed Drainage Strategy (Received 11/08/2022)
o 32073-CUR-Z0-C-G581-PL-00-008-C05: Detailed Drainage Strategy Sheet 1 (Received 14/07/2022)
o 32073-CUR-Z0-C-G581-PL-00-009-C05: Detailed Drainage Strategy Sheet 2 (Received 14/07/2022)
o 32073-CUR-Z0-C-G581-PL-00-002-C01: Overland Flow Routes (Received 11/08/2022)

The approved details shall then be retained and maintained for the lifetime of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) The groundworks and remediation works for the development hereby approved shall proceed in accordance with the following documents:

- Phase 1 Preliminary risk assessment by Curtins (ref. 067266-CUR-00-XX-RP-GE-001 V03 dated 13 July 2018; stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018)
- Stage 2 Pre-Demolition Ground Investigation - Swan House. Prepared by Curtins Consulting Ltd. Report Reference: 077409-CUR-00-XX-RP-GE-002. Date: 21 March 2021.
- Gas Calibration Certificate stamped as received by the City Council, as Local Planning Authority, on the 25 March 2021
- Supplementary Letter - Planning Ref - 121380/FO/2018 - Swan House, Swan St, Manchester, M4 5DF -Planning Condition 6 Discharge. Prepared by Curtins Consulting Ltd. Report ref. 077409-CUR-XX-XX-CO-GE-00001-V01. Date: 30 March 2021.
- 067266-CUR-00-XX-RP-GE-001-V05_Phase 1 Desk Study _Swan House (Received by the City Council, as Local Planning Authority, on the 23 February 2024)
- 067266-CUR-00-XX-RP-GE-002-V02_Swan House Pre-Demo Phase 2 Report (Received by the City Council, as Local Planning Authority, on the 23 February 2024)
- 067266-CUR-00-XX-RP-GE-003-P02_Piling Risk Assessment (Received by the City Council, as Local Planning Authority, on the 23 February 2024)
- 077409-CUR-00-XX-RP-GE-002-V04_Phase 2 (Received by the City Council, as Local Planning Authority, on the 23 February 2024)

- 077409-CUR-XX-XX-CO-GE-00001-V01_Ground water (Received by the City Council, as Local Planning Authority, on the 23 February 2024)
- UU Risk_Assessment_Swan House (Received by the City Council, as Local Planning Authority, on the 23 February 2024)
- Email from Sean Rawling dated the 22 March 2024

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

Reason - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

7) The construction phase of the development shall proceed in accordance with the Statement of Construction Practice prepared by RG Group (Stamped as received by the City Council, as Local Planning Authority, on the 14 December 2020). The approved details shall then be adhered to for the duration of the construction phase of the development.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

8) a) The development hereby approved shall proceed in accordance with the materials programme and panel details stamped as received by the City Council, as Local Planning Authority, on the 19 February 2021.

b) All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part (a). The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

9) The piling and foundation details of the development shall proceed in accordance with drawing no. -067266-CUR-XX-FN-DR-S-04001 Rev P01, 067266-CUR-XX-FN-DR-S-16090 Rev P06, 067266-CUR-XX-PL-DR-S-17001 Rev P06 and the Piling Risk Assessment (067266-CUR-00-XX-RP-GE-003) prepared by Curtins (All stamped as received by the City Council, as Local Planning Authority, on 3 February 2021). The approved details shall be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

10) The maintenance and management of the sustainable drainage scheme detailed in the 'Verification Report and Drainage Report' (Ref: 067266-CUR-00-XX-RP-C-92002) REV CR03 (Received by the City Council as Local Planning authority on 24/04/2024) shall be retained and maintained for the lifetime of the development.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

11) (a) Notwithstanding landscaping strategy as indicated on drawings 4714.01 Revision i and 32073-DEP-Z0-L-G200-PL-00-0051 - C04 stamped as received by the City Council, as Local Planning Authority, on the 14 June 2024 prior to the first occupation of the residential element of this development, details of hard and soft landscaping treatments (including tree planting, street tree planting, boundary treatments and appropriate samples of materials) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented within four working weeks of the first occupation of the residential element of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

12) The development hereby approved shall be carried out in accordance with the Environmental Standards and energy statement prepared by Crookes Walker stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

13) a) the residential element of the development hereby approved shall be equipped with externally mounted ancillary plant, equipment and servicing in accordance with the following documentation:

- Noise and vibration report prepared by Hann Tucker stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018
-Hann Tucker Technical Note ref HT: 25176/PTM5 received by the City Council, as Local Planning Authority, on the 21 March 2024
- Air conditioning note received by the City Council, as Local Planning Authority, on the 21 March 2024

The approved details shall be implemented as part of the development and be maintained and retained thereafter.

b) Notwithstanding the noise and vibration report prepared by Hann Tucker stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018, prior to the first use

of each commercial units, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. The approved scheme shall be implemented prior to the first occupation of the residential element and each commercial unit and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

14) Notwithstanding the noise and vibration report prepared by Hann Tucker stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018, (a) prior to the first use of each commercial unit as indicated on drawing PL A B5D8 G200 0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority. (b) The approved scheme shall then be implemented and a post completion survey (including appropriate mitigation measures and timescales for implementation if necessary) shall be submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first use of each of the commercial units. The measures implemented (including any additional measures agreed) shall be retained and maintained for as long as the development remains in use.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

15) a) The acoustic insulation of the residential accommodation hereby approved shall be carried out in accordance with the attenuation measures set out in in the noise and vibration report prepared by Hann Tucker stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018.

b) Prior to the first occupation of the residential element of Tower 1, a post construction survey (including appropriate mitigation measures and timescales for implementation if necessary) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures agreed thereafter shall be retained and maintained in situ.

c) Tower 2 shall be insulated in accordance with the noise and vibration report prepared by Hann Tucker stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018 and the email prepared by Sean Rawling (Dated 06/03/2024).

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

16) The development hereby approved shall be carried out in accordance with site waste management strategy prepared by SimpsonHaugh and drawing 10133-Z1-M0-PL-B5D8-G200-0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018. The details shall be implemented prior to the first occupation of both the residential and commercial elements of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

17) Prior to the first use of each of commercial units, as indicated on drawing PL A B5D8 G200 0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December

2018, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of each of the commercial units within each phase and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial units pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

18) Prior to the first use of each of the commercial units as indicated on drawing PL A B5D8 G200 0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018, details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

19) The development hereby approved shall be illuminated in accordance with the following plans and documentation:

- 5527-E-401-LA, 5527-E-401-LL and external lighting schedule received by the City Council, as Local Planning Authority, on the 21 December 2023

The approved details shall be carried out in accordance with the above information and be in place prior to the first occupation of the site and be retained and maintained for the development's lifetime.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

20) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted in writing to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

21) When the development is first occupied, Deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00
Sundays (and Bank Holidays): No deliveries/waste collections

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

22) Prior to the first use of each commercial unit, as indicated on drawing PL A B5D8 G200 0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved opening hours shall then become the operating hours for each respective unit and shall thereafter be retained and maintained.

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.

23) The communal roof terraces hereby approved shall not be open for use outside the following hours:

- Monday to Sunday (Including Bank Holidays): 09:00 - 22:00

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

24) The commercial units as shown on drawing PL A B5D8 G200 0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

25) The commercial units, as indicated on drawing PL A B5D8 G200 0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018 can be occupied as A1, A2 and A3. The first use of the each commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) Order 2015.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

26) The 12 serviced apartments, as indicated on drawing 10133-Z1-M0-PL-A-B5D8-G200-0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018 shall be occupied as C1 only and for no other use.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

27) The Local Lettings Plan (Prepared by ILA; Received 14/11/2023) shall be implemented prior to the first occupation of the development and be retained thereafter for its lifetime.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is

suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

28) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential element of the development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

29) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the apartments (with the exception of the 12 serviced apartments as indicated on drawing 10133-Z1-M0-PL-A-B5D8-G200-0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018) hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

30) The development of each phase shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018, and the Letter from Secured by Design at Greater Manchester Police dated 17 April 2024 received by the City Council, as Local Planning Authority, on the 18 April 2024.

Prior to the occupation of the development evidence of a final Secured by Design Accreditation shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

31) The development hereby approved shall be carried out in accordance with the Travel plan framework stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the building within each phase, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

32) The provision of 373 cycle spaces, as indicated on drawing 32073-SHP-Z1-A-G200-PL-M0-001 Revision P17 received by the City Council as Local Planning Authority on 30th November 2023 shall be implemented within four working weeks of the first occupation of the residential element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

33) Within four working weeks of the first occupation of the residential element of the development hereby approved, the car parking layout, as indicated on drawing 00 32073-SHP-Z1-A-G200-PL-00-001 Revision P17 received by the City Council as Local Planning Authority on 30th November 2023. shall be laid out, demarcated and made available for use. The car parking layout shall be retained and maintained for as long as the development remains in use.

Reason - To ensure car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

34) The highway works for the development hereby approved shall proceed in accordance with the following documents:

- 32073-CUR-Z0-C-G710-PL-00-001_P04 S278 Agreement Plan
- 32073-CUR-Z0-C-G710-PL-00-002_P04 S278 Site Clearance
- 32073-CUR-Z0-C-G710-PL-00-003_P04 S278 Pavement Details
- 32073-CUR-Z0-C-G710-PL-00-004_P04 S278 Kerbing Detail
- 32073-CUR-Z0-C-G710-PL-00-005_P03 S278 Road Markings and Signage
- 32073-CUR-Z0-C-G710-PL-00-006_P06 S278 Drainage
- 32073-CUR-Z0-C-G710-PL-00-007 S278 Proposed Setting Out

The above information was received by the City Council, as Local Planning Authority, on the 23 February 2024

The approved details shall be implemented and be in place within four working weeks of the residential element of the development hereby approved and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and in accordance with the New Cross Public Realm Strategy.

35) The construction phase of the development hereby approved shall proceed in accordance with the TV Impact Assessment (Prepared by GTech; Dated 21/12/2023; Received 22/12/2023).

Notwithstanding the above if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area, a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

36) Within 6 months of the residential element of the development hereby approved being first occupied, details of a car parking review detailing the demands/uptake of car parking at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This review shall set out the demands for car parking at the development including a strategy for the provision of further off site car parking should this been deemed necessary.

In the event of a strategy is approved for the implementation of additional off site car parking, this strategy shall be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

Reason - To ensure an adequate supply of car parking at the development pursuant to policies T2 and DM1 of the Manchester Core Strategy (2012).

37) The development hereby approved shall operate a car hire promotion scheme in accordance with the following documentation for its lifetime:

o Car Club Proposal for ILA (Prepared by Onward; Dated October 2023; Received 26/01/2024)
o Discharge of Conditions Letter (Prepared by ILA; Received 26/01/2024)

Reason - to promote sustainable travel options and choice at the development pursuant to policies T2 and DM1 of the Manchester Core Strategy (2012).

38) Prior to the first use of any commercial unit within the development as indicated on drawing PL A B5D8 G200 0001 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2018, a signage strategy shall be submitted for approval in writing by the City

Council, as Local Planning Authority. The approved strategy shall then be implemented as part of each phase of the development.

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

39) Within four working weeks of the first occupation of the residential element hereby approved the 3 electric car charging points as indicated in the transport statement and planning statement stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018 shall be implemented, made available and thereafter retained for as long as the development is in place.

Reason - In the interest of promoting alternatives and minimising the impact of the development on air quality pursuant to policies EN16 of the Manchester Core Strategy (2012).

40) The windows within the first to fourth floors located on the eastern tower's south-eastern elevation shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale, or such other alternative equivalent scheme to prevent overlooking, and shall remain so in perpetuity as shown on the following documentation:

- Drawings 32073-SHP-Z1-A-G251-EL-XX-008, NEG-A-31-021, NEG-A-31-024, NEG-A-31-601 and email correspondence received by the City Council, as Local Planning Authority, on the 6 December 2023

Reason - To protect the amenity and living conditions of the adjacent site, and to not preclude any future development opportunity of the Bank of Baroda site, from overlooking or perceived overlooking in accordance with policies SP1 and DM1 of the Core Strategy.

41) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

42) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

43) The development shall proceed in accordance with the approved relocation strategy for the commercial uses previously located on site as put forward within the letter from Neil Lucas of Avison Young dated the 16 December 2020.

Reason - To ensure that a strategy is in place to relocate the existing office use from the premises pursuant to policies SP1, EC1 and EC2 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Planning Casework Unit
Highway Services
Neighbourhood Team Leader (Arboriculture)
Highway Services
Neighbourhood Team Leader (Arboriculture)
Planning Casework Unit

Mackie Mayor, 1 Eagle Street, Manchester, M4 5BU
First Floor, 58 Swan Street, Manchester, M4 5JU
62 - 64 Swan Street, Manchester, M4 5JU
47 - 53 Swan Street, Manchester, M4 5JY
Flat A1706, 1 Rochdale Road, Manchester, M4 4GF
Flat A602, 1 Rochdale Road, Manchester, M4 4GE
Flat A501, 1 Rochdale Road, Manchester, M4 4GE
Flat A2906, 1 Rochdale Road, Manchester, M4 4GG
Flat A2706, 1 Rochdale Road, Manchester, M4 4GG
Flat A2107, 1 Rochdale Road, Manchester, M4 4GF
Flat A1401, 1 Rochdale Road, Manchester, M4 4GF
Flat A2507, 1 Rochdale Road, Manchester, M4 4GG
Flat A1908, 1 Rochdale Road, Manchester, M4 4GF
Flat A1404, 1 Rochdale Road, Manchester, M4 4GF
Flat A2905, 1 Rochdale Road, Manchester, M4 4GG
Flat A2207, 1 Rochdale Road, Manchester, M4 4GG
Flat A1805, 1 Rochdale Road, Manchester, M4 4GF
Flat A2005, 1 Rochdale Road, Manchester, M4 4GF
Flat A3203, 1 Rochdale Road, Manchester, M4 4GG
Flat A101, 1 Rochdale Road, Manchester, M4 4GE
Flat A105, 1 Rochdale Road, Manchester, M4 4GE
Flat A3102, 1 Rochdale Road, Manchester, M4 4GG
Flat A608, 1 Rochdale Road, Manchester, M4 4GE
Flat A401, 1 Rochdale Road, Manchester, M4 4GE
Flat A609, 1 Rochdale Road, Manchester, M4 4GE
Flat A901, 1 Rochdale Road, Manchester, M4 4GE
Flat A807, 1 Rochdale Road, Manchester, M4 4GE
Flat A1004, 1 Rochdale Road, Manchester, M4 4GE
Flat A2104, 1 Rochdale Road, Manchester, M4 4GF
Flat A1107, 1 Rochdale Road, Manchester, M4 4GF
Flat A508, 1 Rochdale Road, Manchester, M4 4GE
Flat A2401, 1 Rochdale Road, Manchester, M4 4GG
Flat A3004, 1 Rochdale Road, Manchester, M4 4GG
Flat A3304, 1 Rochdale Road, Manchester, M4 4GG
Flat A2801, 1 Rochdale Road, Manchester, M4 4GG
Flat A2805, 1 Rochdale Road, Manchester, M4 4GG
Second Floor, 1 Mason Street, Manchester, M4 5FT
Staycity Aparthotel Manchester, 20 Cable Street, Manchester, M4 5EG
70 Shudehill, Manchester, M4 4AF
Flat A1704, 1 Rochdale Road, Manchester, M4 4GF
Flat A1503, 1 Rochdale Road, Manchester, M4 4GF
Flat A1207, 1 Rochdale Road, Manchester, M4 4GF
Flat A1607, 1 Rochdale Road, Manchester, M4 4GF
Flat A2808, 1 Rochdale Road, Manchester, M4 4GG
Flat A905, 1 Rochdale Road, Manchester, M4 4GE

Flat A2504, 1 Rochdale Road, Manchester, M4 4GG
Flat A3207, 1 Rochdale Road, Manchester, M4 4GG
Flat A3008, 1 Rochdale Road, Manchester, M4 4GG
Flat A1906, 1 Rochdale Road, Manchester, M4 4GF
Flat A203, 1 Rochdale Road, Manchester, M4 4GE
Flat A2701, 1 Rochdale Road, Manchester, M4 4GG
Flat A3007, 1 Rochdale Road, Manchester, M4 4GG
Flat A1907, 1 Rochdale Road, Manchester, M4 4GF
Flat A1707, 1 Rochdale Road, Manchester, M4 4GF
Flat A1508, 1 Rochdale Road, Manchester, M4 4GF
Flat A1006, 1 Rochdale Road, Manchester, M4 4GE
Flat A3202, 1 Rochdale Road, Manchester, M4 4GG
Flat A205, 1 Rochdale Road, Manchester, M4 4GE
Flat A301, 1 Rochdale Road, Manchester, M4 4GE
Flat A2202, 1 Rochdale Road, Manchester, M4 4GG
Flat A1108, 1 Rochdale Road, Manchester, M4 4GF
Flat A404, 1 Rochdale Road, Manchester, M4 4GE
Flat A201, 1 Rochdale Road, Manchester, M4 4GE
Flat A208, 1 Rochdale Road, Manchester, M4 4GE
Flat A207, 1 Rochdale Road, Manchester, M4 4GE
Flat A1603, 1 Rochdale Road, Manchester, M4 4GF
Flat A606, 1 Rochdale Road, Manchester, M4 4GE
Flat A1408, 1 Rochdale Road, Manchester, M4 4GF
Flat A107, 1 Rochdale Road, Manchester, M4 4GE
Flat A408, 1 Rochdale Road, Manchester, M4 4GE
Flat A2301, 1 Rochdale Road, Manchester, M4 4GG
AC By Marriott Manchester City Centre, 15 Mason Street, Manchester, M4 5FT
58 Swan Street, Manchester, M4 5JU
50 Swan Street, Manchester, M4 5JU
Flat A1205, 1 Rochdale Road, Manchester, M4 4GF
Flat A1307, 1 Rochdale Road, Manchester, M4 4GF
Flat A805, 1 Rochdale Road, Manchester, M4 4GE
Flat A1406, 1 Rochdale Road, Manchester, M4 4GF
Flat A303, 1 Rochdale Road, Manchester, M4 4GE
Flat A3003, 1 Rochdale Road, Manchester, M4 4GG
Flat A2704, 1 Rochdale Road, Manchester, M4 4GG
Flat A2902, 1 Rochdale Road, Manchester, M4 4GG
Flat A2206, 1 Rochdale Road, Manchester, M4 4GG
Flat A2603, 1 Rochdale Road, Manchester, M4 4GG
Flat A1302, 1 Rochdale Road, Manchester, M4 4GF
Flat A406, 1 Rochdale Road, Manchester, M4 4GE
Flat A1608, 1 Rochdale Road, Manchester, M4 4GF
Flat A505, 1 Rochdale Road, Manchester, M4 4GE
Flat A2008, 1 Rochdale Road, Manchester, M4 4GF
Flat A502, 1 Rochdale Road, Manchester, M4 4GE
Flat A1008, 1 Rochdale Road, Manchester, M4 4GE
Flat A506, 1 Rochdale Road, Manchester, M4 4GE
Flat A1104, 1 Rochdale Road, Manchester, M4 4GF
Flat A601, 1 Rochdale Road, Manchester, M4 4GE
Flat A802, 1 Rochdale Road, Manchester, M4 4GE
Flat A305, 1 Rochdale Road, Manchester, M4 4GE
Flat A2505, 1 Rochdale Road, Manchester, M4 4GG
Flat A2105, 1 Rochdale Road, Manchester, M4 4GF
Flat A2305, 1 Rochdale Road, Manchester, M4 4GG

Flat A2908, 1 Rochdale Road, Manchester, M4 4GG
Flat A3208, 1 Rochdale Road, Manchester, M4 4GG
Flat A1002, 1 Rochdale Road, Manchester, M4 4GE
Flat A3001, 1 Rochdale Road, Manchester, M4 4GG
Flat A3107, 1 Rochdale Road, Manchester, M4 4GG
Flat A1604, 1 Rochdale Road, Manchester, M4 4GF
Flat A2108, 1 Rochdale Road, Manchester, M4 4GF
Flat A2702, 1 Rochdale Road, Manchester, M4 4GG
Flat A2003, 1 Rochdale Road, Manchester, M4 4GF
Flat A202, 1 Rochdale Road, Manchester, M4 4GE
Flat A2406, 1 Rochdale Road, Manchester, M4 4GG
Flat A3105, 1 Rochdale Road, Manchester, M4 4GG
Flat A1808, 1 Rochdale Road, Manchester, M4 4GF
60 Swan Street, Manchester, M4 5JU
Flat A1102, 1 Rochdale Road, Manchester, M4 4GF
Flat A1202, 1 Rochdale Road, Manchester, M4 4GF
Flat A2901, 1 Rochdale Road, Manchester, M4 4GG
Flat A2606, 1 Rochdale Road, Manchester, M4 4GG
Flat A2508, 1 Rochdale Road, Manchester, M4 4GG
Flat A1001, 1 Rochdale Road, Manchester, M4 4GE
Flat A3104, 1 Rochdale Road, Manchester, M4 4GG
Flat A3403, 1 Rochdale Road, Manchester, M4 4GG
Flat A603, 1 Rochdale Road, Manchester, M4 4GE
Flat A1403, 1 Rochdale Road, Manchester, M4 4GF
Flat A403, 1 Rochdale Road, Manchester, M4 4GE
Flat A903, 1 Rochdale Road, Manchester, M4 4GE
Flat A1903, 1 Rochdale Road, Manchester, M4 4GF
Flat A1902, 1 Rochdale Road, Manchester, M4 4GF
Flat A1305, 1 Rochdale Road, Manchester, M4 4GF
Flat A2004, 1 Rochdale Road, Manchester, M4 4GF
Flat A1103, 1 Rochdale Road, Manchester, M4 4GF
Flat A1703, 1 Rochdale Road, Manchester, M4 4GF
Flat A2503, 1 Rochdale Road, Manchester, M4 4GG
Flat A1803, 1 Rochdale Road, Manchester, M4 4GF
Flat A2103, 1 Rochdale Road, Manchester, M4 4GF
Flat A2102, 1 Rochdale Road, Manchester, M4 4GF
Flat A209, 1 Rochdale Road, Manchester, M4 4GE
Flat A3006, 1 Rochdale Road, Manchester, M4 4GG
Flat A907, 1 Rochdale Road, Manchester, M4 4GE
Flat A1702, 1 Rochdale Road, Manchester, M4 4GF
Flat A2803, 1 Rochdale Road, Manchester, M4 4GG
Flat A3205, 1 Rochdale Road, Manchester, M4 4GG
Flat A1204, 1 Rochdale Road, Manchester, M4 4GF
Flat A1605, 1 Rochdale Road, Manchester, M4 4GF
Flat A2804, 1 Rochdale Road, Manchester, M4 4GG
Flat A306, 1 Rochdale Road, Manchester, M4 4GE
Flat A2408, 1 Rochdale Road, Manchester, M4 4GG
Flat A2604, 1 Rochdale Road, Manchester, M4 4GG
Flat A2203, 1 Rochdale Road, Manchester, M4 4GG
Flat A1506, 1 Rochdale Road, Manchester, M4 4GF
Flat A2002, 1 Rochdale Road, Manchester, M4 4GF
Ground Floor, 58 Swan Street, Manchester, M4 5JU
Flat A2501, 1 Rochdale Road, Manchester, M4 4GG
Flat A2601, 1 Rochdale Road, Manchester, M4 4GG

Flat A806, 1 Rochdale Road, Manchester, M4 4GE
Flat A1501, 1 Rochdale Road, Manchester, M4 4GF
Flat A1807, 1 Rochdale Road, Manchester, M4 4GF
Flat A2402, 1 Rochdale Road, Manchester, M4 4GG
Flat A3201, 1 Rochdale Road, Manchester, M4 4GG
Flat A2001, 1 Rochdale Road, Manchester, M4 4GF
Flat A3002, 1 Rochdale Road, Manchester, M4 4GG
Flat A2707, 1 Rochdale Road, Manchester, M4 4GG
Flat A2302, 1 Rochdale Road, Manchester, M4 4GG
Flat A1201, 1 Rochdale Road, Manchester, M4 4GF
Flat A1801, 1 Rochdale Road, Manchester, M4 4GF
Flat A1005, 1 Rochdale Road, Manchester, M4 4GE
Flat A1502, 1 Rochdale Road, Manchester, M4 4GF
Flat A1405, 1 Rochdale Road, Manchester, M4 4GF
Flat A206, 1 Rochdale Road, Manchester, M4 4GE
Flat A2007, 1 Rochdale Road, Manchester, M4 4GF
Flat A2404, 1 Rochdale Road, Manchester, M4 4GG
Flat A2506, 1 Rochdale Road, Manchester, M4 4GG
Flat A307, 1 Rochdale Road, Manchester, M4 4GE
Flat A2907, 1 Rochdale Road, Manchester, M4 4GG
Flat A507, 1 Rochdale Road, Manchester, M4 4GE
Second Floor, 58 Swan Street, Manchester, M4 5JU
40 Swan Street, Manchester, M4 5JG
Flat A607, 1 Rochdale Road, Manchester, M4 4GE
Flat A1106, 1 Rochdale Road, Manchester, M4 4GF
Flat A1606, 1 Rochdale Road, Manchester, M4 4GF
2 Miller Street, Manchester, M4 4GL
99 - 105 Shudehill, Manchester, M4 4AN
68 Swan Street, Manchester, M4 5JU
66 Swan Street, Manchester, M4 5JU
Flat A106, 1 Rochdale Road, Manchester, M4 4GE
Flat A2201, 1 Rochdale Road, Manchester, M4 4GG
Flat A3204, 1 Rochdale Road, Manchester, M4 4GG
Flat A2608, 1 Rochdale Road, Manchester, M4 4GG
Flat A801, 1 Rochdale Road, Manchester, M4 4GE
Flat A302, 1 Rochdale Road, Manchester, M4 4GE
Flat A2705, 1 Rochdale Road, Manchester, M4 4GG
Flat A1806, 1 Rochdale Road, Manchester, M4 4GF
Flat A1601, 1 Rochdale Road, Manchester, M4 4GF
Flat A1701, 1 Rochdale Road, Manchester, M4 4GF
Flat A2204, 1 Rochdale Road, Manchester, M4 4GG
Flat A3301, 1 Rochdale Road, Manchester, M4 4GG
Flat A2006, 1 Rochdale Road, Manchester, M4 4GF
Flat A1208, 1 Rochdale Road, Manchester, M4 4GF
Flat A808, 1 Rochdale Road, Manchester, M4 4GE
Flat A503, 1 Rochdale Road, Manchester, M4 4GE
Flat A2403, 1 Rochdale Road, Manchester, M4 4GG
Flat A309, 1 Rochdale Road, Manchester, M4 4GE
Flat A109, 1 Rochdale Road, Manchester, M4 4GE
Flat A904, 1 Rochdale Road, Manchester, M4 4GE
Flat A409, 1 Rochdale Road, Manchester, M4 4GE
Flat A1007, 1 Rochdale Road, Manchester, M4 4GE
Flat A509, 1 Rochdale Road, Manchester, M4 4GE
Flat A3402, 1 Rochdale Road, Manchester, M4 4GG

Flat A1602, 1 Rochdale Road, Manchester, M4 4GF
Flat A1504, 1 Rochdale Road, Manchester, M4 4GF
Flat A3101, 1 Rochdale Road, Manchester, M4 4GG
Flat A1905, 1 Rochdale Road, Manchester, M4 4GF
Third Floor, 58 Swan Street, Manchester, M4 5JU
1 Mason Street, Manchester, M4 5FT
Flat A1402, 1 Rochdale Road, Manchester, M4 4GF
Flat A1505, 1 Rochdale Road, Manchester, M4 4GF
Flat A3401, 1 Rochdale Road, Manchester, M4 4GG
Flat A304, 1 Rochdale Road, Manchester, M4 4GE
Flat A1802, 1 Rochdale Road, Manchester, M4 4GF
Flat A2303, 1 Rochdale Road, Manchester, M4 4GG
Flat A2101, 1 Rochdale Road, Manchester, M4 4GF
Flat A2304, 1 Rochdale Road, Manchester, M4 4GG
Flat A1507, 1 Rochdale Road, Manchester, M4 4GF
Flat A1705, 1 Rochdale Road, Manchester, M4 4GF
Flat A3108, 1 Rochdale Road, Manchester, M4 4GG
Flat A1101, 1 Rochdale Road, Manchester, M4 4GF
Flat A1901, 1 Rochdale Road, Manchester, M4 4GF
Flat A102, 1 Rochdale Road, Manchester, M4 4GE
Flat A1306, 1 Rochdale Road, Manchester, M4 4GF
Flat A2806, 1 Rochdale Road, Manchester, M4 4GG
Flat A604, 1 Rochdale Road, Manchester, M4 4GE
Flat A1105, 1 Rochdale Road, Manchester, M4 4GF
Flat A1206, 1 Rochdale Road, Manchester, M4 4GF
Flat A1301, 1 Rochdale Road, Manchester, M4 4GF
Flat A803, 1 Rochdale Road, Manchester, M4 4GE
Flat A1303, 1 Rochdale Road, Manchester, M4 4GF
Flat A1904, 1 Rochdale Road, Manchester, M4 4GF
Flat A204, 1 Rochdale Road, Manchester, M4 4GE
Flat A308, 1 Rochdale Road, Manchester, M4 4GE
Flat A504, 1 Rochdale Road, Manchester, M4 4GE
Flat A407, 1 Rochdale Road, Manchester, M4 4GE
Flat A2502, 1 Rochdale Road, Manchester, M4 4GG
Flat A2708, 1 Rochdale Road, Manchester, M4 4GG
Flat A2903, 1 Rochdale Road, Manchester, M4 4GG
Flat A2703, 1 Rochdale Road, Manchester, M4 4GG
Flat A2407, 1 Rochdale Road, Manchester, M4 4GG
Flat A2307, 1 Rochdale Road, Manchester, M4 4GG
Flat A3302, 1 Rochdale Road, Manchester, M4 4GG
Flat A1003, 1 Rochdale Road, Manchester, M4 4GE
Flat A3106, 1 Rochdale Road, Manchester, M4 4GG
40 - 44 Swan Street, Manchester, M4 5JG
56 Swan Street, Manchester, M4 5JU
First Floor, 1 Mason Street, Manchester, M4 5FT
Flat A2607, 1 Rochdale Road, Manchester, M4 4GG
Flat A103, 1 Rochdale Road, Manchester, M4 4GE
Flat A2602, 1 Rochdale Road, Manchester, M4 4GG
Flat A1308, 1 Rochdale Road, Manchester, M4 4GF
Flat A2308, 1 Rochdale Road, Manchester, M4 4GG
Flat A1203, 1 Rochdale Road, Manchester, M4 4GF
Flat A1804, 1 Rochdale Road, Manchester, M4 4GF
Flat A2306, 1 Rochdale Road, Manchester, M4 4GG
Flat A1304, 1 Rochdale Road, Manchester, M4 4GF

Flat A2807, 1 Rochdale Road, Manchester, M4 4GG
Flat A3206, 1 Rochdale Road, Manchester, M4 4GG
Flat A2106, 1 Rochdale Road, Manchester, M4 4GF
Flat A3303, 1 Rochdale Road, Manchester, M4 4GG
Flat A605, 1 Rochdale Road, Manchester, M4 4GE
Flat A908, 1 Rochdale Road, Manchester, M4 4GE
Flat A402, 1 Rochdale Road, Manchester, M4 4GE
Flat A104, 1 Rochdale Road, Manchester, M4 4GE
Flat A3103, 1 Rochdale Road, Manchester, M4 4GG
Flat A804, 1 Rochdale Road, Manchester, M4 4GE
Flat A405, 1 Rochdale Road, Manchester, M4 4GE
Flat A1407, 1 Rochdale Road, Manchester, M4 4GF
Flat A1708, 1 Rochdale Road, Manchester, M4 4GF
Flat A906, 1 Rochdale Road, Manchester, M4 4GE
Flat A902, 1 Rochdale Road, Manchester, M4 4GE
Flat A2904, 1 Rochdale Road, Manchester, M4 4GG
Flat A2605, 1 Rochdale Road, Manchester, M4 4GG
Flat A2205, 1 Rochdale Road, Manchester, M4 4GG
Flat A3404, 1 Rochdale Road, Manchester, M4 4GG
Flat A2802, 1 Rochdale Road, Manchester, M4 4GG
Flat A2405, 1 Rochdale Road, Manchester, M4 4GG
Flat A2208, 1 Rochdale Road, Manchester, M4 4GG
Flat A3005, 1 Rochdale Road, Manchester, M4 4GG
Flat A108, 1 Rochdale Road, Manchester, M4 4GE

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL