

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137367/FO/2023

Date registered valid: 20 September 2023

Proposal: Use of existing roof to create amenity area for penthouse flat including ancillary structures and boundary screens

Address: Roof Terrace, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Ward(s): Deansgate Ward

Applicant: Mr Aymeric Laporte

Agent (if any): Paul Williams Mosaic Town Planning

Case officer: David Brettell
Tel: 0161 234 4517
Email: dave.brettell@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 19 March 2024

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 18 March 2024

Standard consultations:

Printed: 28 September 2023 Expired: 19 October 2023

Neighbour notifications

Printed: 28 September 2023 Expired: 19 October 2023

Site notice

Posted: 18 March 2024 Expired: 10 April 2024

Press advert

Published: 26 March 2024 Expired: 9 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Axis Tower is a 29 storey building situated at 9 Whitworth Street West, M1 5JB, accommodating 172 residential apartments, with a mix of 51 one bedroom apartments, 104 two bedroom apartments and 17 three bedroom apartments.

The surroundings uses include residential, drinking establishments, offices, and other commercial units. The Grade II listed heritage assets of the Castlefield Viaduct and Albion Mill Lock are situated directly next to the building. The Metrolink line runs alongside the building up to the nearby Castlefield Tram Station.

The building is clad in a number of high quality materials, most notably metal rain screen cladding, concrete, and glass. The dominant main elevations, facing to the south and to Manchester Central are clad in diagonal metal panels with diagonal glazed windows. The metallic panels are of grey / bronze appearance and have an 'oily' sheen. The panels are perforated to allow natural ventilation from the apartments with opening vents behind the perforated panels. Larger window openings represent living spaces and thinner windows are for bedrooms.

The narrower elevation of the building facing Albion Street is fully glazed, and the elevation facing towards Deansgate is largely solid. Below the second floor are glazed cladding, shadow box glazed panels and perforated louvers. Above the second floor the building cantilevers out by approximately 3m on each side.

There is also a media screen midway up the elevation of the building on the Trafford Street elevation.

The roof area that this application is concerned with sits above the penthouse at the top of the building. The flat roof is reached by the staircase which serves the entire building. The lifts stop at the floor below, with the overrun occupying part of the roof terrace. The roof also contains other plant and equipment used for the operation and maintenance of the building as a whole, including a mobile crane on a central fixed track.

The flat roof at present is bounded by 3.1m parapets to the northern and southern elevations and 1.1m dark grey metal balustrades to the east and west, set back 700mm from the building edge.

Description of Development

The proposal seeks the use of existing roof terrace to accommodate amenity area for penthouse flat together with ancillary structures and boundary screens, for the use of the occupier of the top floor penthouse flat which is situated immediately below.

This would contain a seating area with bar, a pool, and a gym and segregated from retained plant and equipment which service the building as a whole. Each of the three areas will have single-storey steel structures which will be roofed but partially open.

Relevant Planning Applications/History

106490/FO/2014/C1 - Construction of a lower ground plus 27 storey residential building (Class C3) with associated servicing arrangements, hard landscaping, pedestrian access bridge and associated works.

Approved - November 2014

115351/NMC/2017 - Non-Material Change to planning consent ref:106490/FO/2014/C1 (Construction of a lower ground plus 27 storey residential building (Class C3) with associated servicing arrangements, hard landscaping, pedestrian access bridge and associated works) including lowering the building parapet, revisions to glazing details, providing new parallel opening vents, increased depth of soffit and lowering of second floor cladding profile, height reduction of media screen, sub-station and door repositioning, alteration to column design, deletion of apartment bedroom, reconfiguration of bin store and amendment to the feature profile detail.

Approved - April 2017

Consultations & Notification Responses

Environmental Health - Had no objection to the proposal.

Publicity - Neighbour notification letters were sent to surrounding properties. An objection was received from Alliance City Living, who own and manage Axis Tower and have an important and vested interest in the long-term success and management of the building and its residents.

Their objections can be summarised as follows:

Design and Visual Amenity - Concerns that no evidence is provided to support such statements in the application or to offer conclusive proof of where the proposed development may (or may not) be visible from, and how it will impact on the form and silhouette of the existing tower. Have concerns that the development would have a significant negative impact on the original building

design, form, and silhouette, which were important planning considerations in the original planning approvals, and will sit out of character with the original design intent and appear as a negative later addition.

Public Safety and Wind - Have concerns that the proposed structures, furniture, and any other objects connected with the use of the proposed development might be vulnerable to wind uplift with a resultant danger to public safety and the safe operation of the Metrolink. Are concerned that the proposed bar having a glass roof and screen walls to its north elevation only, with the remaining elevations being permanently open, and are concerned that many of the items of furniture on the roof will not be permanently fixed to the floor.

Fire Safety - Object on the grounds that a Fire Safety Statement has not been submitted along with the application and that the fire safety and evacuation of this roof area will not have been adequately considered.

Residential Amenity - Concerns that the impact of the proposed development on residential amenity has not been considered at all in the planning application submitted. Concerns over the potential to generate noise.

Maintenance of Internal and External Building Services - There is existing plant on the roof that will need to be moved as a part of the proposal. ACL has significant concerns that the erection of new structures on the roof would negatively impact on its ability to satisfactorily operate and maintain the plant. For example, it has not been demonstrated that the BMU would still be able to operate safely over the top of the proposed glass structures, nor if there is sufficient room to be able to service and replace other large items of plant and the existing windows on the building if the proposed development was implemented.

An objection was also received from the original architect for the building who objected on the grounds that the proposal ignores the building concept and ruins the architectural expression at the roof. The roof will look cluttered and the proposed accommodation on the roof is obtrusive and will be seen from the long-range vistas described above.

Policy

The Adopted Core Strategy for the City of Manchester

The following policies are considered to be most relevant to the proposed development:

SP1 Spatial Principles, CC9 Design and Heritage, EN1 Design Principles and Strategic Character Areas, EN2 Tall Buildings, EN3 Heritage and DM1 Development Management.

The Unitary Development Plan for Manchester

Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC 18.1 Conservation Areas, DC19.1 Listed Buildings and DC26 Development and Noise.

National Policy

The **National Planning Policy Framework (2023)** should also be taken into account, specifically the following policies:

Sections 8 (Promoting Healthy and Safe Communities), 12 (Achieving Well-Designed Places) and 16 (Conserving and Enhancing the Historic Environment).

Places for Everyone

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

You can view the Inspectors' Report on the GMCA's website at Places For Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The following policies are considered relevant to this application.

Policy JP-P1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-S1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social, and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Issues

In assessing the proposal, the issues below have been considered as material considerations.

Principle of Development

It is not considered that the principle of the development is acceptable. The siting, scale, appearance and materiality of the roof top extension is incongruous to the building and its high quality architecture and would undermine its visual amenity within the wider area.

Visual Amenity

The original concept for the building was to create a simple and 3 dimensionally legible vertical form. Various architectural techniques and devices were employed to deliver this vision.

The building has a clear tripartite separation of 'bottom, middle and top'. The bottom of the building has a unique structural expression. The building kicks out by 3 metres on each side of the site and the waterside elevation is supported by raked concrete columns.

The middle of the building houses the main residential element. The north and south elevations are designed to sandwich the residential accommodation of the building between 2 thin taut detailed elevations.

The top of the composition is expressed by the north and south elevations vertically cantilevering beyond the roof line. This gives a visually pleasing moment as the elevations reach past the roof and stretch towards the sky, it is a key architectural detail of the building.

Axis Tower is seen from afar and frames various vistas when approaching from the south from Princess Parkway, from Chester Road the south/west, and from the city centre via Mosely Street. These views and the space between the two extended elevations at roof level is a fundamental part of the design concept of the building. It emphasises the application of the triangular plan at roof level. It catches light and is semi-transparent.

The proposal is not sympathetic to the building concept and is considered to be harmful to the architectural expression at the roof. The proposed design in effect fills in the void between the façade extension of the roof and adds another full level of enclosed accommodation at roof level. This is considered to make the roof look cluttered. The proposed accommodation on the roof is obtrusive and will be seen from the long range vistas described above.

The proposals negatively impact the buildings skyline expression. Tall buildings at key strategic junctions in a city centre should be 3 dimensionally legible and offer as much delight when viewed up close or from afar.

The proposed roof terrace will in particular be visible from elevated positions within adjacent tall buildings such as the Hilton Hotel and residential apartments in the Beetham Tower.

In addition, the materiality and resulting appearance of the screens and structures are considered to be poor quality in nature and not benefitting to the quality architecture and appearance of this tall building within the city centre of Manchester.

Overall, the proposals will have a negative impact of the original building design, form, and silhouette, and will sit out of character with the original design intent and quite clearly appear as a later addition and would undermine the existing buildings compliance with Tall Building Policy EN2.

Wind conditions

A wind assessment has been submitted with the application. Had the application been recommended for approval, this would have been considered further as part of the proposal and mitigate included in any conditions of the approval.

Fire Safety

The submitted planning application does not include a Fire Safety Statement, with the supporting information suggesting that one is not required. ACL has been advised that the proposed works would constitute the 'development of a relevant building', and, for any application submitted after 1 August 2021, a fire statement would be required.

There are concerns that fire safety will not be adequately considered as part of this planning application in the absence of a Fire Safety Statement, which is required by legislation.

Had the application been recommended for approval, this would have been considered further as part of the proposal.

Residential Amenity

The proposed roof terrace has the potential to generate noise, which could impact of residential amenity. The proposals include for a bar and pool area with open sides and an electricity supply, with the Design and Access Statement referring to the potential for a maximum occupancy of 30 people. With the potential for significant numbers of people using the roof day and night, and the potential for external lighting and loud music to be played, there are concerns that there will be a negative impact on the amenity of existing residents both in the Axis Tower and potentially other nearby tall residential buildings.

Had the application been recommended for approval, this would have been considered further as part of the proposal and conditions used to restrict the hours.

Conclusion

It is considered that on the reason of visual amenity, the development proposed would be contrary to policies DM1, EN1, EN2, EN3, and SP1 of the Core Strategy and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester together with the requirements of sections 12 of the NPPF.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Refuse

Article 35 Declaration

Officers have worked with the application in a positive and proactive way. Officers have highlighted to the applicant on 03 November 2023 in detail that the proposed works are unacceptable, and that the application would be refused. It was also requested on this date that the application be withdrawn. The development is considered to be contrary to the development plan and therefore refused.

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

1) The creation of an amenity area, with associated structures and screens, would, as a result of the siting, scale, appearance and materiality of the proposal form a highly visible, incongruous and poor quality feature on the roof of this highly prominent tall building within the city centre of Manchester. The proposal would fail to respond to the architectural language and character of the building, be visible from key vantage points and would have an unduly harmful impact on the visual amenity of the building and surrounding area. This is contrary to the provisions of policies SP1, CC9, EN1, EN2 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 110, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 46, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 53, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 156, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 160, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 21, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 75, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 143, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 127, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 11, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 55, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 70, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 36, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 68, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 139, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 44, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 169, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 48, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 14, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 86, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 25, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 170, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 61, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 88, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 121, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 145, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 118, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 115, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 166, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 12, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 138, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 59, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 66, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 151, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 158, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 23, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 153, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 83, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 171, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 129, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 38, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 120, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 8, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 141, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 52, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Showroom 1, Lawrence House, 8 Albion Street, Manchester, M1 5NZ
Flat 104, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 107, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 30, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 132, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

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Showroom 2, Lawrence House, 8 Albion Street, Manchester, M1 5NZ
Serviced Apartment 163, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 74, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 97, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 123, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 67, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 144, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 37, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 50, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 31, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 128, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 119, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 33, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 146, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 108, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 124, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 105, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 3, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 69, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 35, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 90, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 164, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 60, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 117, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 72, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 100, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 16, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 152, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 5, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 22, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 159, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 149, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 24, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 131, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 65, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 62, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 39, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 4, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 140, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 155, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 147, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 94, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 51, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 93, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 106, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 54, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 133, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 6, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 112, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 28, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 76, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 95, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 32, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 84, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Lawrence House, 8 Albion Street, Manchester, M1 5NZ
Flat 102, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 172, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 79, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 47, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 91, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 9, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 10, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 165, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 27, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 81, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 136, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 154, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 1, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 142, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 161, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 134, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Appendix 2 – Planning constraints

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