

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 137210/FO/2023

**Date registered valid:** 18 April 2024

**Proposal:** Elevational alterations of front facade, erection of roof top and two storey rear extension to facilitate creation of 3no Class E units and other associated works.

**Address:** 78 - 80 Tib Street, Manchester, M4 1LG

**Ward(s):** Piccadilly Ward

**Applicant:** Lau Yuk Limited

**Agent (if any):** Mr Liam Gooding LDM Group

**Case officer:** Michael Pearson  
Tel: 0161 219 2735  
Email: michael.pearson@manchester.gov.uk

**Recommendation:** Refuse

**Date of recommendation:** 11/06/2024

## **Application details**

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:**

### **Standard consultations:**

Printed: 19 April 2024      Expired: 11 May 2024

### **Neighbour notifications**

Printed: 19 April 2024      Expired: 11 May 2024

### **Site notice**

Posted: 22 April 2024      Expired: 14 May 2024

### **Press advert**

Published: 23 April 2024      Expired: 7 May 2024

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## **Description of site/building**

The application relates to the flat roofed three storey unoccupied building at no78-80 Tib Street. The application site has been unoccupied for a number of years and the site is in a state dilapidation with its 2no recessed ground floor shopfronts in a state of disrepair and its upper floor windows being removed. The property is completed in brick covered by render at ground floor, with its upper floors being finished in breezeblock painted pink. Satellite imagery of the site depicts that the roof of the site has failed in some places and the property now lies open to the elements at certain points. The site before becoming unoccupied was in use as 2no Class E(a) retail units.

**Listed building:** Not applicable

**Conservation area:** Smithfield Conservation Area 1987

**Tree Preservation Order:** Not applicable

## **Description of area**

The neighbouring area lies within the Smithfield Conservation Area and consists of a high number of Victorian properties completed in red brick that lie in mixed uses, with commercial retail space at ground floor and residential uses being situated above. Newer more modern infill development within the Conservation Area consists of a variety of mixed use properties in the aforementioned arrangement. Residential development is present to the north-west of the application site along Brightwell Walk and to the east along Oldham Street. Architecturally, the application site is at odds with the neighbouring street scene, with it failing to relate to the conservation area's more historic properties, as well as its more recent modern additions. Tib Street itself is a narrow one way road, with narrow pavements to match.

## **Description of development**

The application seeks consent for external alterations to the property's front façade, the erection of a roof top extension and two storey rear extension, as well as the creation of 3no Class E units.

The proposed elevational alterations would consist of the erection of a new façade completed in red brick. The façade would feature 2no bifolding glazed shopfronts that would lie flush to the front elevation. Across the property's first and second floor the property would feature a row of windows that would span close to the entire width of the front elevation. The submitted plans note that the windows are to match the existing, however, as there are no windows on site their material finish cannot be confirmed. The proposed elevations also note that the proposed brick is to match the existing brickwork on site, however same as the above, as little brickwork is exposed on site the exact proposed material finish cannot be confirmed.

The proposed rooftop extension would be located at the northern end of the property's roof and would lie flush to the front elevation, with it being completed in red brick. The extension would render the application property a part four part three storey property and would provide rooftop access. The existing extensions to the rear of the site would be demolished and replaced with a flat roof three storey rear extension completed in red brick.

Internally, the proposal would see the creation of self-contained commercial Class E retail units at ground, first and second floor. Access to the upper floors would be through a single staircase. An internal bin store would be provided at ground floor.

## **Planning History**

044789/FU/CITY2/93 - Change of use of ground floor clothes shop and basement storage area to a cafe bar – Approved February 1994.

## **Consultations & Notification Responses**

Publicity – A site notice was displayed at the site to publicise the site is located in a conservation area. Letters were also sent out to local residents and businesses. No comments were received as part of this process.

Environmental Health – Requested further information in relation to acoustics, plant and fume extraction.

Greater Manchester Ecology Unit – No objection subject to informatives relating to nesting birds, bats and biodiversity net gain.

Greater Manchester Police – No objection received.

Highway Services – Requested further information in relation to cycle parking, refuse collection and construction management.

## **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 EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC7 – Mixed Use Development
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy C10 – Leisure and the Evening Economy
- Policy EN1 – Design Principle and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN19 – Waste
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC10 – Food and Drink uses
- Policy DC18 – Conservation Areas
- Policy DC26 – Development and Noise

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-Strat2 – City Centre
- Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 16 – Conserving the Historic Environment

Guide to Development in Manchester Supplementary Planning Document (SPD)

### **Other Legislative Requirements**

Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy for Waste

## **Issues**

### Principle of the Development

The application would see the creation of 3no new commercial Class E units in the City Centre, together with the alteration and reoccupation of a currently vacant building. The application site has been vacant for a considerable length of time. The site was previously in a long standing commercial use. The redevelopment of the site would support the ongoing regeneration of Manchester City Centre, reactivated the street scene and would realise benefits as required by Core Strategy Policies SP1, EC3, CC1, CC4, CC7, C10 and DM1.

Notwithstanding this, there are significant concerns regarding the proposal which is under consideration as part of this planning application. It is considered that the regeneration benefits outlined above could and should be realised but this scheme is not considered to be of sufficient quality to meet the standard required for a development in the heart of the city centre and within

the conservation area. The proposal cannot therefore be supported and detailed reasons and justification is provided below.

### Visual Amenity

It is acknowledged that the application property is in a poor state of repair and its appearance has a negative impact on the appearance of the property and local area.

There are no windows in the upper floors and the render applied over its brickwork, at ground floor, is flaking and the fascias for its ground floor shopfronts have partially been stripped back. The upper floors are also completed in a low quality material, breezeblocks painted pink, which clash with the more refined and higher quality material pallet of the neighbouring buildings in the street scene.

The proposed alterations to the façade and roof top extension would be easily viewable from public vantage points along Tib Street, Dorsey Street and Brightwell Walk. The material finish of the façade is not clear and the proposed plans refer to the retention of existing windows and brickwork when none are present on the building.

The proposed ground floor shopfronts would lie flush to the front elevation, located to the back of Tib Street's pavement. In comparison to the existing recessed shopfronts, it is considered that this feature lacks visual interest and represents a missed opportunity to create shopfronts of a higher quality design, which in turn would improve the overall appearance of Tib Street and complement the character of the area. It is noted that the shopfronts, along with the property's first and second floor window bands, would feature a protruding sleeve, creating a box like effect around the features. It is not confirmed what material finish the proposed sleeve would have and thus a full assessment cannot be made. Notwithstanding this however, the projecting sleeve feature is considered is an attempt to add some visual interest to the front elevation, however, it is also poorly thought out and would fail to respond to the features of the neighbouring street scene, as well as the property itself.

The proposed floor plans detail that internal partitions would abut the property's ground floor shopfronts and first and second floor window bands, leaving the ends of said partitions to be visible within the street scene. This would create an awkward and unfinished appearance to the application site if implemented.

The flat roofed roof top extension, as detailed above, would lie flush to the front elevation of the application site, giving the front elevation a squat L shaped appearance. The extension's purpose is not justified within the submission but has seemingly been included to provide roof top access to the proposed flat roof space. The proposed extension would be visible from along Tib Street and Dorsey Street and would be completed in red brick to match the new façade.

Where roof top extensions are present along Tib Street and the wider Smithfield Conservation Area, they are generally designed so as to add an additional floor to the property that is of similar size to its lower floors and in some cases are completed in a different material that contrasts and compliments the property it forms part of. This is the case with no84 Tib Street's oxidised copper clad roof top extension, as well as no97 Oldham Street's metal clad extension. In contrast to these properties which achieve a degree of visual interest and cohesion through their use of higher quality materials and general shape/design, the proposed would act as a box-like extension that would sit as an oddity within the street scene. The rough L shape property it would create would then lead the application site to stand in even greater contrast to the local street scene than it already does, with the shape contrasting harshly to the uniformity of neighbouring buildings' roof shape. This extension represents another missed opportunity to rethink the overall design of the façade of the application site so that it may better fit with its surroundings.

In light of the above the proposal is poorly designed and lacks detail on its material finish and would therefore have an unacceptable impact on the appearance of the local street scene contrary to Core Strategy Policies SP1, EN1 and DM1, and the National Planning Policy Framework.

### Heritage

The application site sits within the Smithfield Conservation Area, which is home to a high number of Victorian buildings completed in red brick. Tib Street is a significant road within the Conservation Area, with it featuring a high number of non-designated heritage assets, as well as 2no Grade II listed former weavers' cottages being located at its northern end. The southern end of Tib Street, stretching to the location of the application site, is home to a high number of non-designated heritage assets completed in red brick and featuring ornate window surrounds and decorative brickwork. The application site in this context forms a transitionary point within the street scene, where the aforementioned non-designated heritage assets give way to a small grouping of modern properties dating from the 1990s-2000s. The site therefore has the potential to act as a high quality piece of development that ties the more modern dwellings along Tib Street to that of the more historic buildings to the south.

As previously stated within this report, the application site as existing is considered to detract from the appearance of the conservation area, with its poor state of repair, low quality materials and lack of architectural interest standing in harsh contrast to its surroundings. For the reasons highlighted within the visual amenity section of this report, the proposed development is considered to represent a missed opportunity to improve the appearance of the application site and its overall lack of quality and visual cohesion would intensify the harm the site causes to the Smithfield Conservation Area. The result building including the elevation alterations, roof top extension and materiality would fail to preserve or enhance the appearance of the conservation area and would have an unduly harmful impact on its significance and character.

The development would cause less than substantial harm to the significance of the Smithfield Conservation Area, and whilst there would public benefits from the improvements to the façade and reoccupation of the building, these are considered to be modest in nature and are not of sufficient quality to outweigh the level of harm caused to the conservation area as a whole through a low quality addition to the street scene.

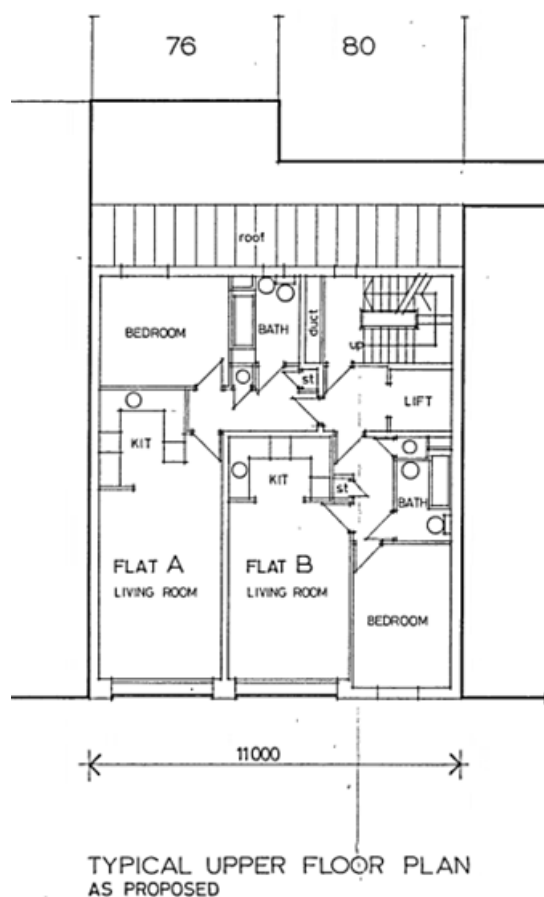
The proposal would therefore fail to meet the statutory test to preserve and cause less than substantial harm to the significance and setting of the Smithfield Conservation Area and would thus be contrary to the provisions of Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC18, Places for Everyone Plan Policy JP-P2, the Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework.

### Residential Amenity

The application site lies within the Northern Quarter, an area home to a high number of commercial properties that feature residential uses on their upper floors. The application site is surrounded by development that features a ground floor commercial use with residential development above, with no33, no74 and no84 Tib Street, as well as no97 Oldham Street all being home to residential dwellings in their upper floors.

The proposal would see the erection of a roof top extension and a three storey rear extension. Due to the positioning of the roof top extension and its relatively small size it is considered that its erection would not lead to any unacceptable loss of amenity in regard to loss of light, loss of privacy or overshadowing. The erection of the proposed three storey extension however is more

problematic in this regard. The proposed plans make clear that the extension would lead to a significant increase in the height of the property, with the extension being the same height as that of the proposed façade, this being 8020mm. To the rear of the application site lies no97 Oldham Street, a six storey building that features residential apartments on its first to fifth floors. Each of said floors of no97 Oldham Street is split into 2no separate residential flats, with Flat A in each floor featuring a bedroom that faces out onto the application site (See pictures below).



*Figures 1 and 2 (From left to right): Floor Plan of no97 Oldham Street illustrating bedroom windows fronting out onto application site; Rear of no97 Oldham Street as seen from satellite imagery, depicting habitable windows overlooking application site.*

The submission, in the absence of a proposed site plan, does not make clear what the separation distance between the proposed three storey rear extension and neighbouring flat windows would be. The proposed floor plans note that the extension would terminate 1.6m from the site's rear boundary. With this in mind, it is considered that the erection of a three storey extension would likely heavily overshadow the habitable bedroom windows in no97 Oldham Street at first, second and third floor. This would have an unacceptable impact on the occupiers' standard of amenity, with the extension leaving them with little to no outlook.

Environmental Health have assessed the submitted noise impact assessment and concluded that maximum permissible levels for music still needs to be given, as well as comments on any noise transfer into the premises next door as no assessment has been made. In light of this it is considered that the submission has been accompanied by an insufficient amount of information that would allow the Local Planning Authority to accurately determine if 3no Class E commercial units could be accommodated on site without detriment to neighbouring amenity via noise generation.

Had the application been approved, further information would have been obtained in this regard.

In light of the above the proposal has been found to have an unacceptable impact on neighbouring amenity via overshadowing and loss of outlook. The development is therefore contrary to Core Strategy Policies SP1 and DM1, Saved Unitary Development Plan Policies DC10 and DC26, and the National Planning Policy Framework.

### Accessibility

The proposed development would see the creation of 3no self-contained Class E units situated over the ground, first and second floors of the property. It is noted within the submission that level access would be provided at the ground floor and a disabled access WC would also feature. The first and second floors, as well as the roof space however would not be accessible to disabled persons, with the only means of access to said floors being a staircase. No alternative accessible means of access to the property's upper floors was proposed. On this basis 2no of the 3no proposed commercial units would be inaccessible.

Manchester's Local Development Plan makes clear that disabled access should form a key part of new development and should not be disregarded. Due to the proposal altering the site and upper floor access, i.e. through the provision of a new doorway and stairway, it is reasonable to assume disabled access should be provided for or at minimum have an options assessment conducted. No justification for the proposed approach has been provided. Therefore, the development is considered to be unacceptable in this regard and is therefore contrary to Core Strategy Policies SP1, CC10 and DM1, The Guide to Development in Manchester SPD and the National Planning Policy Framework.

### Crime and Security

The proposal has not been accompanied by a Crime Impact Statement and so it cannot be deduced what measures will be put in place to deter criminal and anti-social behaviour on site. Notwithstanding this, no objection has been received by Greater Manchester Polices and it is considered that in the event of an approval, a condition would be attached requiring the new commercial units to be built in accordance with secured by design standards. Subject to such a condition, the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

### Ecology

The application would involve the alteration and extension of a property within the City Centre. The Greater Manchester Ecology Unit do not consider the site to have much potential of roosting bats. Notwithstanding this, in the event of an approval they have requested informatives be attached relating to nesting birds and bats. Additionally, it is considered that biodiversity enhancement measures on site could be conditioned as part of an approval. Subject to the aforementioned informatives and condition, the proposal is acceptable in this regard and therefore accords with Core Strategy Policies SP1, EN15 and DM1, Places for Everyone Plan Policy JP-G8 and the National Planning Policy Framework.

### Highway Safety

As previously mentioned within this report, Tib Street is a one way road, with narrow pavements. Limited on-street parking is available along the eastern side of the road. No dedicated parking spaces would be lost nor provided as part of the proposals. The application site is located in a highly sustainable location within the City Centre, lying in walking distance of a wide array of amenities and public transport links. Highways do not object to the proposal but have queried if

cycle storage facilities will be provided on site and that in the event of an approval a construction management plan will be required to be submitted. Subject to conditions that would require the submission of details of cycle storage facilities and a construction management plan, it is considered that the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

### Waste Management

The submission has been accompanied by floor plans and a waste management strategy. The documents confirm that the development would feature an internal bin store to the rear of the premises. The commercial units at first and second floor would dispose of their waste and recycling via internal 'bin shafts'. Bins would then be presented for collection via an alleyway to the north of the site. The submission does not make clear if bins would be presented for collection along Tib Street. Notwithstanding this Environmental Health have no objection to the development in this regard. In the event of an approval, it is considered necessary to condition the proposal so that confirmation of where bins would be presented for collection be submitted to and approved in writing by the City Council as Local Planning Authority. It would also be required that bins would then be stored within the site as soon as possible after their collection. Subject to such requirements, the development is acceptable in relation to waste management and therefore accords with Core Strategy Policies EN19 and DM1, and the National Planning Policy for Waste.

### Conclusion

In light of the above, it has been found that the development would have an unacceptable impact on visual amenity. The proposal would result in a low quality addition to the street scene together with the resulting extension. This in turn would have an unduly harmful impact on the Smithfield Conservation Area, causing a less than substantial harm. The required public benefits do not exist outweigh this harm in line with paragraph 208 of the NPPF.

Due to insufficient information accompanying the proposal it cannot be determined if it would have an acceptable impact on neighbouring amenity in relation to overshadowing/loss of light. Additionally, the proposal would also lead to the creation of 2no commercial units that would be inaccessible to disabled persons. The development therefore fails to accord with Core Strategy Policies SP1, CC9, CC10, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC10, DC18 and DC26, Places for Everyone Plan Policy JP-P2, the Guide to Development in Manchester SPD, the Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework. The application is therefore recommended for refusal.

### **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 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. However, the issues identified are considered to be so fundamental that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.

### **Reasons for Refusal**

- 1) The proposed development by virtue of its appearance, scale, bulk, materiality and finish would result in a development which is poor quality in appearance and incongruous to the building and local character. The rear and roof extensions are poorly sited, bulky and together with the elevational alterations are finished in low quality materials and lack any finesse or detailing required for a site within the conservation area. The proposal would therefore have an unduly harmful impact on the visual amenity of the building and local street scene together with causing less than substantial harm to the significance of the conservation area. The required public benefits do not exist to outweigh this harm. The proposal is therefore contrary to policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved Policy DC18 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policy JP-P2, and the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) The development by virtue of its siting, scale and mass would cause an unacceptable loss of residential amenity to the neighbouring occupiers at no97 Oldham Street. The development would result in a loss of outlook from the first, second and third floor rear windows of no97 Oldham Street and cause an unduly harmful impact as a result of overshadowing on habitable bedroom windows. This is contrary to the provisions of Core Strategy Policies SP1 and DM1, and the National Planning Policy Framework.
- 3) The proposal would result in a lack of accessibility to the first and second floor commercial units. The proposed development would not provide inclusive access for people whose mobility may be impaired which is contrary to the Manchester City Council's adopted Core Strategy Policies SP1, CC10 and DM1, the Guide to Development in Manchester Supplementary Planning Document and the National Planning Policy Framework.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
Greater Manchester Police  
Heritage & Urban Design  
Greater Manchester Ecology Unit

CLEVER BEANS LTD, Second Floor, 72 Tib Street, Manchester, M4 1LG

Flat 5, 99 Oldham Street, Manchester, M4 1BA

Flat 7, 99 Oldham Street, Manchester, M4 1BA

Flat 9, 99 Oldham Street, Manchester, M4 1BA

Flat 2, 99 Oldham Street, Manchester, M4 1BA

Flat 10, 99 Oldham Street, Manchester, M4 1BA

Flat 1, 99 Oldham Street, Manchester, M4 1BA

Flat 3, 99 Oldham Street, Manchester, M4 1BA

Flat 8, 99 Oldham Street, Manchester, M4 1BA

Flat 6, 99 Oldham Street, Manchester, M4 1BA

Flat 4, 99 Oldham Street, Manchester, M4 1BA

97 Oldham Street, Manchester, M4 1LW

95 Oldham Street, Manchester, M4 1LW

Third Floor, 72 Tib Street, Manchester, M4 1LG

Apartment 14, 31 Tib Street, Manchester, M4 1JZ

Apartment 13, 31 Tib Street, Manchester, M4 1JZ

Apartment 12, 31 Tib Street, Manchester, M4 1JZ

Apartment 11, 31 Tib Street, Manchester, M4 1JZ

Apartment 10, 31 Tib Street, Manchester, M4 1JZ

Apartment 9, 31 Tib Street, Manchester, M4 1JZ

Apartment 8, 31 Tib Street, Manchester, M4 1JZ

Apartment 7, 31 Tib Street, Manchester, M4 1JZ

Apartment 6, 31 Tib Street, Manchester, M4 1JZ

Apartment 5, 31 Tib Street, Manchester, M4 1JZ

Apartment 4, 31 Tib Street, Manchester, M4 1JZ

Apartment 3, 31 Tib Street, Manchester, M4 1JZ

Apartment 2, 31 Tib Street, Manchester, M4 1JZ

Apartment 1, 31 Tib Street, Manchester, M4 1JZ

Retrograde Clothing, 84 Tib Street, Manchester, M4 1LG

Flat 8, Reb's Den, 82 Tib Street, Manchester, M4 1LG

Flat 7, Reb's Den, 82 Tib Street, Manchester, M4 1LG

Flat 6, Reb's Den, 82 Tib Street, Manchester, M4 1LG

Flat 5, Reb's Den, 82 Tib Street, Manchester, M4 1LG

Flat 4, Reb's Den, 82 Tib Street, Manchester, M4 1LG

Flat 3, Reb's Den, 82 Tib Street, Manchester, M4 1LG

Flat 2, Reb's Den, 82 Tib Street, Manchester, M4 1LG

Flat 1, Reb's Den, 82 Tib Street, Manchester, M4 1LG

Flat 1, 89 - 95 Oldham Street, Manchester, M4 1LW

72 Tib Street, Manchester, M4 1LG

74 Tib Street, Manchester, M4 1LG

First Floor, 72 Tib Street, Manchester, M4 1LG

Flat 10, 89 - 95 Oldham Street, Manchester, M4 1LW

33 Tib Street, Manchester, M4 1LX

31A Tib Street, Manchester, M4 1LX

80 Tib Street, Manchester, M4 1LG

35 Tib Street, Manchester, M4 1LX

## **Appendix 2 – Planning constraints**

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA

Conservation Area - Smithfield Conservation Area 1987

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL