

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139090/LO/2024	
Date registered valid:	27 February 2024	
Proposal:	Listed building consent for works to roof.	
Address:	Junction Works, 40 Ducie Street, Manchester, M1 2DF	
Ward(s):	Piccadilly	Ward
Applicant:	Mr Louis Babington Zenith Property Management	
Agent (if any):	Mr Chris Tighe BWP Consultants	
Case officer:	Max Tel: 0161 219 Email: maximillian.gibson@manchester.gov.uk	Gibson 6359
Recommendation:	Approve	
Date of recommendation:	30/04/2024	

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 7 March 2024 Expired: 28 March 2024

Neighbour notifications

Printed: 7 March 2024 Expired: 28 March 2024

Site notice

Posted: 9 April 2024 Expired: 30 April 2024

Press advert

Published: 12 March 2024 Expired: 26 March 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to the Grade II-listed Former Junction Works at Paradise Wharf, which was designated as a heritage asset in 1994. The building historically housed a lead works and constructed in the early-to-mid 19th Century. The building was converted in to a residential use in the mid-1990s. The site does not fall within a conservation area.

Listed building: Grade II

Conservation area:

Tree Preservation Order:

Description of area

The area relates to the Piccadilly Basin, which is centred around a section of canal leading from Manchester Piccadilly station to Ancoats. The character of the area comprises several uses including office, residential, dining, drinking and hotel.

Description of development

The works relate to the renovation of the existing roof, which was unsympathetically carried out as part of the 1990s conversion. The works include the replacement of the existing slates with more appropriate slates, the repair, cleaning and repointing of the parapet, removal of felt to the gutters and replacement with lead flashing, the localised replacement of any defective timbers in the underlying roof structure and remedial works to Velux rooflights.

Consultations & Notification Responses

Publicity - a notice was displayed on site informing passers-by of the development. An advert was placed in the local press advertising the works as those affecting a listed building. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), CC9 (Design and Heritage) and EN3 (Heritage) of the Manchester Core Strategy (2012), Saved Policy DC19 of the Unitary Development Plan for Manchester (1995), policy JP-P2 of Places for Everyone and Section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.

Principle

The roof of the listed building is a state of disrepair and in need of renovation, having been poorly and unsympathetically replaced in the 1990s conversion. The works would therefore help both preserve and enhance the designated heritage asset, by both improving the structural robustness of the roof to futureproof it together with improving the appearance and character of the building with the use of more aesthetically and heritage appropriate materials.

Impact on the listed building

Slates

Whilst the works will comprise several repair and replacement works associated with making the roof of Junction Works good, the main element of the works relates to the replacement of the existing Chinese roof slates with a more sympathetic Canadian Glendyne slate, which has similar aesthetic and geological qualities to the Welsh slate that would originally have been employed on the building. This element of the works is supported as it would enhance the special character and appearance of the designated heritage asset, by affording the building an appearance similar to when it was originally constructed. This is considered acceptable pursuant to policies CC9 and EN3 of the Manchester Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for Manchester (1995) and paragraph 203 of the NPPF.

Parapet

The works to the parapet comprise the removal of redundant fixtures and fittings, the cleaning of masonry and removal of vegetation, and the repair of stonework and pointing. This is considered to be a heritage benefit, as it would better preserve and enhance these original features of the designated heritage asset. A condition attached to this approval will require details of these making good works to be submitted to an approved in writing by the City Council, as Local Planning Authority. This is considered acceptable pursuant to policies CC9 and EN3 of the Manchester Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for Manchester (1995) and paragraph 203 of the NPPF.

Repairs to underlying roof structure

If necessary, following the removal of the slates, should any elements of the underlying timber roof frame be found to be damaged or unviable, these would require repair. A condition attached to this approval would require the applicant to submit details of these repairs, including methodology and product specifications. This would help to preserve the listed building and hence is considered to be a heritage benefit.

Vents

There are a number of unsympathetic vents to the roof, which are clearly modern interventions. The applicant intends to replace these with a more heritage appropriate product, the final details of which have not yet been agreed. This element would be agreed under discharge of an appropriate condition attached to this approval. On balance, this element is considered acceptable as, whilst it would entail the addition of a non-original element to the rooftop amounting to a small instance of less than substantial harm, it would improve on the current product in situ whilst providing necessary ventilation to the upper floor of the building. This is considered acceptable pursuant to policies CC9 and EN3 of the Manchester Core Strategy

(2012), saved policy DC19 of the Unitary Development Plan for Manchester (1995) and paragraph 203 of the NPPF.

Gutters

The proposal includes works to repair and make good the guttering to the building. At some juncture, unsympathetic application of modern waterproofing materials has been applied to sections of the guttering. Where possible, without causing damage, this would be removed but otherwise left in situ so as to ensure no further damage to the historic fabric of the building. Full and final details of these repair works will be agreed under condition. This is considered acceptable pursuant to policies CC9 and EN3 of the Manchester Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for Manchester (1995) and paragraph 203 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: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

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 expiration of three years beginning with the date of this permission.

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:

-Design & Access Statement DESIGN AND ACCESS/ HERITAGE STATEMENT

-Supporting Information METHOD STATEMENT

Both received by the City Council, as Local Planning Authority, on 10/04/2024

-Supporting Information CANADIAN NATURAL SLATE

-Supporting Information DECLARATION OF PERFORMANCE

-Supporting Information GLENDYNE SLATES WARRANTY

-Supporting Information NATURAL ROOFING SLATE

-Supporting Information ROOFING GUARANTEE DOCUMENTS

-Supporting Information ROOFING TECHNICAL SPECIFICATION

-Supporting Information SCHEDULE OF WORKS

-Photo PHOTOGRAPHS AND PHOTOMONTAGES

-Supporting Information DECLARATION OF PERFORMANCE

-Supporting Information GLENDYNE NATURAL ROOFING SLATE

-Supporting Information GLENDYNE SLATES WARRANTY

-Supporting Information ROLLED LEAD SHEET

-Photo PHOTOGRAPHS

All received by the City Council, as Local Planning Authority, on 27/02/2024

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) a) Prior to the erection of any scaffolding, a detailed methodology and specification for scaffolding and associated support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding.

The approved details shall be implemented in full as part of the development. No scaffolding should be erected until the above details have been agreed.

b) Details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. This shall include a survey of any damage created by the erection of the scaffolding, a schedule of works, details of repair techniques to be used, product specifications and repair samples.

Making good shall be carried out in accordance with the agreed scheme within two months of the removal scaffold.

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

4) Prior to the commencement of any repairs to the gutters, excluding investigation works, full and final details of all repair works to the gutters shall be submitted to and approved in writing

by the City Council, as Local Planning Authority. This shall include a method statement including scaled drawings and cross-sections (scale 1:10 / 1:15 as appropriate), materials, finishes, fixings and junctions with historic fabric. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5) Prior to the installation of the slates to the roof, a physical sample of the slate to be installed to the roof, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3, CC9 and DM1 of the Core Strategy.

6) Prior to the commencement of any repair works to the parapets, a method statement shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include details of all equipment, product specifications, materials and finishes to be used. The approved details shall be implemented as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) Prior to any works to the roof timbers, a photographic record and method statement shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall examine the condition and extent of any repairs of the roof timbers together with all equipment, product specifications, materials and finishes to be used. The approved details shall be implemented as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3, CC9 and DM1 of the Core Strategy.

8) Prior to the commencement of any works to or replacement of the rooftop vents, full and final details of rooftop vents, including product specifications, physical samples and method of installation, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3, CC9 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 16, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 19, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Second Floor Unit 202, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Duplex 4, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 215, Ducie House, 10 Ducie Street, Manchester, M1 2JW
Second Floor Unit 209, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Duplex 3, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 116, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 204, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 111, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 102, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 129 And Unit 131, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 5, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 19, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 3, 1 Wharf Close, Manchester, M1 2WE
Flat 27, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 33, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 12, Jutland House, Jutland Street, Manchester, M1 2BE
M Five, Paradise Wharf, Ducie Street, Manchester, M1 2JN
The Stables Suite B, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 4, 5 Wharf Close, Manchester, M1 2WE
Flat 16, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 24, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 23, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 20, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 12, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 15, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 4, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 39, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 2, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 1, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 10, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 7, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 43, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 50, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 6, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 21, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 1, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 22, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 13, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 4, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Second Floor Unit 207, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 3, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 9, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 11, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Second Floor Unit 205, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 133, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Third Floor Unit 302, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 104, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Unit 106, Ducie House, 37 Ducie Street, Manchester, M1 2JW

Flat 10, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 2, 1 Wharf Close, Manchester, M1 2WE
Gap PR, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 4, 3 Wharf Close, Manchester, M1 2WE
Flat 6, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 4, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 5, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 45, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 20, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 31, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 4, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 49, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 57, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 17, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 54, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 38, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 12, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 8, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 23, Junction Works, 40 Ducie Street, Manchester, M1 2DF
The Cotton House, Ducie Street, Manchester, M1 2TP
Third Floor Unit 306, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 211, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 201, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 226, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 228, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 225, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 210, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Third Floor Unit 303, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Third Floor Unit 308, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 2, 3 Wharf Close, Manchester, M1 2WE
Flat 28, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 2, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Apartment 3, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Flat 25, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 52, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 35, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 11, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 13, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 18, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 47, Jutland House, Jutland Street, Manchester, M1 2BE
URBAN SPLASH WORK LTD, Second Floor Unit 223, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 234, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 1C, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 26, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 28, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Duplex 2, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 130, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 128, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 235, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 105, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 230, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Basement And Ground Floor, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 27, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE

Flat 11, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 5, 1 Wharf Close, Manchester, M1 2WE
Flat 42, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 32, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 22, Jutland House, Jutland Street, Manchester, M1 2BE
Lower Ground Floor, Jutland House, Jutland Street, Manchester, M1 2BE
Imagine CGA Ltd, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Paradise Wharf Partnership, The Stables Suite A, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 2, 5 Wharf Close, Manchester, M1 2WE
Flat 5, 3 Wharf Close, Manchester, M1 2WE
Flat 21, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 18, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 26, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Apartment 8, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 7, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Flat 11, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 14, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 30, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 13, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 36, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 20, Junction Works, 40 Ducie Street, Manchester, M1 2DF
First Floor Unit 127, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 109, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 18, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 17, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Second Floor Unit 229, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Unit 206, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 110, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 117, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 214, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 219, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 125, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 8, 1 Wharf Close, Manchester, M1 2WE
Flat 9, 1 Wharf Close, Manchester, M1 2WE
The Stables Suite D, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 1, 5 Wharf Close, Manchester, M1 2WE
Flat 5, 5 Wharf Close, Manchester, M1 2WE
Flat 22, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Golftorium, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 4, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 5, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Flat 41, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 26, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 15, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 3, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 17, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 16, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 8, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 5, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 15, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 5, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 2, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 27, Junction Works, 40 Ducie Street, Manchester, M1 2DF

First Floor Unit 123, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Third Floor Unit 300, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 203, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 6, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Duplex 1, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Third Floor Unit 310, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 115, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 217, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 221, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Third Floor Unit 305, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Room 228, Ducie House, 37 Ducie Street, Manchester, M1 2JW
First Floor Unit 113, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 10, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 21, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 20, Jutland House, Jutland Street, Manchester, M1 2BE
Creation ADM, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 6, 5 Wharf Close, Manchester, M1 2WE
Flat 1, 3 Wharf Close, Manchester, M1 2WE
Flat 9, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 8, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 1, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Apartment 2, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 9, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Flat 40, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 51, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 9, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 8, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 6, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 56, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 48, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 3, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 23, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 46, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 29, Jutland House, Jutland Street, Manchester, M1 2BE
First Floor, Ducie House, 37 Ducie Street, Manchester, M1 2JW
23 Ducie Street, Manchester, M1 2JL
Dakota Deluxe Hotel, 29 Ducie Street, Manchester, M1 2JL
Second Floor Unit 236, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 14, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 7, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 25, Junction Works, 40 Ducie Street, Manchester, M1 2DF
GOOEY CREATIVE LTD, Duplex 5, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 231, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Third Floor Unit 304, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 14, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 3, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 7, 1 Wharf Close, Manchester, M1 2WE
Flat 1, 1 Wharf Close, Manchester, M1 2WE
Flat 9, Jutland House, Jutland Street, Manchester, M1 2BE
5 Wharf Close, Manchester, M1 2WE
Flat 3, 5 Wharf Close, Manchester, M1 2WE
Flat 25, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 17, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 15, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE

Flat 13, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 7, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 18, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 19, Junction House, 16 Jutland Street, Manchester, M1 2DS
Apartment 1, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 6, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Flat 7, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 16, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 1, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 44, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 14, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 29, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 24, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Second Floor Unit 232, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 227, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 233, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 10, Junction Works, 40 Ducie Street, Manchester, M1 2DF
First Floor Unit 134, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 224, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 212, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Second Floor Unit 213, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Flat 4, 1 Wharf Close, Manchester, M1 2WE
Flat 6, 1 Wharf Close, Manchester, M1 2WE
Jutland House, Jutland Street, Manchester, M1 2BE
Paradise Wharf, Ducie Street, Manchester, M1 2JN
The Stables Suite C, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 6, 3 Wharf Close, Manchester, M1 2WE
Flat 3, 3 Wharf Close, Manchester, M1 2WE
Flat 12, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 24, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 55, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 34, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 19, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 2, Junction House, 16 Jutland Street, Manchester, M1 2DS
Flat 28, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 53, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 37, Jutland House, Jutland Street, Manchester, M1 2BE

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Area Team Boundary - Name: CENTRAL