

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135844/FO/2022
Date registered valid: 12 May 2023
Proposal: Elevational alterations comprising new facade cladding.
Address: City South Apartment Blocks, 39 City Road East, Manchester, M15 4QE
Ward(s): Deansgate Ward

Applicant: Mr James Peeling BWP Consultants Ltd
Agent (if any): Mrs Leanne Taylor BTP Architects Ltd
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 17 May 2024

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26 May 2023

Standard consultations:

Printed: 19 May 2023 Expired: 9 June 2023

Neighbour notifications

Printed: 19 May 2023 Expired: 9 June 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

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

The site refers to City South Apartment Blocks, City Road East, Manchester, M15 4QD, located in the Southern Gateway in Central Manchester.

The site of approx. 5096m² is a large development, originally built by Belway Homes in 2000, and comprises three blocks, A, B and C, containing 63 apartments in total. The building is up to seven storeys tall, with duplex apartments on the sixth and seventh floors. Parking for residents is provided in the lower ground floor area.

The site is bound by River Street to the south, Shortcroft Street to the east, City Road East to the north, and Garwood Street on the west.

Internally there is a courtyard with garden area. Apartments face onto both the streets and the courtyard.

The architectural style of the building is typical of the design of such apartments in the early 2000s, with supporting features including metal brise soleil, metal horizontal balcony railings, timber balconies, and timber separating panels between shared balconies.

The external facing materials currently comprise of the following:

- Brick Type A (Red brick)
- Brick Type B (Buff brick)

- Fair faced blockwork, both as a facing material on the lower levels, and also for detailing such as string courses
- White cement render
- White aluminium cassette insulated cladding panels, high level only
- Grey aluminium frame windows
- Grey curtain walling

The character of the surrounding areas features many buildings of a similar period of construction and design.

The building is not listed, is not adjacent to any buildings, and it is not situated in a Conservation Area.

Description of Development

The proposed works feature the removal of existing external facing materials and replacement with new external facing materials, including walls, cladding, windows, balconies, and curtain walling on all floors above the lower ground floor.

The applicants have stated that due to funding restrictions from the money provided by Building Safety Fund, which meets the cost of addressing life-safety fire risks associated with cladding on residential buildings, will not provide funding for the car parking area on the lower ground floor and will only fund the residential areas of the first floor upwards. Therefore, the proposals will only apply to the first floor upwards and will not encompass the lower ground floor area.

The current insulation, high level aluminium cassette cladding, timber balcony decking, timber separating panels to balconies, and the insulation behind the outer leaf of the external cavity walls throughout the building, have been highlighted as combustible and so this is why they are being proposed to be replaced.

The replacement of the cavity wall insulation is also intended to improve the energy efficiency of the building.

Consultations & Notification Responses

Highway Services - Recommended that a condition be added for a Construction Management Plan and for informatives to be added regarding temporary highways works and basement/structures.

Environmental Health - Recommended conditions be added concerning a Construction Management Plan, and verification of the proposed acoustic performance. They also recommended that an informative added regarding construction hours.

Health and Safety Executive (Fire Safety) - Are satisfied with the fire safety design relating to the project description, to the extent that it affects land use planning.

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The proposal should be assessed against the following policies:

The Adopted Core Strategy for the City of Manchester

SP1 (Spatial Principles) - refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

EN1 (Design Principles and Strategic Character Areas) - advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character.

DM1 (Development Management) - which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. 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-S2 (Carbon and Energy) states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability.

Paragraph 2.7 states that **Chapter 2 ‘Design’** – outlines the City Council’s expectations that all new developments should have a high standard of design making a positive contribution to the City’s environment.

- encouragement for “the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing, and orientation of its buildings should achieve a unified form which blends in with, and links to, adjacent areas.

National Policy

Decisions should accord with the requirements of the **National Planning Policy Framework (2023)**, in particular to **Section 12 (Achieving Well-Designed Places)**, which states that:

“Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings” (NPPF paragraph 139).

The National Design Guide (January 2021) illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

- Context – enhances the surroundings
- Identity – attractive and distinctive
- Built form – a coherent pattern of development
- Movement – accessible and easy to move around
- Nature – enhanced and optimised
- Public Spaces – safe, social, and inclusive
- Uses – mixed and integrated
- Homes and buildings – functional, healthy, and sustainable
- Resources – efficient and resilient
- Lifespan – made to last

Issues

The main issues to consider are the impact on the visual amenity of the buildings and the surrounding street scene, whether the proposal would enhance or maintain the character and appearance of the surrounding area, whether the proposal would maintain the existing noise insulation properties of the building, the need to upgrade fire safety, and whether the proposals

will affect accessibility or public safety, and the weight to be given to upgrades in thermal performance.

Principle of Development

The principle of replacing cladding that is not up to date with current fire safety standards is considered to be acceptable. The principle of upgrading the thermal performance of the building is also acceptable. However, requirements to upgrade the fire safety and energy performance of the building need to be balanced against the acceptability of the visual amenity of the proposed design.

Visual Amenity

The proposal constitutes a substantial re-design of the building. Whilst the materials are proposed to be replaced on a like for like basis in terms of substance (brick with brick, block with block, render with render), the appearance of the proposed materials are in many cases substantially different to what is currently in place.

It is considered that the re-design of the building, including the manner in which the materials are organised on the façade and colour, would not come together and make a coherent and cohesive building in terms of its visual appearance and would fail to have a positive impact on the local area.



Existing Elevation - City Road East

Policy DM1 states that the “impact on the surrounding areas in terms of the design, scale and appearance of the proposed development” must be considered, and that “development should have regard to the character of the surrounding area.”

EN1 advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character.

The City Council considers that this substantial change in appearance would fail to adhere to the visual cohesion of the building and would not contribute positively to the surrounding area.

The change in appearance of the building from a mix of red and buff brick with white cement and white and grey panels and wailing, to be entirely white and grey together with the manner in which the material are arranged, would fail to create a building of sufficient quality for this

prominent location. There are concerns that the replacement materials would be of poor quality compared to the materials already in place.



Proposed render of the building

Whilst it is a priority to remove dangerous materials from buildings, care and consideration should be given to the resulting appearance of the building. Officers met with the applicant to discuss simplifying the materials for the building and for them to be arranged in a manner which did not create a confusing design and gave some legibility to the façade. Revisions to the submission have not been forthcoming and the applicant has not been in dialogue with officers for some time.

Notwithstanding the funding restrictions, there would be a lack of cohesion with the ground floor which is exempt from the proposal and would contrast harshly with the upper floors.

The *Guide to Development in Manchester Supplementary Planning Document and Planning Guidance* clearly states that buildings should achieve a unified form which blends in with, and links to, adjacent areas.

There would likely be a substantial difference in the appearance between the weathered original material on the ground floor, with the proposed newly renovated other floors, and this difference would be further exaggerated by the difference in colour, materiality, and design between the ground floor and other floors in many areas, which would create an overall incongruous and poor quality appearance to the building, which would fail to enhance or maintain the character and appearance of the surrounding area. The existing quality and visual coherence of the surrounding area would be further undermined by this incongruous contrast in the building between the ground floor and other levels, as it would disrupt the visual similarity between the buildings in the surrounding area.

Fire Safety

A fire statement was submitted along with the proposals. The Design and Access Statement states that the combustible materials are to be removed and replaced with materials that achieve at least European Class A2-s1, d0.

The Fire Safety team at the Health and Safety Executive have reviewed the application and the accompanying documentation, and they have confirmed that they are content with the fire safety design as set out in the project description to the extent it affects land use planning considerations.

The removal of external combustible cladding, replacement with non-combustible cladding in addition to other fire remediation should help improve fire safety, thereby protecting residents from harm.

The works are considered necessary to ensure the building is safe for people to live in and should be approved if they are acceptable in design and visual amenity terms. However, as outlined in the visual amenity section above, in this case, the proposed works are not acceptable in design and visual amenity terms.

Impacts of Residential Amenity

The accompanying acoustic memo confirms that the replacement cladding will provide a like for like or slightly improved acoustic performance over the cladding system currently in place. The acoustic performance of the cladding would have been subject to a noise verification report should the application have been approved.

Access

There will be no impact on the existing access arrangements associated with the building or the wider site.

Energy Performance

The improvement in the energy performance of the building would be considered to be a positive aspect of these proposed works.

Conclusion

Whilst upgrades in term of Fire Safety are clearly necessary, there are other recladding options that could be considered, which would ideally include the lower ground floor, and would have a more acceptable visual impact overall on the appearance of the building and the surrounding street scene. Given this, on balance, the current proposals are unacceptable.

Overall, it is considered that the proposed form of development would not enhance its surroundings to an acceptable level. Its distinctiveness would not be expressed in an attractive manner, and it would not deliver a coherent development that properly responds to context.

Officers contend that the upgrades to the façade to meet current fire safety requirements, can be achieved in a less harmful way working with the façade of the building and simplifying the overall palette of materials and their use on the building.

The proposed upgrades in thermal performance are noted, however, these benefits would not outweigh the visual harm from the form of recladding.

Given the above, the proposed development is not considered acceptable on visual amenity grounds, pursuant to policies SP1, EN1, and DM1 of the Manchester Core Strategy (2012),

Policy JP-P1 of Places for Everyone, and Section 12 of the NPPF, and is therefore recommended to be refused.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. A lengthy extension of time was agreed in order to address remaining issues. Numerous attempts have been made in recent months to chase appropriate revisions for this scheme. Unfortunately, these attempts to communicate have been unsuccessful. The remaining issues have not been resolved and so the application has therefore been recommended to be refused.

Reasons for recommendation to refuse

- 1) The proposed elevational alterations, by virtue of the use of materials, colour and arrangement on the façade would fail to contribute positively to the façade of this prominent building and the local area. The design and appearance of the resulting building would not appear cohesive nor of sufficient design quality and would have a detrimental impact on the visual amenity of the building and would not enhance or reinforce local character. The development is therefore contrary to the provisions of

policies SP1, EN1, and DM1 of the Manchester Core Strategy (2012), policy JP-P1 of Places for Everyone, and section 12 of the NPPF.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Health & Safety Executive (Fire Safety)

Flat 306, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 302, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 211, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 204, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 117, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 28, City South, 39 City Road East, Manchester, M15 4QA
Flat 68, City South, 39 City Road East, Manchester, M15 4QD
Flat 82, City South, 39 City Road East, Manchester, M15 4QD
Flat 140, City South, 39 City Road East, Manchester, M15 4QE
Flat 31, City South, 39 City Road East, Manchester, M15 4QA
Flat 9, City South, 39 City Road East, Manchester, M15 4QA
Flat 63, City South, 39 City Road East, Manchester, M15 4QA
Flat 102, City South, 39 City Road East, Manchester, M15 4QE
Flat 134, City South, 39 City Road East, Manchester, M15 4QE
Flat 182, City South, 39 City Road East, Manchester, M15 4QE
Flat 119, City South, 39 City Road East, Manchester, M15 4QE
Flat 135, City South, 39 City Road East, Manchester, M15 4QE
Flat 14, City South, 39 City Road East, Manchester, M15 4QA
Flat 29, City South, 39 City Road East, Manchester, M15 4QA
Flat 48, City South, 39 City Road East, Manchester, M15 4QA
Flat 142, City South, 39 City Road East, Manchester, M15 4QE
Flat 155, City South, 39 City Road East, Manchester, M15 4QE
Flat 43, City South, 39 City Road East, Manchester, M15 4QA
Flat 87, City South, 39 City Road East, Manchester, M15 4QD
Flat 3, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 11, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 22, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 51, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 27, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 46, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 15, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 5, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 3, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 901, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 802, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 605, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Premier Lodge, River Street, Hulme, Manchester, M15 5FJ
Flat 401, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 316, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 705, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 613, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 703, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 614, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 610, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 609, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 405, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 410, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 23, The Boatmans, 42 City Road East, Manchester, M15 4QF

Flat 513, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 510, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 413, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 503, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 411, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Apartment G09, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 47, City South, 39 City Road East, Manchester, M15 4QA
Flat 40, City South, 39 City Road East, Manchester, M15 4QA
Flat 41, City South, 39 City Road East, Manchester, M15 4QA
Flat 92, City South, 39 City Road East, Manchester, M15 4QD
Flat 17, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 19, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 55, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 60, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 49, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 11, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 4, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 13, Medlock Place, 30 City Road East, Manchester, M15 4TD
Apartment G03, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Apartment G02, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Apartment G06, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Apartment G04, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Apartment G01, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Third Floor, 1 City Road East, Manchester, M15 4PN
Flat 20, City South, 39 City Road East, Manchester, M15 4QA
Flat 508, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 402, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 808, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 116, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 15, City South, 39 City Road East, Manchester, M15 4QA
Flat 58, City South, 39 City Road East, Manchester, M15 4QA
Flat 76, City South, 39 City Road East, Manchester, M15 4QD
Flat 95, City South, 39 City Road East, Manchester, M15 4QD
Flat 152, City South, 39 City Road East, Manchester, M15 4QE
Flat 167, City South, 39 City Road East, Manchester, M15 4QE
Flat 66, City South, 39 City Road East, Manchester, M15 4QD
Flat 158, City South, 39 City Road East, Manchester, M15 4QE
Flat 159, City South, 39 City Road East, Manchester, M15 4QE
Flat 36, City South, 39 City Road East, Manchester, M15 4QA
Flat 137, City South, 39 City Road East, Manchester, M15 4QE
Flat 162, City South, 39 City Road East, Manchester, M15 4QE
Flat 56, City South, 39 City Road East, Manchester, M15 4QA
Flat 88, City South, 39 City Road East, Manchester, M15 4QD
Flat 38, City South, 39 City Road East, Manchester, M15 4QA
Flat 168, City South, 39 City Road East, Manchester, M15 4QE
Flat 5, City South, 39 City Road East, Manchester, M15 4QA
Flat 19, City South, 39 City Road East, Manchester, M15 4QA
Flat 124, City South, 39 City Road East, Manchester, M15 4QE
Flat 5, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 28, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 40, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 35, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 16, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 904, Lumiere Building, 38 City Road East, Manchester, M15 4QN

Flat 809, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 714, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 602, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 404, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 310, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 507, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 309, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 214, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 201, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 107, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 115, City South, 39 City Road East, Manchester, M15 4QE
Flat 129, City South, 39 City Road East, Manchester, M15 4QE
Flat 147, City South, 39 City Road East, Manchester, M15 4QE
Flat 151, City South, 39 City Road East, Manchester, M15 4QE
Flat 171, City South, 39 City Road East, Manchester, M15 4QE
Flat 18, City South, 39 City Road East, Manchester, M15 4QA
Flat 75, City South, 39 City Road East, Manchester, M15 4QD
Flat 93, City South, 39 City Road East, Manchester, M15 4QD
Flat 100, City South, 39 City Road East, Manchester, M15 4QE
Flat 118, City South, 39 City Road East, Manchester, M15 4QE
Flat 59, City South, 39 City Road East, Manchester, M15 4QA
Flat 62, City South, 39 City Road East, Manchester, M15 4QA
Flat 70, City South, 39 City Road East, Manchester, M15 4QD
Flat 125, City South, 39 City Road East, Manchester, M15 4QE
Flat 84, City South, 39 City Road East, Manchester, M15 4QD
Flat 79, City South, 39 City Road East, Manchester, M15 4QD
Flat 108, City South, 39 City Road East, Manchester, M15 4QE
Flat 174, City South, 39 City Road East, Manchester, M15 4QE
Second Floor, 1 City Road East, Manchester, M15 4PN
Flat 12, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 24, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 10, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 65, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 66, The Nile, 28 City Road East, Manchester, M15 4TD
The Nile, 28 City Road East, Manchester, M15 4TD
Flat 44, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 36, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 26, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 1003, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 305, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 213, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 101, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 19, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 706, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 603, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 514, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 304, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 212, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 207, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 205, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 113, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 10, City South, 39 City Road East, Manchester, M15 4QA
Flat 39, City South, 39 City Road East, Manchester, M15 4QA
Flat 60, City South, 39 City Road East, Manchester, M15 4QA

Flat 71, City South, 39 City Road East, Manchester, M15 4QD
Flat 72, City South, 39 City Road East, Manchester, M15 4QD
Flat 74, City South, 39 City Road East, Manchester, M15 4QD
Flat 104, City South, 39 City Road East, Manchester, M15 4QE
Flat 126, City South, 39 City Road East, Manchester, M15 4QE
Flat 148, City South, 39 City Road East, Manchester, M15 4QE
Flat 161, City South, 39 City Road East, Manchester, M15 4QE
Flat 179, City South, 39 City Road East, Manchester, M15 4QE
Flat 16, City South, 39 City Road East, Manchester, M15 4QA
Flat 149, City South, 39 City Road East, Manchester, M15 4QE
Flat 50, City South, 39 City Road East, Manchester, M15 4QA
Flat 181, City South, 39 City Road East, Manchester, M15 4QE
Flat 69, City South, 39 City Road East, Manchester, M15 4QD
Flat 1, City South, 39 City Road East, Manchester, M15 4QA
Flat 136, City South, 39 City Road East, Manchester, M15 4QE
Flat 141, City South, 39 City Road East, Manchester, M15 4QE
Flat 73, City South, 39 City Road East, Manchester, M15 4QD
Flat 169, City South, 39 City Road East, Manchester, M15 4QE
Flat 78, City South, 39 City Road East, Manchester, M15 4QD
Flat 94, City South, 39 City Road East, Manchester, M15 4QD
Flat 128, City South, 39 City Road East, Manchester, M15 4QE
Flat 163, City South, 39 City Road East, Manchester, M15 4QE
Flat 175, City South, 39 City Road East, Manchester, M15 4QE
Flat 14, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 25, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 4, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 71, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 61, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 39, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 41, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 48, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 25, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 37, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 38, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 21, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 18, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 9, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 210, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 108, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 173, City South, 39 City Road East, Manchester, M15 4QE
Flat 80, City South, 39 City Road East, Manchester, M15 4QD
1 City Road East, Manchester, M15 4PN
Flat 45, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 30, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 6, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 14, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 607, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 1001, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 709, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 707, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 314, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 303, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 317, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 106, Lumiere Building, 38 City Road East, Manchester, M15 4QL

Flat 104, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 2, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 59, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 62, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 64, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 68, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 69, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 72, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 31, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 50, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 8, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 902, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 806, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 601, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 511, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 216, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 203, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 4, City South, 39 City Road East, Manchester, M15 4QA
Flat 8, City South, 39 City Road East, Manchester, M15 4QA
Flat 12, City South, 39 City Road East, Manchester, M15 4QA
Flat 85, City South, 39 City Road East, Manchester, M15 4QD
Flat 86, City South, 39 City Road East, Manchester, M15 4QD
Flat 97, City South, 39 City Road East, Manchester, M15 4QE
Flat 132, City South, 39 City Road East, Manchester, M15 4QE
Flat 103, City South, 39 City Road East, Manchester, M15 4QE
Flat 121, City South, 39 City Road East, Manchester, M15 4QE
Flat 127, City South, 39 City Road East, Manchester, M15 4QE
Flat 138, City South, 39 City Road East, Manchester, M15 4QE
Flat 146, City South, 39 City Road East, Manchester, M15 4QE
Flat 150, City South, 39 City Road East, Manchester, M15 4QE
Flat 153, City South, 39 City Road East, Manchester, M15 4QE
Flat 183, City South, 39 City Road East, Manchester, M15 4QE
Flat 24, City South, 39 City Road East, Manchester, M15 4QA
Flat 165, City South, 39 City Road East, Manchester, M15 4QE
Flat 33, City South, 39 City Road East, Manchester, M15 4QA
Flat 35, City South, 39 City Road East, Manchester, M15 4QA
Flat 106, City South, 39 City Road East, Manchester, M15 4QE
Flat 3, City South, 39 City Road East, Manchester, M15 4QA
Flat 17, City South, 39 City Road East, Manchester, M15 4QA
Flat 89, City South, 39 City Road East, Manchester, M15 4QD
Flat 120, City South, 39 City Road East, Manchester, M15 4QE
Flat 65, City South, 39 City Road East, Manchester, M15 4QD
Flat 157, City South, 39 City Road East, Manchester, M15 4QE
Flat 111, City South, 39 City Road East, Manchester, M15 4QE
Flat 144, City South, 39 City Road East, Manchester, M15 4QE
GAZPROM MARKETING, First Floor, 1 City Road East, Manchester, M15 4PN
Flat 8, The Boatmans, 42 City Road East, Manchester, M15 4QF
The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 810, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 509, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 308, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 301, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 209, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 801, Lumiere Building, 38 City Road East, Manchester, M15 4QN

Flat 112, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 105, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 103, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 803, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 6, City South, 39 City Road East, Manchester, M15 4QA
Flat 23, City South, 39 City Road East, Manchester, M15 4QA
Flat 26, City South, 39 City Road East, Manchester, M15 4QA
Flat 30, City South, 39 City Road East, Manchester, M15 4QA
Flat 77, City South, 39 City Road East, Manchester, M15 4QD
Flat 109, City South, 39 City Road East, Manchester, M15 4QE
Flat 180, City South, 39 City Road East, Manchester, M15 4QE
Flat 54, City South, 39 City Road East, Manchester, M15 4QA
Flat 91, City South, 39 City Road East, Manchester, M15 4QD
Flat 130, City South, 39 City Road East, Manchester, M15 4QE
Flat 133, City South, 39 City Road East, Manchester, M15 4QE
Flat 11, City South, 39 City Road East, Manchester, M15 4QA
Flat 21, City South, 39 City Road East, Manchester, M15 4QA
Flat 99, City South, 39 City Road East, Manchester, M15 4QE
Flat 7, City South, 39 City Road East, Manchester, M15 4QA
Flat 114, City South, 39 City Road East, Manchester, M15 4QE
Flat 46, City South, 39 City Road East, Manchester, M15 4QA
Flat 143, City South, 39 City Road East, Manchester, M15 4QE
Flat 123, City South, 39 City Road East, Manchester, M15 4QE
Flat 145, City South, 39 City Road East, Manchester, M15 4QE
Flat 112, City South, 39 City Road East, Manchester, M15 4QE
Flat 156, City South, 39 City Road East, Manchester, M15 4QE
Flat 131, City South, 39 City Road East, Manchester, M15 4QE
Flat 9, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 13, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 26, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 6, The Boatmans, 42 City Road East, Manchester, M15 4QF
Apartment G07, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Ground Floor, 1 City Road East, Manchester, M15 4PN
Flat 17, Medlock Place, 30 City Road East, Manchester, M15 4TD
Apartment G05, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Lumiere Clinic, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 22, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 115, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 1, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 67, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 58, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 54, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 52, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 70, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 47, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 42, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 43, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 29, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 32, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 33, The Nile, 26 City Road East, Manchester, M15 4TB
The Nile, 26 City Road East, Manchester, M15 4TB
Flat 10, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 7, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 515, Lumiere Building, 38 City Road East, Manchester, M15 4QN

Flat 506, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 416, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 409, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 406, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 215, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 208, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 12, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 905, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 708, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 702, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 612, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 608, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 606, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 505, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 504, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 417, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 407, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 315, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 202, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 111, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 13, City South, 39 City Road East, Manchester, M15 4QA
Flat 34, City South, 39 City Road East, Manchester, M15 4QA
Flat 37, City South, 39 City Road East, Manchester, M15 4QA
Flat 45, City South, 39 City Road East, Manchester, M15 4QA
Flat 55, City South, 39 City Road East, Manchester, M15 4QA
Flat 166, City South, 39 City Road East, Manchester, M15 4QE
Flat 83, City South, 39 City Road East, Manchester, M15 4QD
Flat 96, City South, 39 City Road East, Manchester, M15 4QE
Flat 110, City South, 39 City Road East, Manchester, M15 4QE
Flat 25, City South, 39 City Road East, Manchester, M15 4QA
Flat 154, City South, 39 City Road East, Manchester, M15 4QE
Flat 178, City South, 39 City Road East, Manchester, M15 4QE
Flat 177, City South, 39 City Road East, Manchester, M15 4QE
Flat 42, City South, 39 City Road East, Manchester, M15 4QA
Flat 57, City South, 39 City Road East, Manchester, M15 4QA
Flat 117, City South, 39 City Road East, Manchester, M15 4QE
Flat 2, City South, 39 City Road East, Manchester, M15 4QA
Flat 164, City South, 39 City Road East, Manchester, M15 4QE
Flat 2, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 27, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 29, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 56, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 807, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 501, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 307, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 217, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 206, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Apartment G08, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 1002, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 713, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 712, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 710, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 701, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 611, Lumiere Building, 38 City Road East, Manchester, M15 4QN

Flat 604, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 512, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 502, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 415, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 412, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 408, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 403, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 114, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 110, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 109, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 102, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 44, City South, 39 City Road East, Manchester, M15 4QA
Flat 51, City South, 39 City Road East, Manchester, M15 4QA
Flat 52, City South, 39 City Road East, Manchester, M15 4QA
Flat 53, City South, 39 City Road East, Manchester, M15 4QA
Flat 105, City South, 39 City Road East, Manchester, M15 4QE
Flat 113, City South, 39 City Road East, Manchester, M15 4QE
Flat 116, City South, 39 City Road East, Manchester, M15 4QE
Flat 98, City South, 39 City Road East, Manchester, M15 4QE
Flat 170, City South, 39 City Road East, Manchester, M15 4QE
Flat 176, City South, 39 City Road East, Manchester, M15 4QE
Flat 49, City South, 39 City Road East, Manchester, M15 4QA
Flat 107, City South, 39 City Road East, Manchester, M15 4QE
Flat 122, City South, 39 City Road East, Manchester, M15 4QE
Flat 160, City South, 39 City Road East, Manchester, M15 4QE
Flat 32, City South, 39 City Road East, Manchester, M15 4QA
Flat 101, City South, 39 City Road East, Manchester, M15 4QE
Flat 27, City South, 39 City Road East, Manchester, M15 4QA
Flat 61, City South, 39 City Road East, Manchester, M15 4QA
Flat 67, City South, 39 City Road East, Manchester, M15 4QD
Flat 81, City South, 39 City Road East, Manchester, M15 4QD
Flat 90, City South, 39 City Road East, Manchester, M15 4QD
Flat 22, City South, 39 City Road East, Manchester, M15 4QA
Flat 139, City South, 39 City Road East, Manchester, M15 4QE
Flat 172, City South, 39 City Road East, Manchester, M15 4QE
Flat 7, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 15, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 16, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 18, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 20, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 21, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 53, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 24, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 57, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 63, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 34, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 28, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 20, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 1, Medlock Place, 30 City Road East, Manchester, M15 4TD
Flat 804, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 711, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 312, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 903, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 805, Lumiere Building, 38 City Road East, Manchester, M15 4QN

Flat 704, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 414, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 313, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 311, Lumiere Building, 38 City Road East, Manchester, M15 4QL

Appendix 2 – Planning constraints

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