

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138812/FO/2023

Date registered valid: 27 March 2024

Proposal: Erection of a single storey rear extension and repositioning of existing stair to the rear and new window to side of ground floor shop.

Address: 44 Cavendish Street, Manchester, M15 6BQ

Ward(s): Hulme Ward

Applicant: R Ali

Agent (if any): Philip Holmes, PHA Architects Ltd

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 May 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: March 2024 and 22nd May 2024

Standard consultations:

Printed: 2 April 2024 Expired: 23 April 2024

Neighbour notifications

Printed: 2 April 2024 Expired: 23 April 2024

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/building

The property that is the subject of this planning application is an end of terrace property identified as 44 Cavendish Street in the Hulme ward of the City. It was previously a three storey public house which has historically been converted to retail at the ground floor and flat accommodation to the two upper floors. It has a pedestrian walkway to the side of the property that connects through to residential streets to the rear. There is a yard area to the rear which has the access to the existing flat to the first floor leading off a single storey part of the building. This has a flat roof and has a guard railing going all the way around the edge. There is no parking provided with the property.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is a combination of local service retail units on the frontages of Cambridge Street with residential to the upper floors, the proposal site a mixed use and the properties to the west are a residential terraced block residential units in the wider area and purpose built accommodation for students as part of the University campus to the south, east and west.

Description of development

The proposal is for the erection of a single storey extension to extend the retail unit, with the relocation of the stairs that access the residential to the upper floors on the rear of the proposed extension. There would be a new window to the first floor in the gable elevation, and a glazed panel corner window proposed to the ground floor retail.

Consultations & Notification Responses

Local residents / businesses were informed- no representations have been received.

Env Health - no objections subject to the attachment of conditions relating to contaminated land watching brief due to the sites location near to an area that previously accommodated an old pond, and an external noise and equipment condition to protect residents from noise emanating from any external equipment.

Issues

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

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 DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 6 - Building a Strong, Competitive Economy
- Chapter 12 - Achieving Well-Designed Places
- Chapter 16 - Conserving and enhancing the historic environment

Places for Everyone

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

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

Principle of development-

The principle of extending existing retail accommodation to the ground floor commercial use is considered acceptable, as is the introduction of additional natural lighting to the existing residential units and the ground floor commercial units. However consideration must be given to the proposals impacts upon residential and visual amenity and the character of the property itself together with that of the area within which it is located.

Residential Amenity

The majority of the accommodation to the first floor above any of the commercial premises within the area are in use as residential accommodation. Some of it is ancillary to the ground floor use, and some are self-contained flats. The proposed ground floor extension will increase the retail offer for the property by increasing the sales area. As the access to the upper floor residential accommodation has always been taken from the stairs to the rear of the existing ground floor this will merely be located to the new ground floor rear elevation.

The resultant flat roof has a guard rail around, and it is not clear if this is ever used as additional outdoor amenity space. However a condition restricting the additional area created by the extended flat roof will be attached to any consent granted, as to extend this rearwards could potentially have a detrimental impact on the privacy and residential amenity of the neighbouring properties.

There are no issues with regards to overlooking, from the small gable first floor window, or the ground floor glazed window to the retail unit.

A condition would be attached to any consent granted with regards to acoustic insulation of any potential external equipment to safeguard the residents from associated noise.

Whilst it is acknowledged that there would be a loss of some ground floor external space, there is still a yard area retained to the rear, which could still provide a small amount of external amenity space.

Visual Amenity.

From the public view of the property within the street scene, the changes to the property would not be particularly impactful, with the single storey extension being mainly viewed from the footpath that runs alongside, off Cavendish Street and from the rear of the properties located along Cambridge Street. The window to the ground floor retail and the side gable at first floor serving the residential accommodation are typical features and would not have a detrimental impact upon the character of the property itself or the area within which it is located. It is considered that the proposal is sympathetic to its environment whilst at the same time improving the natural lighting to the commercial and residential accommodation. There are other properties within the area that have had similar additions and would not be therefore viewed as an alien feature within the area and in the context of the neighbouring properties.

Character of the property itself and the area within which it is located.

There is nothing particularly remarkable about the property itself, it is however an established commercial frontage with residential above. Whilst making the changes it still retains the same character as existing. It is not considered that the proposal would have a detrimental impact upon the area within which it is located.

Parking

The parking situation is not impacted by the proposal.

Waste Management

The current waste management is not impacted by the proposal. Whilst there is an increase in the floorspace of the retail element, it is the same user, and the refuse strategy would not change.

Materials

The materials to be used would match those of the existing property. An appropriate condition would be attached to any consent granted.

Design

The design of the extension is simplistic and mirrors the extensions the ground floor of the existing property.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. A revised location plan and ground floor plans were received relocating the access stairway to the upper floor residential resulting in an acceptable development. Appropriate conditions have been attached to any consent granted. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

Location Plan received 27th March 2024

FO1/ALH/10 Rev A Proposed First Floor Plan received 28th March 2024

03 Rev B Proposed Ground Floor Plan received 28th March 2024

06 Rev A Proposed Side and Front Elevation received 28th March 2024

07 Rev A Proposed Side and Rear Elevation received 28th March 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) The development hereby approved shall be constructed using materials that match those in the existing property in terms of colour, size and texture including mortar and patching in. Any render used shall be of a colour through render.

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

4) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety. Pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) External plant/equipment/servicing

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to above ground works commencing the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site safeguarding the amenities of nearby residential accommodation. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local

Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

7) The area of flat roof above the ground floor shall only be used as a means of access to the upper floor residential accommodation and in the event of an emergency and is not for the purposes of providing a terrace as additional amenity space.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Informatives

1) Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) Our records indicate that the proposal site is on or in the vicinity of an infilled pond/potentially contaminative historic land uses.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Room 44 Flat 7, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 5 Flat 2, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 8 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room D Flat 5, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room C Flat 7, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room C Flat 2, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 2, 44A Cavendish Street, Manchester, M15 6BQ
Room 30 Flat 5, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 33 Flat 5, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 33 Flat 5, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 51 Flat 8, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 55 Flat 8, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 39 Flat 6, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 27 Flat 4, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
12 Elmdale Walk, Manchester, M15 6BJ
Room A Flat 8, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 702, 84 Cambridge Street, Manchester, M15 6BS
Flat 306, 84 Cambridge Street, Manchester, M15 6BS
Flat 808, 84 Cambridge Street, Manchester, M15 6BS
Flat 301, 84 Cambridge Street, Manchester, M15 6BS
Flat 806, 84 Cambridge Street, Manchester, M15 6BS
Flat 304, 84 Cambridge Street, Manchester, M15 6BS
Flat 3, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room A Flat 9, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 1, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ

Room C Flat 5, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room C Flat 9, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 206, 84 Cambridge Street, Manchester, M15 6BS
Flat 307, 84 Cambridge Street, Manchester, M15 6BS
Flat 604, 84 Cambridge Street, Manchester, M15 6BS
Flat 801, 84 Cambridge Street, Manchester, M15 6BS
Flat 504, 84 Cambridge Street, Manchester, M15 6BS
Flat 704, 84 Cambridge Street, Manchester, M15 6BS
Flat 202, 84 Cambridge Street, Manchester, M15 6BS
Room 3 Flat 7, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 1 Flat 8, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 3 Flat 1, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 1 Flat 10, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 5 Flat 7, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 54 Flat 8, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 32 Flat 5, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 47 Flat 7, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 1 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room B Flat 6, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 4 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 7 Flat 2, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 20 Flat 4, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 47 Flat 7, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 25 Flat 4, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 4 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 14 Flat 3, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 45 Flat 7, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 53 Flat 8, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 37 Flat 6, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 11 Flat 2, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
10 Elmdale Walk, Manchester, M15 6BJ
6 Elmdale Walk, Manchester, M15 6BJ
Flat 406, 84 Cambridge Street, Manchester, M15 6BS
Flat 104, 84 Cambridge Street, Manchester, M15 6BS
Flat 401, 84 Cambridge Street, Manchester, M15 6BS
Flat 10, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 407, 84 Cambridge Street, Manchester, M15 6BS
Flat 607, 84 Cambridge Street, Manchester, M15 6BS
Flat 207, 84 Cambridge Street, Manchester, M15 6BS
Flat 505, 84 Cambridge Street, Manchester, M15 6BS
Room 3 Flat 6, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 4 Flat 5, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 1 Flat 5, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 4 Flat 10, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 2 Flat 3, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 1 Flat 4, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 3 Flat 9, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 5, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 1 Flat 1, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 32 Flat 5, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 36 Flat 6, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 2 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 7 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 48 Flat 7, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB

Room B Flat 4, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room D Flat 6, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room 34 Flat 5, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 8 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 42 Flat 6, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 15 Flat 3, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 35 Flat 6, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 43 Flat 7, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 21 Flat 4, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 6 Flat 1, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 8 Flat 2, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 17 Flat 3, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 48 Flat 7, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 23 Flat 4, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 502, 84 Cambridge Street, Manchester, M15 6BS
Flat 602, 84 Cambridge Street, Manchester, M15 6BS
Flat 608, 84 Cambridge Street, Manchester, M15 6BS
Room B Flat 10, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room C Flat 6, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 404, 84 Cambridge Street, Manchester, M15 6BS
Flat 707, 84 Cambridge Street, Manchester, M15 6BS
Flat 201, 84 Cambridge Street, Manchester, M15 6BS
Flat 403, 84 Cambridge Street, Manchester, M15 6BS
Flat 804, 84 Cambridge Street, Manchester, M15 6BS
Room 4 Flat 1, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 1 Flat 7, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 1 Flat 6, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 2 Flat 5, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 1 Flat 9, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 4 Flat 3, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 7, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 4, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 22 Flat 4, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room C Flat 1, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room D Flat 10, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 1, 44A Cavendish Street, Manchester, M15 6BQ
Room 12 Flat 2, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 41 Flat 6, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 2 Flat 1, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 30 Flat 5, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 2 Flat 1, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 10 Flat 2, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 13 Flat 2, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 23 Flat 4, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 41 Flat 6, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 56 Flat 8, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 28 Flat 5, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 1 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 2, Cambridge House, Cambridge Street, Manchester, M15 6BP
8 Elmdale Walk, Manchester, M15 6BJ
Flat 107, 84 Cambridge Street, Manchester, M15 6BS
Room A Flat 5, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room D Flat 9, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room B Flat 3, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ

Flat 6, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room B Flat 8, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room D Flat 8, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 7, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room C Flat 8, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 601, 84 Cambridge Street, Manchester, M15 6BS
Flat 101, 84 Cambridge Street, Manchester, M15 6BS
Flat 605, 84 Cambridge Street, Manchester, M15 6BS
Flat 204, 84 Cambridge Street, Manchester, M15 6BS
Flat 303, 84 Cambridge Street, Manchester, M15 6BS
Room 2 Flat 8, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 2 Flat 6, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 4 Flat 4, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 2 Flat 4, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 3 Flat 8, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 2 Flat 10, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 2 Flat 2, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 1 Flat 3, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 10, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 9, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 40 Flat 6, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 16 Flat 3, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 7 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 39 Flat 6, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 3 Flat 1, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 28 Flat 4, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 0 Flat 1, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 19 Flat 3, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 52 Flat 8, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room D Flat 7, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room A Flat 4, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room C Flat 4, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 9, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room 29 Flat 5, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 21 Flat 4, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 6 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 26 Flat 4, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 6 Flat 2, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 7 Flat 2, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 18 Flat 3, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 3 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 17 Flat 3, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 40 Flat 6, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 9 Flat 2, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 35 Flat 6, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 38 Flat 6, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
28 Dalesman Walk, Manchester, M15 6BU
26 Dalesman Walk, Manchester, M15 6BU
Room A Flat 3, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room E Flat 10, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 807, 84 Cambridge Street, Manchester, M15 6BS
Room A Flat 7, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 2, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room B Flat 1, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ

Room D Flat 3, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room A Flat 1, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room B Flat 9, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 506, 84 Cambridge Street, Manchester, M15 6BS
Flat 103, 84 Cambridge Street, Manchester, M15 6BS
Flat 308, 84 Cambridge Street, Manchester, M15 6BS
Flat 606, 84 Cambridge Street, Manchester, M15 6BS
Flat 105, 84 Cambridge Street, Manchester, M15 6BS
Flat 305, 84 Cambridge Street, Manchester, M15 6BS
Room 4 Flat 2, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 8, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 46 Flat 7, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 37 Flat 6, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 26 Flat 4, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 22 Flat 4, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 12 Flat 2, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 43 Flat 7, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 3 Flat 1, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 25 Flat 4, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 38 Flat 6, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 31 Flat 5, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 5 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 208, 84 Cambridge Street, Manchester, M15 6BS
Flat 405, 84 Cambridge Street, Manchester, M15 6BS
Flat 108, 84 Cambridge Street, Manchester, M15 6BS
Flat 106, 84 Cambridge Street, Manchester, M15 6BS
Room B Flat 7, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 402, 84 Cambridge Street, Manchester, M15 6BS
Flat 503, 84 Cambridge Street, Manchester, M15 6BS
Room 3 Flat 5, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 4 Flat 9, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 3 Flat 3, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 4 Flat 7, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 5 Flat 10, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 1 Flat 1, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 2 Flat 1, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 2 Flat 9, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 4 Flat 6, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 24 Flat 4, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room E Flat 4, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room E Flat 8, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room C Flat 10, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room A Flat 6, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room 50 Flat 8, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 4 Flat 1, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 5 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 6 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 31 Flat 5, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 14 Flat 2, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 1 Flat 1, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 9 Flat 2, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 5 Flat 1, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 13 Flat 3, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 11 Flat 2, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB

Room 49 Flat 8, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 16 Flat 3, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 24 Flat 4, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 6, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 4, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room A Flat 10, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 5, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room D Flat 4, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room D Flat 2, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 701, 84 Cambridge Street, Manchester, M15 6BS
Flat 102, 84 Cambridge Street, Manchester, M15 6BS
Flat 705, 84 Cambridge Street, Manchester, M15 6BS
Flat 706, 84 Cambridge Street, Manchester, M15 6BS
Flat 802, 84 Cambridge Street, Manchester, M15 6BS
Flat 803, 84 Cambridge Street, Manchester, M15 6BS
Room 3 Flat 2, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 5 Flat 9, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 4 Flat 8, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 5 Flat 5, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 3 Flat 10, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 5 Flat 8, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 5 Flat 6, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 2 Flat 7, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 45 Flat 7, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 49 Flat 7, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 44 Flat 7, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 10 Flat 2, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 42 Flat 6, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 20 Flat 3, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room B Flat 5, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room B Flat 2, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 3, 44A Cavendish Street, Manchester, M15 6BQ
Flat 2 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 27 Flat 4, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 3 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 15 Flat 3, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 18 Flat 3, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 8 Flat 2, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 19 Flat 3, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 46 Flat 7, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 29 Flat 5, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 4 Flat 1, Block A Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 34 Flat 5, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Room 36 Flat 6, Block B Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 3, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 1, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room E Flat 6, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 203, 84 Cambridge Street, Manchester, M15 6BS
Flat 603, 84 Cambridge Street, Manchester, M15 6BS
Flat 501, 84 Cambridge Street, Manchester, M15 6BS
Flat 708, 84 Cambridge Street, Manchester, M15 6BS
Room C Flat 3, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 8, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Room A Flat 2, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ

Flat 703, 84 Cambridge Street, Manchester, M15 6BS
Flat 205, 84 Cambridge Street, Manchester, M15 6BS
Flat 805, 84 Cambridge Street, Manchester, M15 6BS
Flat 302, 84 Cambridge Street, Manchester, M15 6BS
Flat 507, 84 Cambridge Street, Manchester, M15 6BS
Room 3 Flat 4, Cambridge House, Cambridge Street, Manchester, M15 6BP
Room 1 Flat 2, Cambridge House, Cambridge Street, Manchester, M15 6BP

Appendix 2 – Planning constraints

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