

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138974/FO/2024

Date registered valid: 11 January 2024

Proposal: Creation of commercial business and services (Use Class E (a)(b)(d)(gi)) to Units 1 and 2.

Address: Commercial Units 1 And 2 , Ancoats Gardens, 14 Rochdale Road, Manchester, M4 4JR

Ward(s): Piccadilly Ward

Applicant: Mr Michael Watson Beech Holdings Ltd

Agent (if any): Mr Tom Flanagan Paul Butler Associates

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29/02/2024

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit:

Standard consultations:

Printed: 15 January 2024 Expired: 5 February 2024

Neighbour notifications

Printed: 15 January 2024 Expired: 5 February 2024

Site notice

Posted: Expired: Posted: Expired:

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to two ground floor commercial units in the Ancoats Gardens development located at 14 Rochdale Road. The development is mixed use, with permission granted under 112180/FO/2017 for A1/A3/B1 active ground floor units, with residential accommodation up above.

Listed building: Not applicable

Conservation area: n/a

Tree Preservation Order: n/a

Description of area

The area relates to the southern mouth of Rochdale Road where it joins Manchester city centre, just outside Ancoats and the Northern Quarter. The character of the area comprises several uses, including office, residential, drinking and warehousing. The area is not covered by a conservation area.

Description of development

The development relates to a change of use for two ground floor commercial units in a mixed use commercial and residential scheme. The change of use seeks an additional use to those originally approved under 118120/FO/2017 for Class E (d) *Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink)*.

Consultations & Notification Responses

Publicity - a notice was displayed on site informing passers-by of the development. Letters were sent to surrounding occupiers notifying them of the development.

MCC Highways - no objection, requested indoor cycle storage provision - reflected in plans
Environmental Health - no objection, condition requested (refuse, servicing, hours, noise)

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), T1 (Sustainable Transport), CC1 (Primary Economic Development Focus : City Centre and Fringe) of the Manchester Core Strategy (2012) and saved policy DC26 (Development and Noise) of the Unitary Development Plan for Manchester (1995).

Principle

The original permission for the building granted under app. ref. 118120/FO/2017 envisaged active ground floor commercial uses in the two units under consideration. This decision granted permission for, and limited the uses to, use classes A1, A2 and A3 in these units, equate to Classes E (a) (b) and (g(i)). The application seeks an additional use class to be approved for the units, Class E (d), along with the existing uses, which is necessary to allow the units to operate as Yoga and Pilates studios. Policy CC1 of the Manchester Core Strategy (2012) supports the introduction of a range of economic uses, particularly as part of mixed-use developments, to develop a vibrant City Centre economy.

The principle of Class E uses in the units under consideration is considered to be established by the previous permission, with the additional use support by policy CC1. Whilst it is not expected that the additional proposed use would create significant additional amenity issues in terms of noise, fumes, trip generation and refuse, these matters are explored further below.

Noise

The proposed use as a Pilates/yoga studio would require the use of amplified music inside the units, which could potentially result in transfer noise to the residences up above the units. To assess this impact, an acoustic report was submitted in support of the application. This has been assessed and accepted by Environmental Health and post completion validation testing would be required by condition to ensure the findings of this report are adhered to and, if necessary, appropriate mitigation put in place.

No outdoor/external area is sought under the application and therefore there are no concerns that an outdoor ancillary space would create noise that would lead to any unduly harmful impacts on amenity.

Given the above, the development is considered acceptable pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995) which all require the City Council to consider noise related amenity impacts of new development.

Plant

The proposed use would not require the use of any fume/odour extraction equipment and hence no assessment has been requested by Environmental Health at this time. However, the application seeks permission for potential lawful use as Class E (a) (b) & g(i). The two former use classes would potentially require the installation of new plant. Hence, conditions attached this approval would require any future Class E (b) *Sale of food and drink for consumption (mostly) on the premises* uses to assess the noise and odour impact that would be created by the installation of plant related to these potential future uses.

Transport

The site is in an accessible location just outside the City Centre, nearby to the transport hub at Shudehill Interchange and with regular bus services running up Rochdale Road. Space for the storage of 2no. bicycles per unit has been provided within each unit, pursuant to policy T1 of the Manchester Core Strategy, which promotes the use of transport modes that would reduce car usage in the City Centre.

Refuse

The applicant has submitted a waste management strategy, the contents of which have been accepted by MCC Highways, but with an outstanding issue with Environmental Health. Hence a condition is attached to discharge the waste strategy. The units would make use of a commercial bin store incorporated within the curtilage of the building, with an entrance off Bendix Street. This would ensure there would be no disamenity or footway clutter resulting from refuse associated with the use. Waste would be collected by a private collection company.

Visual amenity

There are no external alterations proposed under this application. Hence, it is considered that there would be no detrimental impacts on visual amenity that would be created by this development. To ensure any future signage on these two units is placed behind the glazing, so as to prevent any disruption to the clean line of the glazed curtain walls, a condition requiring a signage strategy is attached to this approval. This would require any future signage to be placed behind the glass.

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:

-Noise assessment or information NOISE IMPACT ASSESSMENT-PLANNING CONDITION 14 DISCHARGE REPORT received by the City Council, as Local Planning Authority, on 09/01/2024

-Waste Management WASTE MANAGEMENT STRATEGY AND WASTE PLAN received by the City Council, as Local Planning Authority, on 11/01/2024

-Drawing - Proposed 001/23/SK02 UNIT 01 PILATES STUDIO

-Drawing - Proposed 001/23/SK02 B UNIT 02 HOTPOD YOGA STUDIO

Both received by the City Council, as Local Planning Authority, on 08/02/2024

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) The premises shall not be open outside the following hours:

- Monday to Saturday: 06.30 - 23:00

- Sundays: 09:00 - 23:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, and no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy

5) a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with the approved acoustic report (Noise assessment or information NOISE IMPACT ASSESSMENT-PLANNING CONDITION 14 DISCHARGE REPORT received by the City Council, as Local Planning Authority, on 09/01/2024). 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 occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995).

6) The waste management arrangements shall be carried out in accordance with the approved documents (Waste Management WASTE MANAGEMENT STRATEGY AND WASTE PLAN received by the City Council, as Local Planning Authority, on 08/02/2024). The waste management arrangements shall be implemented prior to the first occupation of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

7) The cycle parking indicated on the approved plans (Drawing - Proposed 001/23/SK02 UNIT 01 PILATES STUDIO; Drawing - Proposed 001/23/SK02 B UNIT 02 HOTPOD YOGA STUDIO both received by the City Council, as Local Planning Authority, on 08/02/2024) shall be made available for use prior to the building hereby approved being occupied.

The cycle parking shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Manchester Core Strategy.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development at Commercial Units 1 and 2 Ancoats Gardens 14 Rochdale Road shall be used for any purpose other than the purpose of a Use Class E (a) (excluding convenience retail) (b)(d)(gi)) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1.

9) The window(s) at ground level, fronting on to Bendix Street, Rochdale Road and Thompson Street, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

10) Prior to the first occupation of the development a signage strategy for the unit building shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, the signage shall comprise:

- Signage place behind the glazing

- Any illuminated signage to have an illuminance level of no more than 300cd/m²

The signage strategy will include timescales for implementation. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

11) In the event that either of the commercial units, as indicated on the approved drawings (Drawing - Proposed 001/23/SK02 UNIT 01 PILATES STUDIO; Drawing - Proposed 001/23/SK02 B UNIT 02 HOTPOD YOGA STUDIO received by the City Council, as Local Planning Authority, on the 08/02/2024) are occupied as an Class E(b) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:

- Management of patrons and control of external areas. For the avoidance of doubt this shall include:
 - o Dispersal policy;
 - o Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

12) Prior to the first occupation of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. The approved scheme shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

13) 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 the installation of any externally mounted ancillary plant, equipment and servicing, 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.

14) Prior to the first use of either commercial unit as Use Class E(b), details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial units pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat G7, 50 Goulden Street, Manchester, M4 5EH
Flat 406, 30 Bendix Street, Manchester, M4 5GH
Flat 208, 30 Bendix Street, Manchester, M4 5GH
Flat 512, 30 Bendix Street, Manchester, M4 5GH
Flat 1004, 30 Bendix Street, Manchester, M4 5GJ
Flat 206, 30 Bendix Street, Manchester, M4 5GH
Flat 215, 30 Bendix Street, Manchester, M4 5GH
Flat 1404, 30 Bendix Street, Manchester, M4 5GJ
Flat 903, 30 Bendix Street, Manchester, M4 5GJ
Flat 510, 30 Bendix Street, Manchester, M4 5GH
Flat 112, 30 Bendix Street, Manchester, M4 5GH
Flat 410, 30 Bendix Street, Manchester, M4 5GH
Flat 602, 30 Bendix Street, Manchester, M4 5GJ
Flat 705, 30 Bendix Street, Manchester, M4 5GJ
Flat 606, 30 Bendix Street, Manchester, M4 5GJ
Serviced Apartment Flat Above, 36 Mason Street, Manchester, M4 5EZ
Hampton By Hilton Manchester Northern Quarter, 41 Rochdale Road, Manchester, M4 4HT
38 Mason Street, Manchester, M4 5EZ
36 Mason Street, Manchester, M4 5EZ
Serviced Apartment 1, 34 Mason Street, Manchester, M4 5EZ
Flat 5, 34 Mason Street, Manchester, M4 5EZ
Flat 10, 34 Mason Street, Manchester, M4 5EZ
Flat 7, 34 Mason Street, Manchester, M4 5EZ
Flat 9, 34 Mason Street, Manchester, M4 5EZ
Flat 6, 34 Mason Street, Manchester, M4 5EZ
Flat 8, 34 Mason Street, Manchester, M4 5EZ
Flat 1, 36 Mason Street, Manchester, M4 5EZ
Flat 2, 34 Mason Street, Manchester, M4 5EZ
Flat 3, 34 Mason Street, Manchester, M4 5EZ
Flat 1304, 30 Bendix Street, Manchester, M4 5GJ
Flat 316, 30 Bendix Street, Manchester, M4 5GH
Flat 1305, 30 Bendix Street, Manchester, M4 5GJ
Flat 511, 30 Bendix Street, Manchester, M4 5GH
Flat 616, 30 Bendix Street, Manchester, M4 5GJ
Flat 1203, 30 Bendix Street, Manchester, M4 5GJ
Flat 116, 50 Goulden Street, Manchester, M4 5EH
Flat 304, 50 Goulden Street, Manchester, M4 5EH
Flat 615, 50 Goulden Street, Manchester, M4 5EJ
Flat 1001, 50 Goulden Street, Manchester, M4 5EJ
Flat 708, 50 Goulden Street, Manchester, M4 5EJ
Flat 302, 50 Goulden Street, Manchester, M4 5EH
Flat 516, 50 Goulden Street, Manchester, M4 5EJ
Flat 117, 50 Goulden Street, Manchester, M4 5EH
Flat 214, 50 Goulden Street, Manchester, M4 5EH
Flat 403, 50 Goulden Street, Manchester, M4 5EH
Flat 504, 50 Goulden Street, Manchester, M4 5EH
Flat 106, 50 Goulden Street, Manchester, M4 5EH
Flat 305, 50 Goulden Street, Manchester, M4 5EH

Flat 605, 50 Goulden Street, Manchester, M4 5EJ
Flat 309, 30 Bendix Street, Manchester, M4 5GH
Flat 1006, 30 Bendix Street, Manchester, M4 5GJ
Flat 116, 30 Bendix Street, Manchester, M4 5GH
Flat 1003, 30 Bendix Street, Manchester, M4 5GJ
Flat 305, 30 Bendix Street, Manchester, M4 5GH
Flat 407, 30 Bendix Street, Manchester, M4 5GH
Flat 706, 30 Bendix Street, Manchester, M4 5GJ
Flat 605, 30 Bendix Street, Manchester, M4 5GJ
Flat 701, 30 Bendix Street, Manchester, M4 5GJ
Flat 601, 30 Bendix Street, Manchester, M4 5GJ
Flat 515, 30 Bendix Street, Manchester, M4 5GH
Flat 614, 30 Bendix Street, Manchester, M4 5GJ
Flat 104, 30 Bendix Street, Manchester, M4 5GH
Flat 313, 30 Bendix Street, Manchester, M4 5GH
Flat 813, 30 Bendix Street, Manchester, M4 5GJ
Flat 717, 50 Goulden Street, Manchester, M4 5EJ
Flat 506, 50 Goulden Street, Manchester, M4 5EH
Flat G17, 50 Goulden Street, Manchester, M4 5EH
Flat 205, 50 Goulden Street, Manchester, M4 5EH
Flat 413, 50 Goulden Street, Manchester, M4 5EH
Flat 608, 50 Goulden Street, Manchester, M4 5EJ
Flat 306, 50 Goulden Street, Manchester, M4 5EH
Flat 111, 50 Goulden Street, Manchester, M4 5EH
Flat 508, 50 Goulden Street, Manchester, M4 5EJ
Flat 217, 50 Goulden Street, Manchester, M4 5EH
Flat 411, 50 Goulden Street, Manchester, M4 5EH
Flat 215, 50 Goulden Street, Manchester, M4 5EH
Flat G16, 50 Goulden Street, Manchester, M4 5EH
Flat 701, 50 Goulden Street, Manchester, M4 5EJ
Flat 315, 50 Goulden Street, Manchester, M4 5EH
Flat 308, 50 Goulden Street, Manchester, M4 5EH
Flat 312, 50 Goulden Street, Manchester, M4 5EH
Flat 216, 50 Goulden Street, Manchester, M4 5EH
Flat 204, 50 Goulden Street, Manchester, M4 5EH
Flat 213, 50 Goulden Street, Manchester, M4 5EH
Flat G6, 50 Goulden Street, Manchester, M4 5EH
Flat 207, 50 Goulden Street, Manchester, M4 5EH
Flat 201, 50 Goulden Street, Manchester, M4 5EH
Flat 209, 50 Goulden Street, Manchester, M4 5EH
Flat 4, 34 Mason Street, Manchester, M4 5EZ
Flat 108, 50 Goulden Street, Manchester, M4 5EH
Flat G18, 50 Goulden Street, Manchester, M4 5EH
Flat 503, 50 Goulden Street, Manchester, M4 5EH
Flat 218, 50 Goulden Street, Manchester, M4 5EH
Flat 404, 50 Goulden Street, Manchester, M4 5EH
Flat 407, 50 Goulden Street, Manchester, M4 5EH
Flat 314, 50 Goulden Street, Manchester, M4 5EH
Flat 406, 50 Goulden Street, Manchester, M4 5EH
Flat 317, 50 Goulden Street, Manchester, M4 5EH
Flat 316, 50 Goulden Street, Manchester, M4 5EH
Flat 307, 50 Goulden Street, Manchester, M4 5EH
Flat 301, 50 Goulden Street, Manchester, M4 5EH
Flat 401, 50 Goulden Street, Manchester, M4 5EH

Flat 309, 50 Goulden Street, Manchester, M4 5EH
Flat 409, 50 Goulden Street, Manchester, M4 5EH
Flat 313, 50 Goulden Street, Manchester, M4 5EH
Flat 311, 50 Goulden Street, Manchester, M4 5EH
Flat 707, 50 Goulden Street, Manchester, M4 5EJ
Flat 417, 50 Goulden Street, Manchester, M4 5EH
Flat 109, 50 Goulden Street, Manchester, M4 5EH
Flat 310, 30 Bendix Street, Manchester, M4 5GH
Flat 403, 30 Bendix Street, Manchester, M4 5GH
Flat 106, 30 Bendix Street, Manchester, M4 5GH
Flat 210, 30 Bendix Street, Manchester, M4 5GH
Flat 114, 30 Bendix Street, Manchester, M4 5GH
Flat 1402, 30 Bendix Street, Manchester, M4 5GJ
Flat 505, 30 Bendix Street, Manchester, M4 5GH
Flat 204, 30 Bendix Street, Manchester, M4 5GH
Flat 613, 30 Bendix Street, Manchester, M4 5GJ
Flat 709, 30 Bendix Street, Manchester, M4 5GJ
Flat 906, 30 Bendix Street, Manchester, M4 5GJ
Flat 611, 30 Bendix Street, Manchester, M4 5GJ
Flat 307, 30 Bendix Street, Manchester, M4 5GH
Flat 804, 30 Bendix Street, Manchester, M4 5GJ
Flat 411, 30 Bendix Street, Manchester, M4 5GH
Flat 213, 30 Bendix Street, Manchester, M4 5GH
Flat 107, 30 Bendix Street, Manchester, M4 5GH
Flat 1405, 30 Bendix Street, Manchester, M4 5GJ
Flat 805, 30 Bendix Street, Manchester, M4 5GJ
Flat 405, 30 Bendix Street, Manchester, M4 5GH
Flat 103, 30 Bendix Street, Manchester, M4 5GH
Flat 409, 30 Bendix Street, Manchester, M4 5GH
Flat 1104, 30 Bendix Street, Manchester, M4 5GJ
Flat 905, 30 Bendix Street, Manchester, M4 5GJ
Flat 702, 30 Bendix Street, Manchester, M4 5GJ
Flat 710, 30 Bendix Street, Manchester, M4 5GJ
Flat 704, 30 Bendix Street, Manchester, M4 5GJ
Flat 408, 50 Goulden Street, Manchester, M4 5EH
Flat 115, 50 Goulden Street, Manchester, M4 5EH
Flat 318, 50 Goulden Street, Manchester, M4 5EH
Flat 802, 50 Goulden Street, Manchester, M4 5EJ
Flat 206, 50 Goulden Street, Manchester, M4 5EH
Flat 716, 50 Goulden Street, Manchester, M4 5EJ
Flat 609, 50 Goulden Street, Manchester, M4 5EJ
Flat 502, 50 Goulden Street, Manchester, M4 5EH
Flat 412, 50 Goulden Street, Manchester, M4 5EH
Flat 101, 50 Goulden Street, Manchester, M4 5EH
Flat 702, 50 Goulden Street, Manchester, M4 5EJ
Flat 507, 30 Bendix Street, Manchester, M4 5GH
Flat 1005, 30 Bendix Street, Manchester, M4 5GJ
Flat 514, 30 Bendix Street, Manchester, M4 5GH
Flat 812, 30 Bendix Street, Manchester, M4 5GJ
Flat 1403, 30 Bendix Street, Manchester, M4 5GJ
Flat 808, 30 Bendix Street, Manchester, M4 5GJ
Flat 508, 30 Bendix Street, Manchester, M4 5GH
Flat 902, 30 Bendix Street, Manchester, M4 5GJ
Flat 413, 30 Bendix Street, Manchester, M4 5GH

Flat 1302, 30 Bendix Street, Manchester, M4 5GJ
Flat 301, 30 Bendix Street, Manchester, M4 5GH
Flat 303, 30 Bendix Street, Manchester, M4 5GH
Flat 712, 30 Bendix Street, Manchester, M4 5GJ
Flat 209, 30 Bendix Street, Manchester, M4 5GH
Flat 203, 30 Bendix Street, Manchester, M4 5GH
Flat 113, 30 Bendix Street, Manchester, M4 5GH
Flat 303, 50 Goulden Street, Manchester, M4 5EH
Flat 113, 50 Goulden Street, Manchester, M4 5EH
Flat 507, 50 Goulden Street, Manchester, M4 5EJ
Flat 415, 50 Goulden Street, Manchester, M4 5EH
Flat 902, 50 Goulden Street, Manchester, M4 5EJ
Flat 903, 50 Goulden Street, Manchester, M4 5EJ
Flat 801, 50 Goulden Street, Manchester, M4 5EJ
Flat 706, 50 Goulden Street, Manchester, M4 5EJ
Flat G8, 50 Goulden Street, Manchester, M4 5EH
Flat 617, 50 Goulden Street, Manchester, M4 5EJ
Flat 505, 50 Goulden Street, Manchester, M4 5EH
Flat 110, 30 Bendix Street, Manchester, M4 5GH
Flat 214, 30 Bendix Street, Manchester, M4 5GH
Flat 513, 30 Bendix Street, Manchester, M4 5GH
Flat 315, 30 Bendix Street, Manchester, M4 5GH
Flat 216, 30 Bendix Street, Manchester, M4 5GH
Flat 1204, 30 Bendix Street, Manchester, M4 5GJ
Flat 302, 30 Bendix Street, Manchester, M4 5GH
Flat 503, 30 Bendix Street, Manchester, M4 5GH
Flat 802, 30 Bendix Street, Manchester, M4 5GJ
Flat 201, 30 Bendix Street, Manchester, M4 5GH
Flat 1103, 30 Bendix Street, Manchester, M4 5GJ
Flat 501, 30 Bendix Street, Manchester, M4 5GH
Flat 708, 30 Bendix Street, Manchester, M4 5GJ
Flat 1106, 30 Bendix Street, Manchester, M4 5GJ
Flat 207, 30 Bendix Street, Manchester, M4 5GH
Flat 603, 30 Bendix Street, Manchester, M4 5GJ
Flat 415, 30 Bendix Street, Manchester, M4 5GH
Flat 609, 30 Bendix Street, Manchester, M4 5GJ
Flat 306, 30 Bendix Street, Manchester, M4 5GH
Flat 707, 30 Bendix Street, Manchester, M4 5GJ
Flat 803, 30 Bendix Street, Manchester, M4 5GJ
Flat 1201, 30 Bendix Street, Manchester, M4 5GJ
Flat 111, 30 Bendix Street, Manchester, M4 5GH
Flat 1002, 30 Bendix Street, Manchester, M4 5GJ
Flat 414, 30 Bendix Street, Manchester, M4 5GH
Flat 601, 50 Goulden Street, Manchester, M4 5EJ
Flat 703, 50 Goulden Street, Manchester, M4 5EJ
Flat 211, 50 Goulden Street, Manchester, M4 5EH
Flat 402, 50 Goulden Street, Manchester, M4 5EH
Flat 112, 50 Goulden Street, Manchester, M4 5EH
Flat 405, 50 Goulden Street, Manchester, M4 5EH
Flat 1002, 50 Goulden Street, Manchester, M4 5EJ
Flat 1102, 30 Bendix Street, Manchester, M4 5GJ
Flat 312, 30 Bendix Street, Manchester, M4 5GH
Flat 516, 30 Bendix Street, Manchester, M4 5GH
Flat 1101, 30 Bendix Street, Manchester, M4 5GJ

Flat 205, 30 Bendix Street, Manchester, M4 5GH
Flat 1401, 30 Bendix Street, Manchester, M4 5GJ
Flat 115, 30 Bendix Street, Manchester, M4 5GH
Flat 901, 30 Bendix Street, Manchester, M4 5GJ
Flat 1303, 30 Bendix Street, Manchester, M4 5GJ
Flat 809, 30 Bendix Street, Manchester, M4 5GJ
Flat 101, 30 Bendix Street, Manchester, M4 5GH
Flat 610, 30 Bendix Street, Manchester, M4 5GJ
Flat 104, 50 Goulden Street, Manchester, M4 5EH
Flat 107, 50 Goulden Street, Manchester, M4 5EH
Flat 509, 50 Goulden Street, Manchester, M4 5EJ
Flat G15, 50 Goulden Street, Manchester, M4 5EH
Flat 202, 50 Goulden Street, Manchester, M4 5EH
Flat 603, 50 Goulden Street, Manchester, M4 5EJ
Flat 715, 50 Goulden Street, Manchester, M4 5EJ
Flat 418, 50 Goulden Street, Manchester, M4 5EH
Flat 709, 50 Goulden Street, Manchester, M4 5EJ
Flat 615, 30 Bendix Street, Manchester, M4 5GJ
Flat 314, 30 Bendix Street, Manchester, M4 5GH
Flat 607, 30 Bendix Street, Manchester, M4 5GJ
Flat 1202, 30 Bendix Street, Manchester, M4 5GJ
Flat 105, 30 Bendix Street, Manchester, M4 5GH
Flat 1001, 30 Bendix Street, Manchester, M4 5GJ
Flat 504, 30 Bendix Street, Manchester, M4 5GH
Flat 108, 30 Bendix Street, Manchester, M4 5GH
Flat 408, 30 Bendix Street, Manchester, M4 5GH
Flat 401, 30 Bendix Street, Manchester, M4 5GH
Flat 604, 30 Bendix Street, Manchester, M4 5GJ
Flat 806, 30 Bendix Street, Manchester, M4 5GJ
Flat 211, 30 Bendix Street, Manchester, M4 5GH
Flat 109, 30 Bendix Street, Manchester, M4 5GH
Flat 703, 30 Bendix Street, Manchester, M4 5GJ
Flat 506, 30 Bendix Street, Manchester, M4 5GH
Flat 509, 30 Bendix Street, Manchester, M4 5GH
Flat 612, 30 Bendix Street, Manchester, M4 5GJ
Flat 811, 30 Bendix Street, Manchester, M4 5GJ
Flat 402, 30 Bendix Street, Manchester, M4 5GH
Flat 118, 50 Goulden Street, Manchester, M4 5EH
Flat 102, 50 Goulden Street, Manchester, M4 5EH
Flat 606, 50 Goulden Street, Manchester, M4 5EJ
Flat 416, 50 Goulden Street, Manchester, M4 5EH
Flat 515, 50 Goulden Street, Manchester, M4 5EJ
Flat 517, 50 Goulden Street, Manchester, M4 5EJ
Flat 602, 50 Goulden Street, Manchester, M4 5EJ
Flat 607, 50 Goulden Street, Manchester, M4 5EJ
Flat 212, 50 Goulden Street, Manchester, M4 5EH
Flat 901, 50 Goulden Street, Manchester, M4 5EJ
Flat 102, 30 Bendix Street, Manchester, M4 5GH
Flat 404, 30 Bendix Street, Manchester, M4 5GH
Flat 807, 30 Bendix Street, Manchester, M4 5GJ
Flat 711, 30 Bendix Street, Manchester, M4 5GJ
Flat 1105, 30 Bendix Street, Manchester, M4 5GJ
Flat 502, 30 Bendix Street, Manchester, M4 5GH
Flat 416, 30 Bendix Street, Manchester, M4 5GH

Flat 212, 30 Bendix Street, Manchester, M4 5GH
Flat 308, 30 Bendix Street, Manchester, M4 5GH
Flat 1301, 30 Bendix Street, Manchester, M4 5GJ
Flat 904, 30 Bendix Street, Manchester, M4 5GJ
Flat 810, 30 Bendix Street, Manchester, M4 5GJ
Flat 801, 30 Bendix Street, Manchester, M4 5GJ
Flat 202, 30 Bendix Street, Manchester, M4 5GH
Flat 1205, 30 Bendix Street, Manchester, M4 5GJ
Flat 311, 30 Bendix Street, Manchester, M4 5GH
Flat 713, 30 Bendix Street, Manchester, M4 5GJ
Flat 608, 30 Bendix Street, Manchester, M4 5GJ
Flat 304, 30 Bendix Street, Manchester, M4 5GH
Flat 412, 30 Bendix Street, Manchester, M4 5GH
Flat 616, 50 Goulden Street, Manchester, M4 5EJ
Flat 103, 50 Goulden Street, Manchester, M4 5EH
Flat 518, 50 Goulden Street, Manchester, M4 5EJ
Flat 1101, 50 Goulden Street, Manchester, M4 5EJ
Flat 203, 50 Goulden Street, Manchester, M4 5EH
Flat 208, 50 Goulden Street, Manchester, M4 5EH
Flat 114, 50 Goulden Street, Manchester, M4 5EH
Flat 105, 50 Goulden Street, Manchester, M4 5EH
Flat 718, 50 Goulden Street, Manchester, M4 5EJ
Flat 803, 50 Goulden Street, Manchester, M4 5EJ
Flat 618, 50 Goulden Street, Manchester, M4 5EJ
Flat 501, 50 Goulden Street, Manchester, M4 5EH
Flat 604, 50 Goulden Street, Manchester, M4 5EJ

Appendix 2 – Planning constraints

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