

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138066/FO/2023

Date registered valid: 28 November 2023

Proposal: Temporary change of use of the site and existing buildings to an arts and cultural venue/event space (Sui Generis), with associated food and drink space (Flexible Use Class E / Sui Generis) for a period of two years.

Address: Land At Irk Street, Manchester

Ward(s): Piccadilly Ward

Applicant: FSC MCR Limited

Agent (if any): Georgina Blackburn Asteer Planning LLP

Case officer: Angela
Tel: 0161 234 Leckie
Email: angela.leckie@manchester.gov.uk 4651

Recommendation: Approve

Date of recommendation: 19-01-24

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 6 December 2023

Standard consultations:

Printed: 29 November 2023 Expired: 20 December 2023

Neighbour notifications

Printed: 29 November 2023 Expired: 20 December 2023

Site notice

Posted: 6 December 2023 Expired: 27 December 2023

Press advert

Published: 5 December 2023 Expired: 19 December 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site is bound to the north by a railway line, beyond which is Dantzic Street. To the north-east of the site is a microbrewery. To the east and south-east of the site is Gould Street. Adjacent to the south and west of the site is St Michael's Flags & Angel Meadow Park.

The site extends to approximately 0.18 hectares ('ha'). The site was previously used as an MOT testing and vehicle servicing business and associated hardstanding. All buildings within the curtilage of the site are vacant. The site is located within the NOMA SRF area and adjacent to the Northern Gateway SRF area. These SRF areas are currently major regeneration zones within the City Centre.

The majority of the site is located within Flood Zone 1, within which land has the lowest probability (less than 1 in 1,000 annual probability) of flooding from rivers and the sea. The northern-most extent of the site is within Flood Zone 2, within which there is a medium probability of flooding from rivers and the sea. However, all existing buildings on the site are within Flood Zone 1.

The site is not located within a Conservation Area. The Grade II listed Charter Street Mission is located circa. 72m to the west of the site, and the Grade II listed Union Bridge is situated approximately 75m to the north of the site.

There is an existing pedestrian route through the site but there are no Public Rights of Way within the site boundary or along the vicinity of the site.

The site forms part of a wider site for which residential-led development has been consented (LPA reference: 124120/JO/2019). This consent has been partially implemented. The application site lies in a location known as Plot 4 within that development (where a 40 storey building was approved) which remains undelivered.

Description of area

The site is located adjacent to Angel Meadow Park within an emerging mixed use residential area with some pockets of light industrial use.

Description of development

Ahead of Plot 4 being developed, consent is sought for a temporary 2 year period for a 'meanwhile use' on the site, which will enable the temporary use of the vacant land and buildings prior to the consented Plot 4 proposals coming forward.

The proposed development will comprise three distinct elements:

- The Garden – This area of the site will extend to 645sqm and will comprise a green outdoor drinks space, owing to the inclusion of moveable planters. The Garden will accommodate up to circa. 150 people.

- The Club – This area of the site will comprise an existing building (289sqm) and 95sqm of external space, which will function as a main performance space. The Club will accommodate, for example, comedy, background music, and big screen sports events, and markets. The area will have capacity for circa. 300 standing / circa. 250 seated; and
- The Shed – This area of the site will comprise an existing building (224sqm) and 108sqm of external space. The Shed will be a casual food and drink venue, comprising a seating area with a capacity of circa. 80 people.

It is anticipated that The Garden and The Shed will be open to the public 6 days a week whilst The Club will be used only for ticketed and privately booked events on an ad hoc basis.

The proposed development will not result in any changes to the external appearance of the existing buildings or the erection of new buildings. Outdoor furniture will be used in The Garden, but this will be stored in the existing buildings on site when The Garden is not in use.

All cooking would be under cover of gazebo structures within the Garden area.

Access and egress for all deliveries will be via the main entrance on Irk Street, which will remain as existing.

Access and egress for all public events at the venue will be signposted and encouraged via the main entrance on Irk Street. Vehicular access to the development site will not be permitted, other than for deliveries (LGVs) which will take place when visitors are not present. No car parking is proposed at the site.

The stepped pedestrian access from Angel Meadow will be maintained, with access controlled by the existing secure gate where necessary to prevent adverse impacts on the adjacent park area.

Cycle storage for 8no. cycles is also proposed within the site

The proposed operating hours are 12.00 to 23. 00 Monday to Sunday

There is an existing pedestrian route through the site, which will be maintained as part of the proposed development.

Consultations & Notification Responses

Publicity – The application was advertised as a public interest development and as affecting the setting of a listed building. Site notices were displayed adjacent to the site and the occupiers of neighbouring properties were notified about the application. No Representations have been received.

Highway Services – No objections subject to a condition relating to servicing.

Environmental Health – No objections subject to conditions relating to noise management (including any plant), refuse storage and disposal, fume extraction and contaminated land.

Environment Agency – No objections subject to management of any contamination in relation to controlled waters and have deferred to the City Council to consider the need for a proportional Flood Risk Assessment.

Flood Risk Team – Have no objections.

Network Rail – No comments received.

Greater Manchester Police – No objections subject to recommendations of submitted Crime Impact Assessment and the applicant's response to their follow up comments being a condition of any consent granted.

Friends of Angel Meadow – No comments received.

GMEU – No comments received

Issues

National Planning Policy Framework – The following Policies are of relevance to this application:

Section 1 - Building a strong and competitive economy- which is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future and places significant weight on the need to support economic growth through the planning system.

Section 2 Ensuring the Vitality of Town Centres, - which promotes competitive town centre environments.

Section 12 Requiring Good Design - which seeks the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes and aims to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 Conserving and enhancing the historic environment – which states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness. And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective

of whether any potential harm amounts to sustainable harm, total loss or less than substantial harm to its significance.

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy CC1 (Primary Economic Development Focus: City Centre and Fringe) –which identifies that City Centre as a strategic economic location and focus of employment growth encouraging a variety of high quality accommodation types, sizes and foot-plates to boost investment by local, national and international businesses and supports the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities within the City Centre to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

Policy SP1 (Spatial Principles)- which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles: Development should:- Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and

Provide good access to sustainable transport provision

Policy 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.

Policy CC7 Mixed Use Development - identifies the City Centre as presenting the most viable opportunities for mixed-use development, and states that active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a mixed-use development which will create such an environment. Policy T2 (Accessible Areas of opportunity and need)- which states that the Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport.

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN 3 Heritage – which states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Policy EN 14 Flood Risk - In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA). In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA. All new development should minimise surface water run-off, i

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC10 'Food and Drink Uses' - which supports the provision of developments involving the sale of food or drink within the City Centre provided that they would not have a detrimental impact on the amenity of neighbouring residents.

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity

DC26.1 Development and Noise - which details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

DC26.5 Development and Noise – which states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Other Material Considerations

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, which provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, 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.

aims to become one of the most liveable city regions in the world, consisting of a series **Policy JP-P 1 (Sustainable Places)** 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-Strat1: Core Growth Area -aims protect and enhance the economic role of the Core Growth Area, with sustainable development supporting major growth in the number of jobs provided across the area providing opportunities to create jobs for local communities, complementary to, but not at the expense of, its economic function.

Policy JP-J1: Supporting Long-Term Economic Growth – promotes a thriving, inclusive and productive economy will be sought in all boroughs.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Section 66 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Principle of the Use / Regeneration: Regeneration is an important planning consideration and there is a need to build on the regeneration that has already taken place within the Angel Meadow Area, the investment and environmental improvements which are continuing there and the emerging regeneration further to the north with the Northern Gateway Area. The active use of the site in the interim will play a key role in raising the profile of this area of the City, creating interest in the site and positively promoting the site and wider area ahead of its future redevelopment. The proposed uses will bring activity and vibrancy to this part of the Angel Meadow regeneration area complementing existing placemaking activity that the new development in the area is delivering

whilst crucially adding to street level activity. The proposed uses would be complementary to the existing and emerging uses in the area, providing an additional facility for local residents and businesses; subject to appropriate control of in terms of the hours of operation and the need to deal satisfactorily with noise, fumes, smells and storage and disposal of refuse. In view of the above it is considered that the proposal has the potential to add to the area's vibrancy and contribute to the character of the emerging Mayfield Area. The proposals are therefore considered to be in accordance with Core Strategy policies CC1, SP1, CC7, T2 and DM1 and saved UDP policies DC10.1, 10.2 10.3 and 10.4, and DC26.

Visual Impact - The proposals would be primarily housed in a mix of existing former light industrial buildings and associated. The buildings will be demolished once Plot 4 comes forward and are considered to be in keeping with the 'meanwhile' aesthetic of the temporary development. There would be no impact on nearby listed buildings. In view of the above the proposals are considered to be acceptable would be consistent with Core Strategy Policies DM1, SP1, EN3 and CC9 and retained UDP policy DC19.1.

Residential Amenity / Hours of Operation - Whilst the principle of the proposed use is considered to be acceptable, the impact that it may have on nearby residents needs to be considered carefully. There is an aspiration to create a diverse mix of uses within this part of the City Centre. The use proposed is in full compliance with the City Centre policies in the Core Strategy. Information submitted in support of the application demonstrates that the proposed use should not generate issues relating to noise out break.

There is a need to consider what other impacts the proposal might have in terms of comings and goings. This though as to be assessed in the context of the City Centre as a mixed use area which generally absorbs a greater level of activity during both the daytime and evening than in other locations outside of the city centre. The proposal could result in an increase in comings and goings during the evening and there is the potential for there to be some disturbance associated with this. Whilst it is not possible to control such disturbance through the imposition of conditions it is considered to be reasonable, given the proximity of residential accommodation, to limit the potential for people congregating near to that accommodation at an unreasonable hour and in this context the proposed operating hours are considered to be acceptable.

Given the above it is considered that on balance and subject to conditions, controlling the acoustic insulation of the premises, the hours of operation and the storage and disposal of refuse the proposals would be acceptable and consistent with Core Strategy Policies SP1 and DM1 and saved UDP policies DC10.1, 10.2, 10.3 and 10.4 and DC26.1 and 26.5.

Crime and Disorder - Greater Manchester Police Design for Security have advised that they are happy to support the proposals provided that the recommendations that they have made are implemented on site. It is also felt that an increase in the use of vacant properties particularly during the evening has the potential to increase the level of natural surveillance. In view of the above it is considered that the proposals are consistent with Policy DM1 of the Core Strategy.

Car Parking/Highway Safety - The site is in an area that is well served by various methods of public transport including buses, trains and the Metrolink. Taxi drop off arrangements are acceptable to Highways. The proposals for servicing and waste collections are considered to be acceptable. Given the above, the proposals are considered to be in accordance with Core policies DM1 and T2.

Flood Risk Management -The Site is within Flood Zone 2. Flood Zone 2 encroaches onto one existing building (The Shed). The other two existing buildings are in Flood Zone 1. It is considered, according to the Flood Zone Vulnerability Classification, that the existing use of MOT business (although unoccupied) is equivalent to the proposed use, i.e. 'Less Vulnerable':

“Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the ‘more vulnerable’ class; and assembly and leisure.” Given this the change of use does not result in a change in Flood Risk Vulnerability Classification, it does not require any mitigation measures.

In view of the above the development would align with Core Strategy EN14.

Disabled Access- All areas of the site would have level access for those coming to the site from the main Irk Street entrance. Given this the proposals align with Core Strategy Policy DM1.

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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The permission hereby granted is for a limited period of 2 years expiring on 23rd January 2026 and the use comprising the development for which permission is hereby temporarily granted is required to be discontinued on the date of expiry. The site shall be made good within one month of the temporary permission expiring.

Reason - The site and wider area are expected to undergo significant changes as a result of regeneration being promoted by the City Council and it will be necessary to reconsider the suitability and acceptability of the use of this site following this temporary period. This temporary permission will allow the City Council to reconsider the consequences of development on the site which are not foreseeable beyond the expiry of this temporary permission, pursuant to the Manchester Core Strategy policies SP1, CC1, CC2, CC4, CC9, CC10 and DM1 and saved UDP Policy DC26

2) The development hereby approved shall be operated in accordance with the following plans and documents:

(a) Site plan BCO333 SP01 and Site Location Plan BCO333 LP01 Rev C stamped as received on 11-09-23;

(b) Dwg BC0333 PSP01 Rev D stamped as received on 28-11-23; and

(b) Dwgs Final Layout 11123 and Proposed Ground Floor Plan both stamped as received on 08-01-24;

Reason - Pursuant to the City of Manchester Core Strategy Policies SP1, CC1, CC7, CC9, EN3, EN14 and DM1 and saved Unitary Development Plan policies DC10, DC19 and DC26.

3) The approved use shall operate in accordance with the following hours:

12.00 to 23. 00 Monday to Sunday

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

4) Deliveries, servicing and collections including waste collections shall not take place outside of the following hours:

07.30 to 20.00, Monday to Saturday, and
10.00 to 18.00 Sunday / Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Core Strategy Policy DM1

5) Refuse storage and disposal shall be carried out in accordance with the Waste Proforma stamped as received on 11-09-23 and Dwg J32-7484-PS-001 Swept Path Analysis stamped as received on 08-01-24.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

6) Prior to commencement of the use of any plant and associated equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location 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 equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect existing residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

7) Deliveries and drop off shall be carried out in accordance with Asteer Planning's e-mail dated 08-01-24 and Dwgs FSC Final Layout 11123 Swept Path Analysis J32-7484-PS-001 and Proposed Ground Floor plan all stamped as received on 08-01-23.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation and in the interests of Highway Safety pursuant to Core Strategy Policy DM1

8) On the basis of the Phase 1 Desktop Study Land at Irk Street, Manchester for FSC MCR Ltd stamped as received on 08-01-23 no site remediation is required in respect of the proposed development

The site shall however be subject of a watching brief and in the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised 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 Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Notwithstanding the above approval / validation of any imported soils for landscaping is required to be submitted and approved by the City Council as Local Planning Authority prior to the use commencing.

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 EN18 of the Core Strategy.

9) The development shall be implemented on the basis of the predicted noise levels and mitigation as set out in the Noise Impact Assessment Land at Irk Street, Manchester 2061899-RSKA-RP-001-(03) by RSK Acoustics.

The approved scheme shall be completed before the development is first used occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to commencement of use. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect existing residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

10) Fume extraction from cooking should be implemented in accordance with section 12 of the Fairfield Social Club Operation & Events Strategy February 2023 as set out in Asteer Planning's e-mail dated 08-01-24 and Dwg FSC Final Layout 11123.

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

11) The development shall be implemented in accordance with the Planning Design Note - Fairfield Social Club External Lighting Strategy by watt Energy and Consulting Engineers stamped as received on 19-12-23

The approved scheme shall remain operational thereafter.

Reason - In the interests of residential amenity pursuant to Core Strategy policies SP1 and DM1 of the Core Strategy

12) The development shall be implemented and operated in accordance with the Fairfield Social Club Operation & Events Strategy February 2023

The approved scheme shall remain operational thereafter.

Reason - To reduce the risk of crime pursuant and to secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

13) The development shall be implemented in accordance with the Crime Impact Assessment Version C dated 31-08-23 as updated by Asteer Planning's e-mail 19-12-23.

The approved details shall remain operational thereafter.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Environment Agency
Greater Manchester Ecology Unit
Network Rail
Friends Of Angel Meadow

Flat 119, 21 Aspin Lane, Manchester, M4 4GT
Flat 105, 21 Aspin Lane, Manchester, M4 4GT
Flat 181, 21 Aspin Lane, Manchester, M4 4GU
Flat 26, 21 Aspin Lane, Manchester, M4 4GS
Flat 79, 21 Aspin Lane, Manchester, M4 4GT
Flat 196, 21 Aspin Lane, Manchester, M4 4GU
Flat 146, 21 Aspin Lane, Manchester, M4 4GT
Flat 166, 21 Aspin Lane, Manchester, M4 4GU

Flat 102, 21 Aspin Lane, Manchester, M4 4GT
Flat 72, 21 Aspin Lane, Manchester, M4 4GS
Flat 65, 21 Aspin Lane, Manchester, M4 4GS
Flat 135, 21 Aspin Lane, Manchester, M4 4GT
Flat 106, 21 Aspin Lane, Manchester, M4 4GT
Flat 19, 21 Aspin Lane, Manchester, M4 4GS
Flat 189, 21 Aspin Lane, Manchester, M4 4GU
Flat 67, 21 Aspin Lane, Manchester, M4 4GS
Flat 39, 17 Aspin Lane, Manchester, M4 4GR
Flat 6, 17 Aspin Lane, Manchester, M4 4GR
Flat 63, 17 Aspin Lane, Manchester, M4 4GR
Flat 67, 17 Aspin Lane, Manchester, M4 4GR
Flat 29, 17 Aspin Lane, Manchester, M4 4GR
Flat 30, 17 Aspin Lane, Manchester, M4 4GR
Flat 24, 17 Aspin Lane, Manchester, M4 4GR
Unit 1 To 2, Millgate, Dantzic Street, Manchester, M4 4DW
Unit 4, Millgate, Dantzic Street, Manchester, M4 4JW
Flat 53, 17 Aspin Lane, Manchester, M4 4GR
Flat 61, 17 Aspin Lane, Manchester, M4 4GR
Flat 18, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 7, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 4, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 13, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 17, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 9, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 20, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 32, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 27, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Arch 41, Williamson Street, Manchester, M4 4DZ
10 Old Mount Street, Manchester, M4 4GQ
BLACKJACK BEERS LIMITED, Arch 36, Irk Street, Manchester, M4 4JT
Flat 802, 2 Old Mount Street, Manchester, M4 4GQ
Flat 317, 2 Old Mount Street, Manchester, M4 4GP
Flat 508, 2 Old Mount Street, Manchester, M4 4GP
Flat 408, 2 Old Mount Street, Manchester, M4 4GP
Flat 206, 2 Old Mount Street, Manchester, M4 4GP
Flat 413, 2 Old Mount Street, Manchester, M4 4GP
Flat 714, 2 Old Mount Street, Manchester, M4 4GQ
Flat 618, 2 Old Mount Street, Manchester, M4 4GQ
Flat 314, 2 Old Mount Street, Manchester, M4 4GP
Flat 803, 2 Old Mount Street, Manchester, M4 4GQ
Flat 412, 2 Old Mount Street, Manchester, M4 4GP
Flat 315, 2 Old Mount Street, Manchester, M4 4GP
Flat 211, 2 Old Mount Street, Manchester, M4 4GP
Flat 417, 2 Old Mount Street, Manchester, M4 4GP
Flat 704, 2 Old Mount Street, Manchester, M4 4GQ
Flat 517, 2 Old Mount Street, Manchester, M4 4GP
16 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
13 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
23 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Flat 160, 21 Aspin Lane, Manchester, M4 4GU
Flat 100, 21 Aspin Lane, Manchester, M4 4GT
Flat 127, 21 Aspin Lane, Manchester, M4 4GT
Flat 90, 21 Aspin Lane, Manchester, M4 4GT

Flat 154, 21 Aspin Lane, Manchester, M4 4GT
Flat 35, 21 Aspin Lane, Manchester, M4 4GS
Flat 74, 21 Aspin Lane, Manchester, M4 4GS
Flat 152, 21 Aspin Lane, Manchester, M4 4GT
Flat 48, 21 Aspin Lane, Manchester, M4 4GS
Flat 61, 21 Aspin Lane, Manchester, M4 4GS
Flat 27, 21 Aspin Lane, Manchester, M4 4GS
Flat 72, 17 Aspin Lane, Manchester, M4 4GR
Flat 142, 21 Aspin Lane, Manchester, M4 4GT
Flat 52, 21 Aspin Lane, Manchester, M4 4GS
Flat 182, 21 Aspin Lane, Manchester, M4 4GU
Flat 58, 21 Aspin Lane, Manchester, M4 4GS
Flat 104, 21 Aspin Lane, Manchester, M4 4GT
Flat 28, 21 Aspin Lane, Manchester, M4 4GS
Flat 161, 21 Aspin Lane, Manchester, M4 4GU
Flat 6, 21 Aspin Lane, Manchester, M4 4GS
Flat 46, 21 Aspin Lane, Manchester, M4 4GS
Flat 29, 21 Aspin Lane, Manchester, M4 4GS
Flat 17, 21 Aspin Lane, Manchester, M4 4GS
Flat 194, 21 Aspin Lane, Manchester, M4 4GU
Flat 77, 21 Aspin Lane, Manchester, M4 4GT
Flat 10, 21 Aspin Lane, Manchester, M4 4GS
Flat 41, 21 Aspin Lane, Manchester, M4 4GS
Flat 175, 21 Aspin Lane, Manchester, M4 4GU
Flat 95, 21 Aspin Lane, Manchester, M4 4GT
Flat 151, 21 Aspin Lane, Manchester, M4 4GT
Flat 42, 17 Aspin Lane, Manchester, M4 4GR
Flat 12, 17 Aspin Lane, Manchester, M4 4GR
Flat 23, 17 Aspin Lane, Manchester, M4 4GR
Flat 21, 17 Aspin Lane, Manchester, M4 4GR
Flat 36, 17 Aspin Lane, Manchester, M4 4GR
Flat 1, 17 Aspin Lane, Manchester, M4 4GR
Flat 70, 17 Aspin Lane, Manchester, M4 4GR
Flat 56, 17 Aspin Lane, Manchester, M4 4GR
Flat 27, 17 Aspin Lane, Manchester, M4 4GR
Flat 34, 17 Aspin Lane, Manchester, M4 4GR
Arch 12, Corporation Street, Manchester, M4 4DG
Flat 76, 17 Aspin Lane, Manchester, M4 4GR
Flat 64, 17 Aspin Lane, Manchester, M4 4GR
Flat 58, 17 Aspin Lane, Manchester, M4 4GR
Flat 31, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 29, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 34, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 19, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 36, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 11, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 812, 2 Old Mount Street, Manchester, M4 4GQ
Flat 703, 2 Old Mount Street, Manchester, M4 4GQ
Flat 708, 2 Old Mount Street, Manchester, M4 4GQ
Flat 515, 2 Old Mount Street, Manchester, M4 4GP
Flat 216, 2 Old Mount Street, Manchester, M4 4GP
Flat 511, 2 Old Mount Street, Manchester, M4 4GP
Flat 804, 2 Old Mount Street, Manchester, M4 4GQ
Flat 811, 2 Old Mount Street, Manchester, M4 4GQ

Flat 416, 2 Old Mount Street, Manchester, M4 4GP
Flat 403, 2 Old Mount Street, Manchester, M4 4GP
Flat 705, 2 Old Mount Street, Manchester, M4 4GQ
Flat 308, 2 Old Mount Street, Manchester, M4 4GP
Flat 808, 2 Old Mount Street, Manchester, M4 4GQ
Flat 504, 2 Old Mount Street, Manchester, M4 4GP
Flat 410, 2 Old Mount Street, Manchester, M4 4GP
Flat 613, 2 Old Mount Street, Manchester, M4 4GQ
22 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
9 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
27 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
3 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
7 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
12 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
15 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
14 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Flat 55, 21 Aspin Lane, Manchester, M4 4GS
Flat 51, 17 Aspin Lane, Manchester, M4 4GR
Flat 13, 17 Aspin Lane, Manchester, M4 4GR
Flat 23, 21 Aspin Lane, Manchester, M4 4GS
Flat 76, 21 Aspin Lane, Manchester, M4 4GS
Flat 115, 21 Aspin Lane, Manchester, M4 4GT
Flat 123, 21 Aspin Lane, Manchester, M4 4GT
Flat 141, 21 Aspin Lane, Manchester, M4 4GT
Flat 39, 21 Aspin Lane, Manchester, M4 4GS
Flat 81, 21 Aspin Lane, Manchester, M4 4GT
Flat 110, 21 Aspin Lane, Manchester, M4 4GT
Flat 98, 21 Aspin Lane, Manchester, M4 4GT
Flat 93, 21 Aspin Lane, Manchester, M4 4GT
Flat 130, 21 Aspin Lane, Manchester, M4 4GT
Flat 170, 21 Aspin Lane, Manchester, M4 4GU
Flat 73, 21 Aspin Lane, Manchester, M4 4GS
Flat 185, 21 Aspin Lane, Manchester, M4 4GU
Flat 125, 21 Aspin Lane, Manchester, M4 4GT
Flat 149, 21 Aspin Lane, Manchester, M4 4GT
Flat 117, 21 Aspin Lane, Manchester, M4 4GT
Flat 31, 21 Aspin Lane, Manchester, M4 4GS
Flat 16, 21 Aspin Lane, Manchester, M4 4GS
Flat 1, 21 Aspin Lane, Manchester, M4 4GS
Flat 53, 21 Aspin Lane, Manchester, M4 4GS
Flat 131, 21 Aspin Lane, Manchester, M4 4GT
Flat 92, 21 Aspin Lane, Manchester, M4 4GT
Flat 14, 17 Aspin Lane, Manchester, M4 4GR
Flat 40, 17 Aspin Lane, Manchester, M4 4GR
Flat 2, 17 Aspin Lane, Manchester, M4 4GR
Flat 44, 17 Aspin Lane, Manchester, M4 4GR
Flat 86, 17 Aspin Lane, Manchester, M4 4GR
Flat 66, 17 Aspin Lane, Manchester, M4 4GR
142 Dantzic Street, Manchester, M4 4DN
Flat 50, 17 Aspin Lane, Manchester, M4 4GR
Flat 46, 17 Aspin Lane, Manchester, M4 4GR
121A Dantzic Street, Manchester, M4 4DW
Flat 11, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 10, Meadow View, 21 Naples Street, Manchester, M4 4BJ

Flat 24, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 16, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 23, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 9, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 2, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 1, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 37, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 23, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 14, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
M J T Motors, Irk Street, Manchester, M4 4JT
Flat 615, 2 Old Mount Street, Manchester, M4 4GQ
Flat 301, 2 Old Mount Street, Manchester, M4 4GP
Flat 901, 2 Old Mount Street, Manchester, M4 4GQ
Flat 603, 2 Old Mount Street, Manchester, M4 4GQ
Flat 1001, 2 Old Mount Street, Manchester, M4 4GQ
Flat 716, 2 Old Mount Street, Manchester, M4 4GQ
Flat 215, 2 Old Mount Street, Manchester, M4 4GP
Flat 305, 2 Old Mount Street, Manchester, M4 4GP
Flat 712, 2 Old Mount Street, Manchester, M4 4GQ
Flat 612, 2 Old Mount Street, Manchester, M4 4GQ
Flat 406, 2 Old Mount Street, Manchester, M4 4GP
Flat 1103, 2 Old Mount Street, Manchester, M4 4GQ
Flat 806, 2 Old Mount Street, Manchester, M4 4GQ
Flat 415, 2 Old Mount Street, Manchester, M4 4GP
Flat 608, 2 Old Mount Street, Manchester, M4 4GQ
36 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Arch 46, Bromley Street, Manchester, M4 4JS
31 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
11 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
20 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
121 Dantzic Street, Manchester, M4 4DW
Flat 179, 21 Aspin Lane, Manchester, M4 4GU
Flat 68, 21 Aspin Lane, Manchester, M4 4GS
Flat 137, 21 Aspin Lane, Manchester, M4 4GT
Flat 80, 17 Aspin Lane, Manchester, M4 4GR
Flat 52, 17 Aspin Lane, Manchester, M4 4GR
Flat 78, 17 Aspin Lane, Manchester, M4 4GR
Flat 31, 17 Aspin Lane, Manchester, M4 4GR
Flat 60, 17 Aspin Lane, Manchester, M4 4GR
Flat 38, 17 Aspin Lane, Manchester, M4 4GR
Flat 50, 21 Aspin Lane, Manchester, M4 4GS
Flat 96, 21 Aspin Lane, Manchester, M4 4GT
Flat 5, 21 Aspin Lane, Manchester, M4 4GS
Flat 14, 21 Aspin Lane, Manchester, M4 4GS
Flat 172, 21 Aspin Lane, Manchester, M4 4GU
Flat 121, 21 Aspin Lane, Manchester, M4 4GT
Flat 38, 21 Aspin Lane, Manchester, M4 4GS
Flat 167, 21 Aspin Lane, Manchester, M4 4GU
Flat 3, 21 Aspin Lane, Manchester, M4 4GS
Flat 186, 21 Aspin Lane, Manchester, M4 4GU
Flat 128, 21 Aspin Lane, Manchester, M4 4GT
Flat 40, 21 Aspin Lane, Manchester, M4 4GS
Flat 118, 21 Aspin Lane, Manchester, M4 4GT
Flat 180, 21 Aspin Lane, Manchester, M4 4GU

Flat 138, 21 Aspin Lane, Manchester, M4 4GT
Flat 132, 21 Aspin Lane, Manchester, M4 4GT
Flat 97, 21 Aspin Lane, Manchester, M4 4GT
Flat 113, 21 Aspin Lane, Manchester, M4 4GT
Flat 155, 21 Aspin Lane, Manchester, M4 4GT
Flat 191, 21 Aspin Lane, Manchester, M4 4GU
Flat 21, 21 Aspin Lane, Manchester, M4 4GS
Flat 5, 17 Aspin Lane, Manchester, M4 4GR
Flat 3, 17 Aspin Lane, Manchester, M4 4GR
Flat 10, 17 Aspin Lane, Manchester, M4 4GR
Flat 16, 17 Aspin Lane, Manchester, M4 4GR
Flat 82, 17 Aspin Lane, Manchester, M4 4GR
Flat 65, 17 Aspin Lane, Manchester, M4 4GR
Flat 55, 17 Aspin Lane, Manchester, M4 4GR
Flat 19, 17 Aspin Lane, Manchester, M4 4GR
Millgate, Dantzic Street, Manchester, M4 4DW
Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 14, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 6, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 20, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 13, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 26, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 33, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 35, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 10, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 38, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
8 Old Mount Street, Manchester, M4 4GQ
Arch 39, Williamson Street, Manchester, M4 4DZ
6 Old Mount Street, Manchester, M4 4GQ
4 Old Mount Street, Manchester, M4 4GQ
Flat 601, 2 Old Mount Street, Manchester, M4 4GQ
Flat 303, 2 Old Mount Street, Manchester, M4 4GP
Flat 617, 2 Old Mount Street, Manchester, M4 4GQ
Flat 313, 2 Old Mount Street, Manchester, M4 4GP
Flat 801, 2 Old Mount Street, Manchester, M4 4GQ
Flat 706, 2 Old Mount Street, Manchester, M4 4GQ
Flat 311, 2 Old Mount Street, Manchester, M4 4GP
Flat 507, 2 Old Mount Street, Manchester, M4 4GP
Flat 404, 2 Old Mount Street, Manchester, M4 4GP
Flat 405, 2 Old Mount Street, Manchester, M4 4GP
Flat 203, 2 Old Mount Street, Manchester, M4 4GP
Flat 713, 2 Old Mount Street, Manchester, M4 4GQ
Flat 1102, 2 Old Mount Street, Manchester, M4 4GQ
Flat 418, 2 Old Mount Street, Manchester, M4 4GP
Flat 306, 2 Old Mount Street, Manchester, M4 4GP
1 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
37 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Arch 47, Bromley Street, Manchester, M4 4JS
2 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
6 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
21 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Flat 139, 21 Aspin Lane, Manchester, M4 4GT
Flat 34, 21 Aspin Lane, Manchester, M4 4GS
Flat 4, 21 Aspin Lane, Manchester, M4 4GS

Flat 43, 21 Aspin Lane, Manchester, M4 4GS
Flat 198, 21 Aspin Lane, Manchester, M4 4GU
Flat 197, 21 Aspin Lane, Manchester, M4 4GU
Flat 64, 21 Aspin Lane, Manchester, M4 4GS
Flat 94, 21 Aspin Lane, Manchester, M4 4GT
Flat 80, 21 Aspin Lane, Manchester, M4 4GT
Flat 45, 21 Aspin Lane, Manchester, M4 4GS
Flat 71, 21 Aspin Lane, Manchester, M4 4GS
Flat 63, 21 Aspin Lane, Manchester, M4 4GS
Flat 103, 21 Aspin Lane, Manchester, M4 4GT
Flat 157, 21 Aspin Lane, Manchester, M4 4GU
Flat 153, 21 Aspin Lane, Manchester, M4 4GT
Flat 134, 21 Aspin Lane, Manchester, M4 4GT
Flat 69, 21 Aspin Lane, Manchester, M4 4GS
Flat 78, 21 Aspin Lane, Manchester, M4 4GT
Flat 109, 21 Aspin Lane, Manchester, M4 4GT
Flat 200, 21 Aspin Lane, Manchester, M4 4GU
Flat 25, 21 Aspin Lane, Manchester, M4 4GS
Flat 188, 21 Aspin Lane, Manchester, M4 4GU
Flat 107, 21 Aspin Lane, Manchester, M4 4GT
Flat 193, 21 Aspin Lane, Manchester, M4 4GU
Flat 158, 21 Aspin Lane, Manchester, M4 4GU
Flat 25, 17 Aspin Lane, Manchester, M4 4GR
Flat 11, 17 Aspin Lane, Manchester, M4 4GR
Flat 8, 17 Aspin Lane, Manchester, M4 4GR
Flat 45, 17 Aspin Lane, Manchester, M4 4GR
Flat 28, 17 Aspin Lane, Manchester, M4 4GR
Flat 57, 17 Aspin Lane, Manchester, M4 4GR
Flat 47, 17 Aspin Lane, Manchester, M4 4GR
Flat 74, 17 Aspin Lane, Manchester, M4 4GR
Flat 33, 17 Aspin Lane, Manchester, M4 4GR
Flat 68, 17 Aspin Lane, Manchester, M4 4GR
Flat 12, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 8, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 25, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 7, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 2, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
79 Gould Street, Manchester, M4 4DL
Flat 207, 2 Old Mount Street, Manchester, M4 4GP
Flat 217, 2 Old Mount Street, Manchester, M4 4GP
Flat 707, 2 Old Mount Street, Manchester, M4 4GQ
Flat 201, 2 Old Mount Street, Manchester, M4 4GP
Flat 302, 2 Old Mount Street, Manchester, M4 4GP
Flat 509, 2 Old Mount Street, Manchester, M4 4GP
Flat 813, 2 Old Mount Street, Manchester, M4 4GQ
Flat 718, 2 Old Mount Street, Manchester, M4 4GQ
Flat 510, 2 Old Mount Street, Manchester, M4 4GP
Flat 518, 2 Old Mount Street, Manchester, M4 4GP
Flat 805, 2 Old Mount Street, Manchester, M4 4GQ
Flat 401, 2 Old Mount Street, Manchester, M4 4GP
Flat 610, 2 Old Mount Street, Manchester, M4 4GQ
Flat 210, 2 Old Mount Street, Manchester, M4 4GP
Flat 903, 2 Old Mount Street, Manchester, M4 4GQ
Flat 701, 2 Old Mount Street, Manchester, M4 4GQ

Flat 506, 2 Old Mount Street, Manchester, M4 4GP
30 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
26 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Flat 99, 21 Aspin Lane, Manchester, M4 4GT
Flat 91, 21 Aspin Lane, Manchester, M4 4GT
Flat 84, 21 Aspin Lane, Manchester, M4 4GT
Flat 47, 21 Aspin Lane, Manchester, M4 4GS
Flat 18, 21 Aspin Lane, Manchester, M4 4GS
Flat 195, 21 Aspin Lane, Manchester, M4 4GU
Flat 173, 21 Aspin Lane, Manchester, M4 4GU
Flat 42, 21 Aspin Lane, Manchester, M4 4GS
Flat 85, 21 Aspin Lane, Manchester, M4 4GT
Flat 183, 21 Aspin Lane, Manchester, M4 4GU
Flat 156, 21 Aspin Lane, Manchester, M4 4GT
Flat 199, 21 Aspin Lane, Manchester, M4 4GU
Flat 11, 21 Aspin Lane, Manchester, M4 4GS
Flat 20, 21 Aspin Lane, Manchester, M4 4GS
Flat 59, 21 Aspin Lane, Manchester, M4 4GS
Flat 101, 21 Aspin Lane, Manchester, M4 4GT
Flat 116, 21 Aspin Lane, Manchester, M4 4GT
Flat 163, 21 Aspin Lane, Manchester, M4 4GU
Flat 184, 21 Aspin Lane, Manchester, M4 4GU
Flat 176, 21 Aspin Lane, Manchester, M4 4GU
Flat 174, 21 Aspin Lane, Manchester, M4 4GU
Flat 32, 17 Aspin Lane, Manchester, M4 4GR
Flat 22, 17 Aspin Lane, Manchester, M4 4GR
Flat 7, 17 Aspin Lane, Manchester, M4 4GR
Flat 59, 17 Aspin Lane, Manchester, M4 4GR
Flat 69, 17 Aspin Lane, Manchester, M4 4GR
Flat 48, 17 Aspin Lane, Manchester, M4 4GR
Arch 34, Irk Street, Manchester, M4 4DL
King Of Kings School, 142 Dantzic Street, Manchester, M4 4DN
Flat 84, 17 Aspin Lane, Manchester, M4 4GR
Flat 37, 17 Aspin Lane, Manchester, M4 4GR
Flat 21, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 15, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 17, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 3, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 12, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 28, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 205, 2 Old Mount Street, Manchester, M4 4GP
Flat 307, 2 Old Mount Street, Manchester, M4 4GP
Flat 411, 2 Old Mount Street, Manchester, M4 4GP
Flat 214, 2 Old Mount Street, Manchester, M4 4GP
Flat 502, 2 Old Mount Street, Manchester, M4 4GP
Flat 809, 2 Old Mount Street, Manchester, M4 4GQ
Flat 807, 2 Old Mount Street, Manchester, M4 4GQ
Flat 212, 2 Old Mount Street, Manchester, M4 4GP
Flat 814, 2 Old Mount Street, Manchester, M4 4GQ
Flat 715, 2 Old Mount Street, Manchester, M4 4GQ
Flat 516, 2 Old Mount Street, Manchester, M4 4GP
Flat 209, 2 Old Mount Street, Manchester, M4 4GP
Flat 902, 2 Old Mount Street, Manchester, M4 4GQ
Flat 316, 2 Old Mount Street, Manchester, M4 4GP

Flat 402, 2 Old Mount Street, Manchester, M4 4GP
Flat 614, 2 Old Mount Street, Manchester, M4 4GQ
Flat 605, 2 Old Mount Street, Manchester, M4 4GQ
Flat 702, 2 Old Mount Street, Manchester, M4 4GQ
Flat 810, 2 Old Mount Street, Manchester, M4 4GQ
Flat 505, 2 Old Mount Street, Manchester, M4 4GP
32 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Arch 42, Williamson Street, Manchester, M4 4DZ
28 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
35 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
19 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
29 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Flat 111, 21 Aspin Lane, Manchester, M4 4GT
Flat 7, 21 Aspin Lane, Manchester, M4 4GS
Flat 60, 21 Aspin Lane, Manchester, M4 4GS
Flat 75, 21 Aspin Lane, Manchester, M4 4GS
Flat 82, 21 Aspin Lane, Manchester, M4 4GT
Flat 177, 21 Aspin Lane, Manchester, M4 4GU
19 Aspin Lane, Manchester, M4 4DP
Flat 144, 21 Aspin Lane, Manchester, M4 4GT
Flat 57, 21 Aspin Lane, Manchester, M4 4GS
Flat 122, 21 Aspin Lane, Manchester, M4 4GT
Flat 30, 21 Aspin Lane, Manchester, M4 4GS
Flat 8, 21 Aspin Lane, Manchester, M4 4GS
Flat 143, 21 Aspin Lane, Manchester, M4 4GT
Flat 87, 21 Aspin Lane, Manchester, M4 4GT
Flat 24, 21 Aspin Lane, Manchester, M4 4GS
Flat 124, 21 Aspin Lane, Manchester, M4 4GT
Flat 9, 21 Aspin Lane, Manchester, M4 4GS
Flat 66, 21 Aspin Lane, Manchester, M4 4GS
Flat 56, 21 Aspin Lane, Manchester, M4 4GS
Flat 44, 21 Aspin Lane, Manchester, M4 4GS
Flat 114, 21 Aspin Lane, Manchester, M4 4GT
Flat 150, 21 Aspin Lane, Manchester, M4 4GT
Flat 148, 21 Aspin Lane, Manchester, M4 4GT
Flat 169, 21 Aspin Lane, Manchester, M4 4GU
Flat 20, 17 Aspin Lane, Manchester, M4 4GR
Flat 15, 17 Aspin Lane, Manchester, M4 4GR
Flat 35, 17 Aspin Lane, Manchester, M4 4GR
Flat 26, 17 Aspin Lane, Manchester, M4 4GR
Flat 43, 17 Aspin Lane, Manchester, M4 4GR
Flat 71, 17 Aspin Lane, Manchester, M4 4GR
Flat 49, 17 Aspin Lane, Manchester, M4 4GR
Flat 81, 17 Aspin Lane, Manchester, M4 4GR
Arch 32, Aspin Lane, Manchester, M4 4DQ
Flat 75, 17 Aspin Lane, Manchester, M4 4GR
Flat 22, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 1, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 5, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 8, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 24, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 15, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 30, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 6, Angel Meadows, 23 Naples Street, Manchester, M4 4HA

Arch 38, Gould Street, Manchester, M4 4DZ
Flat 1002, 2 Old Mount Street, Manchester, M4 4GQ
Flat 304, 2 Old Mount Street, Manchester, M4 4GP
Flat 709, 2 Old Mount Street, Manchester, M4 4GQ
Flat 202, 2 Old Mount Street, Manchester, M4 4GP
Flat 607, 2 Old Mount Street, Manchester, M4 4GQ
Flat 204, 2 Old Mount Street, Manchester, M4 4GP
Flat 711, 2 Old Mount Street, Manchester, M4 4GQ
Flat 512, 2 Old Mount Street, Manchester, M4 4GP
Flat 309, 2 Old Mount Street, Manchester, M4 4GP
Flat 409, 2 Old Mount Street, Manchester, M4 4GP
Flat 218, 2 Old Mount Street, Manchester, M4 4GP
Flat 604, 2 Old Mount Street, Manchester, M4 4GQ
Flat 503, 2 Old Mount Street, Manchester, M4 4GP
Flat 1003, 2 Old Mount Street, Manchester, M4 4GQ
Flat 318, 2 Old Mount Street, Manchester, M4 4GP
Flat 407, 2 Old Mount Street, Manchester, M4 4GP
Flat 616, 2 Old Mount Street, Manchester, M4 4GQ
Flat 414, 2 Old Mount Street, Manchester, M4 4GP
24 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
4 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
8 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
10 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
18 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
5 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
17 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Flat 187, 21 Aspin Lane, Manchester, M4 4GU
Flat 49, 21 Aspin Lane, Manchester, M4 4GS
Flat 22, 21 Aspin Lane, Manchester, M4 4GS
Flat 79, 17 Aspin Lane, Manchester, M4 4GR
Flat 77, 17 Aspin Lane, Manchester, M4 4GR
Flat 129, 21 Aspin Lane, Manchester, M4 4GT
Flat 162, 21 Aspin Lane, Manchester, M4 4GU
Flat 140, 21 Aspin Lane, Manchester, M4 4GT
Flat 70, 21 Aspin Lane, Manchester, M4 4GS
Flat 2, 21 Aspin Lane, Manchester, M4 4GS
Flat 83, 21 Aspin Lane, Manchester, M4 4GT
Flat 165, 21 Aspin Lane, Manchester, M4 4GU
Flat 86, 21 Aspin Lane, Manchester, M4 4GT
Flat 89, 21 Aspin Lane, Manchester, M4 4GT
Flat 120, 21 Aspin Lane, Manchester, M4 4GT
Flat 51, 21 Aspin Lane, Manchester, M4 4GS
Flat 136, 21 Aspin Lane, Manchester, M4 4GT
Flat 147, 21 Aspin Lane, Manchester, M4 4GT
Flat 37, 21 Aspin Lane, Manchester, M4 4GS
Flat 171, 21 Aspin Lane, Manchester, M4 4GU
Flat 145, 21 Aspin Lane, Manchester, M4 4GT
Flat 190, 21 Aspin Lane, Manchester, M4 4GU
Flat 54, 21 Aspin Lane, Manchester, M4 4GS
Flat 32, 21 Aspin Lane, Manchester, M4 4GS
Flat 192, 21 Aspin Lane, Manchester, M4 4GU
Flat 62, 21 Aspin Lane, Manchester, M4 4GS
Flat 33, 21 Aspin Lane, Manchester, M4 4GS
Flat 36, 21 Aspin Lane, Manchester, M4 4GS

Flat 15, 21 Aspin Lane, Manchester, M4 4GS
Flat 168, 21 Aspin Lane, Manchester, M4 4GU
Flat 18, 17 Aspin Lane, Manchester, M4 4GR
Flat 4, 17 Aspin Lane, Manchester, M4 4GR
Flat 17, 17 Aspin Lane, Manchester, M4 4GR
Flat 9, 17 Aspin Lane, Manchester, M4 4GR
Flat 41, 17 Aspin Lane, Manchester, M4 4GR
Flat 85, 17 Aspin Lane, Manchester, M4 4GR
First Floor, 142 Dantzic Street, Manchester, M4 4DN
Flat 83, 17 Aspin Lane, Manchester, M4 4GR
Flat 3, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 19, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 5, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 21, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 18, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 22, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 4, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 16, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
12 Old Mount Street, Manchester, M4 4GQ
6 Irk Street, Manchester, M4 4JT
Flat 1101, 2 Old Mount Street, Manchester, M4 4GQ
Flat 312, 2 Old Mount Street, Manchester, M4 4GP
Flat 514, 2 Old Mount Street, Manchester, M4 4GP
Flat 501, 2 Old Mount Street, Manchester, M4 4GP
Flat 710, 2 Old Mount Street, Manchester, M4 4GQ
Flat 609, 2 Old Mount Street, Manchester, M4 4GQ
Flat 611, 2 Old Mount Street, Manchester, M4 4GQ
Flat 208, 2 Old Mount Street, Manchester, M4 4GP
Flat 717, 2 Old Mount Street, Manchester, M4 4GQ
Flat 213, 2 Old Mount Street, Manchester, M4 4GP
Flat 513, 2 Old Mount Street, Manchester, M4 4GP
Flat 606, 2 Old Mount Street, Manchester, M4 4GQ
Flat 602, 2 Old Mount Street, Manchester, M4 4GQ
Flat 310, 2 Old Mount Street, Manchester, M4 4GP
Arch 44, Bromley Street, Manchester, M4 4JS
25 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
33 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
34 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Flat 159, 21 Aspin Lane, Manchester, M4 4GU
Flat 13, 21 Aspin Lane, Manchester, M4 4GS
Flat 12, 21 Aspin Lane, Manchester, M4 4GS
Flat 62, 17 Aspin Lane, Manchester, M4 4GR
Flat 73, 17 Aspin Lane, Manchester, M4 4GR
Flat 54, 17 Aspin Lane, Manchester, M4 4GR
Flat 178, 21 Aspin Lane, Manchester, M4 4GU
Flat 164, 21 Aspin Lane, Manchester, M4 4GU
Flat 133, 21 Aspin Lane, Manchester, M4 4GT
Flat 126, 21 Aspin Lane, Manchester, M4 4GT
Flat 112, 21 Aspin Lane, Manchester, M4 4GT
Flat 108, 21 Aspin Lane, Manchester, M4 4GT
Flat 88, 21 Aspin Lane, Manchester, M4 4GT

Appendix 2 – Planning constraints

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

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

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL