

Planning

Growth & Development

Delegated officer report for planning application

Application no.	136986/FO/2023		
Date registered valid:	7 December 2023		
Proposal:	Creation of cafe (Use Class E(b)) with associated external alterations and outdoor seating area.		
Address:	27 Gun Street, Manchester, M4 5DN		
Ward(s):	Ancoats	&	Beswick Ward
Applicant:	Land and Securities Limited		
Agent (if any):	Mr James Hindley theCAVE Architecture + Design		
Case officer:	Max		Gibson
	Tel:	0161 219	6359
	Email: maximillian.gibson@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	26/01/2024		

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 23 December 2023

Standard consultations:

Printed: 13 December 2023 Expired: 6 January 2024

Neighbour notifications

Printed: 13 December 2023 Expired: 6 January 2024

Site notice

Posted: 23 December 2023 Expired: 16 January 2024

Press advert

Published: 19 December 2023 Expired: 2 January 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to a four-storey multi-storey carpark. The carpark is constructed from red-brick, with some contrasting concrete elements such as sills to the windows. The George Leigh Street elevation comprises six regular opening to each floor, full height barred 'doorways' to the ground floor, with smaller square 'windows' to the upper floors. There is a similar arrangement across the Gun Street elevation, but this is bifurcated by a central stairwell with gable roof and a large ground floor archway to the northern end of the elevation. The corner at the convergence of the two streets is chamfered at street level in reference to a number of heritage buildings across the City Centre. Overall, the architecture of the building is reminiscent of the red-brick warehouse buildings that characterises the Ancoats Conservation Area in which the building is sited and consequently it integrates comfortably into the wider street scene. The Grade II*-listed Express Buildings sits directly opposite the site.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The neighbouring area forms that of the Ancoats Conservation Area. Ancoats is recognisable for its former mill buildings completed in red brick, with traditional warehouse windows. Blossom Street forms one of the principal entry points to the Ancoats Conservation Area, with it providing access to Cutting Room Square to the north. Gun Street is considered to be a secondary road that provides servicing space to the buildings that line Great Ancoats Street. Blossom Street has seen extensive redevelopment since the commencement of ongoing regeneration works within Ancoats, with the street's southern end being visually dominated by modern mixed use tower blocks at no11 and no13 Blossom Street and no57 Great Ancoats Street. Older more historic buildings are still present within the southern end of Ancoats in the form of no17 Blossom Street and no16 Blossom Street. Gun Street is then largely populated by modern

buildings, with neighbouring uses comprising of a variety of residential flats (Class C3(a)) and commercial retail and office space (Class E). The materiality of both Gun Street and Blossom Street are varied, with red brick, grey brick and contemporary cladding being present within the street scene.

Description of development

The development relates to the creation of a Class E(b) cafe to the ground floor of the carpark in a space the currently serves as a store room, with associated pavement seating area, plant, waste store and cycle storage. The development would see the introduction of 2no. glazed openings on Gun Street, a glazed opening on the chamfered corner and the introduction of a doorway into a currently blocked up opening on George Leigh Street. The end user is not currently known, so no separate application for signage has been submitted thus far.

Consultations & Notification Responses

Publicity - a site notice was displayed on site informing passers-by of the development. An advert was placed in the local press advertising the works as those affecting the setting of a listed building and conservation area. Letters were sent to surrounding occupiers notifying them of the development. One representation has been received as a result of this publicity, summarised as follows:

-The development would create increased noise which would cause disruption for residences backing on to Gun Street, particularly in the early morning.

Highway Services are satisfied with the proposals from a Highways perspective. Sufficient footway retained between seating area and edge of footway, sufficient cycle storage, no headroom issues. Informative regarding requirement for Tables and Chairs licence requested, attached to this approval.

Environmental Health - no objections, conditions requested for CMP, plant noise, acoustic insulation, refuse and hours. Appropriate conditions are attached to this approval.

Design for Security at Greater Manchester Police - no comments

Issues

The main policies that relate to this application are policies EC1 (Employment and Economic Growth in Manchester), CC1(Primary Economic Development Focus: City Centre and Fringe), C10 (Leisure and the Evening Economy), DM1 (Development Management) and SP1 (Spatial Principles) of the Manchester Core Strategy (2012) and saved policies DC22 (Footpath Protection) and DC26 (Development and Noise) of the Unitary Development Plan for Manchester (1995).

Principle

The principle of a food and drink use at this location is supported pursuant to policy DC10 of the Unitary Development Plan which states that development of this kind would normally be supported in the City Centre. The nature of the use would also help contribute to the local economy. This is considered acceptable pursuant to policy EC1 of the Manchester Core Strategy, that identifies New Islington as a key location and seeks to improve the portfolio of employment premises, CC1 which seeks the provision of a range of economic development uses in the city centre and its fringe. However, the policy states that when determining applications for development of this type, the City Council must have regard to residential

amenity, carparking, disabled access and refuse management. These matters are explored in greater detail below.

Transport and accessibility

The proposed development would see the introduction of a cafe to the ground-floor of a multi-storey carpark. However, the space proposed for conversion is a storage area and consequently the creation of the cafe should not unduly impact the level of parking provision.

The applicant has stated the carpark comprises 140 spaces, with 15 currently underused and so it is predicted that there is sufficient parking available to manage any increases in trip generation related to the proposed cafe. The applicant has committed to providing 4no. Sheffield stands for cycle parking, for use by customers and staff which exceeds the 2no. spaces usually required by policy DM1 of the Manchester Core Strategy. The site is in a highly accessible location, with bus, rail and tram nodes all within a short walking distance.

The applicant has confirmed that the windows on Gun Street, where there is no footway, would be fixed and unopenable to ensure visitors would not spill out directly into the roadway. Saved policy DC22 of the UDP (1995) states that the City Council 'will not normally allow development which would result in unacceptable inconvenience to local pedestrian movement'. On George Leigh Street, the applicant has confirmed the 2m clearance between the seating area and the edge of the footway required by MCC Highways. There would be level access from the street into the unit via the doorway on George Leigh Street and through to the WC, which has a confirmed doorway width of 900mm.

Noise

Saved policy DC26 requires the City Council to consider the noise impacts of new developments, whilst DC10 requires consideration of the impact of food and drink uses on residential amenity and Policy C10 of the MCS requires consideration of the impact of leisure uses on the neighbouring uses in terms of noise, traffic and disturbance as well as the cumulative impacts of new leisure uses.

It is noted that one representation has been received by a local resident concerned about noise related to the proposed development and its impact on residential amenity. The applicant has submitted an acoustic assessment in relation to both breakout noise and plant noise. The findings of this report have been accepted by Environmental Health. A condition is attached to this approval to ensure post-completion validation testing is undertaken to confirm compliance with the report's recommendations. Furthermore, the proposed business is small in size and consequently it is not expected to be associated with significantly increased footfall. Hence it is not predicted there would be any unduly harmful impact on residential amenity that would warrant a refusal.

Refuse

The applicant has submitted a refuse strategy which has been accepted by Environmental Health. A separate bin store incorporated within the curtilage of the building would ensure containers cannot cause obstruction to traffic nor create an unsightly element within the surrounding street scene.

Visual amenity

The greatest impact on visual amenity created by the development would stem from the introduction of new windows and doors. The doorway on George Leigh Street would be

incorporated within an existing opening, currently bricked up, thereby ensuring the regular rhythm of the openings on this elevation is maintained. The windows to the chamfered corner and Gun Street Elevation would bring activity to these frontages and the large scale of these windows would ensure a high level of visual permeability, thereby enhancing the street scene in a manner beneficial to visual amenity. To ensure any future signage is appropriate for use in a conservation area and the setting on a listed building, a condition is attached requiring a signage strategy which sets out the parameters for any future signage.

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:

-Drawing - Proposed 103.47-101 REV G GROUND FLOOR PLAN received by the City Council, as Local Planning Authority, on 26/01/2024

-Drawing - Proposed 103.47-102 REV B GEORGE LEIGH STREET ELEVATION

-Drawing - Proposed 103.47-103 REV A GUN STREET ELEVATION

-Drawing - Proposed 103.47-106 REV C DISABLED ACCESS ARRANGEMENT

All received by the City Council, as Local Planning Authority, on 12/01/2024

-Noise assessment or information NOISE ASSESSMENT received by the City Council, as Local Planning Authority, on 16/05/2023

-Heritage Statement HS AND DAS received by the City Council, as Local Planning Authority, on 20/10/2023

-Transport or Travel information TRANSPORT STRATEGY DRAWING received by the City Council, as Local Planning Authority, on 20/11/2023

-Supporting Information CHIMNEY HOOD STAINLESS STEEL 600MM - SCREWFIX

-Supporting Information MIDEA_DATA_SHEETS_BREEZELESS_ROUNDFLOW_CASSETTE

-Supporting Information VX100SP BROCHURE 2021

All received by the City Council, as Local Planning Authority, on 23/06/2023

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) Prior to the commencement of development, a demolition/construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) Prior to commencement, samples and specifications of the materials to be used on the external elevations of the building shall be submitted for approval in writing by the City Council as Local Planning Authority. This includes any brickwork, fixing and joining and new doorways and windows including specifications of frame widths. The approved materials shall be implemented as part of the development.

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

5) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. 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.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

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.

6) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

-Monday to Saturday	07:30 to 22:00
-Sunday/Bank Holiday	10:00 to 22:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

7) The external areas within the application site shall only be used in accordance with a Management Plan that shall be submitted to and approved in writing by the City Council, as local planning authority, before the first use of the development hereby approved and shall include:

- a schedule of days and hours of operation;
- number of occupiers (capacity); and
- statement of intended use.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

8) 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 commencement of the use hereby approved 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.

9) The waste management arrangements shall be carried out in accordance with the approved documents (Waste Management REV A WASTE MANAGEMENT STRATEGY received by the City Council, as Local Planning Authority, on 23/01/2024 and Drawing - Proposed 103.47-101 REV G GROUND FLOOR PLAN received by the City Council, as Local Planning Authority, on 26/01/2024). 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 SP1 and DM1 of the Manchester Core Strategy (2012)

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:

- 1no. individual letter, non-illuminated fascia-level sign
- 1no. hanging, bracketed, non-illuminated projecting sign no more than 30mm in depth

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential use shall be used for any other purpose (including any other purpose in Class E(b) (Sale of food and drink for consumption (mostly) on the premises) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of E(b) Sale of food and drink for consumption (mostly) on the premises.

Reason - In the interests of amenity and to safeguard the character of the area pursuant to policies DM1 and SP1 of the Core Strategy for Manchester, saved policies DC10 and DC26 and the guidance contained within the National Planning Policy Framework.

12) The cycle parking indicated on the approved plan (Drawing - Proposed 103.47-101 REV G GROUND FLOOR PLAN) 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.

13) Outside of the opening hours of the cafe approved under Condition 6 (Hours), any external furniture shall be moved to the inside of the premises.

Reason - In the interests of amenity in order to reduce noise and general disturbance in accordance with policy DM1 of the Manchester Core Strategy.

14) The window(s) at ground level, fronting onto Gun Street and George Leigh 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.

15) a) Prior to installation, details of any roller shutter or security grilles shall be submitted to and approved in writing by the City Council, as Local Planning Authority. For the avoidance of doubt any shutters or security grilles shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of the unit and thereafter retained and maintained in situ.

b) Prior to first occupation, the external roller shutter to the Gun Street elevation shall be removed.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Unit 45, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 11, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 14, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 10, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 8, 2 George Leigh Street, Manchester, M4 5AL
Lower Ground To Second Floor, 27 Great Ancoats Street, Manchester, M4 5AE
Express Building, 1 George Leigh Street, Manchester, M4 5DL
Apartment 201, 5 Luna Street, Manchester, M4 5LX
Unit 15, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 10, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 28, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 29, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 2, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 12, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
2 George Leigh Street, Manchester, M4 5AL
Unit 36, Express Building, 1 George Leigh Street, Manchester, M4 5DL
PRESTIGE FITNESS, Unit 12, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 6, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Apartment 211, 5 Luna Street, Manchester, M4 5LX
Apartment 203, 5 Luna Street, Manchester, M4 5LX
Apartment 306, 5 Luna Street, Manchester, M4 5LX
Apartment 209, 5 Luna Street, Manchester, M4 5LX
Apartment 202, 5 Luna Street, Manchester, M4 5LX
Unit 46, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 13, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 4, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 8, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 5, 2 George Leigh Street, Manchester, M4 5AL
Flat 13, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
46 Henry Street, Manchester, M4 5DD
27 Great Ancoats Street, Manchester, M4 5AJ
Unit 9, Express Building, 1 George Leigh Street, Manchester, M4 5DL
5 Luna Street, Manchester, M4 5LX
Apartment 208, 5 Luna Street, Manchester, M4 5LX
MONARCH SOLICITORS LTD, Unit 25, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 35, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 3, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 3, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 7, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
41 Great Ancoats Street, Manchester, M4 5AE
Fifth Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
Unit 8, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 43, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 31, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Apartment 214, 5 Luna Street, Manchester, M4 5LX
Apartment 308, 5 Luna Street, Manchester, M4 5LX
Apartment 213, 5 Luna Street, Manchester, M4 5LX

UPROMISE INTERNATIONAL LTD, Unit 22, Express Building, 1 George Leigh Street, Manchester, M4 5DL
EQUITY, Unit 16, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 50, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 38, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 9, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 6, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 1, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 7, 2 George Leigh Street, Manchester, M4 5AL
Flat 4, 2 George Leigh Street, Manchester, M4 5AL
Lower Ground And First Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
Third And Fourth Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
Ground Floor, 9 Great Ancoats Street, Manchester, M4 5AD
9 Great Ancoats Street, Manchester, M4 5AD
Unit 30, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 23, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 7, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Apartment 204, 5 Luna Street, Manchester, M4 5LX
Apartment 212, 5 Luna Street, Manchester, M4 5LX
Unit 20, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 37, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Unit 4, Express Building, 1 George Leigh Street, Manchester, M4 5DL
First Floor, Express Networks, George Leigh Street, Manchester, M4 5DL
Flat 6, 2 George Leigh Street, Manchester, M4 5AL
Flat 1, 2 George Leigh Street, Manchester, M4 5AL
Flat 9, 2 George Leigh Street, Manchester, M4 5AL
Flat 3, 2 George Leigh Street, Manchester, M4 5AL
39 Great Ancoats Street, Manchester, M4 5AE
Suites, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 5, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 48, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 18, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 11, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Apartment 305, 5 Luna Street, Manchester, M4 5LX
Apartment 304, 5 Luna Street, Manchester, M4 5LX
Apartment 205, 5 Luna Street, Manchester, M4 5LX
Apartment 207, 5 Luna Street, Manchester, M4 5LX
Unit 19, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 27, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 2, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 34, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Cafe, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Ground Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Unit 47, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 26, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 21, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Apartment 307, 5 Luna Street, Manchester, M4 5LX
Apartment 210, 5 Luna Street, Manchester, M4 5LX
Unit 33, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 5, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 15, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 2, 2 George Leigh Street, Manchester, M4 5AL
Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE

Unit 40 To Unit 42, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 1, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 32, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 24, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Apartment 301, 5 Luna Street, Manchester, M4 5LX
Apartment 303, 5 Luna Street, Manchester, M4 5LX
Apartment 302, 5 Luna Street, Manchester, M4 5LX
Apartment 206, 5 Luna Street, Manchester, M4 5LX
First Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Unit 17, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 44, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 49, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 14, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 39, Express Building, 1 George Leigh Street, Manchester, M4 5DL

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
Conservation Area - Ancoats Conservation Area 1989
Area Team Boundary - Name: CENTRAL