

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139067/FO/2024
Date registered valid: 23 January 2024
Proposal: Replacement of combustible cladding and other associated fire remediation works.
Address: Garden House, 114 High Street, Manchester, M4 1HQ
Ward(s): Piccadilly Ward

Applicant: Warden Construction
Agent (if any): Lynsay Ewart Paul Butler Associates
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12-03-24

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 February 2024

Standard consultations:

Printed: 24 January 2024 Expired: 14 February 2024

Neighbour notifications

Printed: 24 January 2024 Expired: 14 February 2024

Site notice

Posted: 13 February 2024 Expired: 5 March 2024

Press advert

Published: 30 January 2024 Expired: 13 February 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to a building known as The Garden House at 114 High Street. The property is bounded by High Street to the west, New George Street to the north and residential apartment blocks to the south and east.

The property comprises a part six, part seven storey building which contains 47 apartments, above a ground floor commercial unit. There is a communal garden in the courtyard to the rear.

The building lies within the Smithfield Conservation Area and has façades constructed using buff and light brown brick, aluminium cladding, and aluminium framed windows

Description of area

The site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship.

Description of development

Planning permission is sought for the removal of combustible cladding and replacement with visually similar cladding which complies with fire safety regulations. Other associated fire remedial works required to the building would involve removal of external materials which may also require replacement such as the installation of cavity barriers, works to the timber balconies and works to the vents.

The following works are proposed to be undertaken:

- Replacement of non-fire compliant cladding and spandrel panels with a new cladding system, with colour and finish to match the existing. The cladding installed to the spandrel panels and penthouse apartments will be a powder coated aluminium, whereas the cladding installed to the projecting bays will be an anodised aluminium system.
- All existing flammable aluminium cladding and corner trims will be replaced.
- Installation of cavity barriers, this will require careful removal of localised brickwork which is to be retained and reinstated. Should new brickwork need to be installed, a visually similar replacement brick will be used. New brickwork reveals and PPC aluminium flashings will be required to the windows.
- Replacement of the existing aluminium louvred vents as required with new aluminium

units in a colour to match existing. These will be removed to allow for installation of a new steel liner to the vent opening. Brickwork will be carefully removed and reinstated to enable new steel liners to be installed.

- Removal of wooden decking to balconies and the masonry around the fixing points at each floor to allow installation of new galvanised steel plates. The balcony will be reinstated with new timber effect decking 'Mydeck Luxura' colour Natural Hickory.

None of the remedial treatments will result in the external walls getting any deeper so the overall profile will remain unchanged. All fixings would be concealed.

Publicity – The application was advertised as affecting a conservation area and the setting of a listed building and a site notice was displayed adjacent to the site. Occupiers of this and neighbouring properties were notified about the proposals.

Occupiers of neighbouring properties have been notified about the application

No representations have been received.

Head of Environmental Protection – Have no objections

Head of Highways – Have not raised any objections but have requested that the applicant has been made aware of the need for the potential for various agreements with highways separate from planning which have been shared with the applicant.

Planning Gateway – Are content with the proposals.

Issues

Relevant National Policy

On 27th March 2012 the Department for Communities published the National Planning Policy Framework, which replaced planning policy statements and planning policy guidance notes, including PPS5 and PPG19.

The following sections of the National Planning Policy Framework are of relevance to this application:

Section 12 (Requiring Good Design) states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

In terms of the NPPF the following should also be noted:

Paragraph 193 states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197 In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

205. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

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

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 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 CC9 (Design and Heritage) States that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including conservation areas and listed buildings.

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:

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

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.

Places for Everyone

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

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

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

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-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.

Main Issues

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

Principle of the proposed external alterations and impact on the character of the Conservation Area

The removal of external combustible cladding, replacement with non-combustible cladding in addition to other fire remediation should help improve fire safety, thereby protecting residents from harm. The works are necessary to ensure the building is safe for people to live in and should be approved if they are acceptable in design and visual amenity terms.

114 High Street was constructed in circa 2004, and whilst it is a high-quality design it is not of any especial architectural merit in terms of the character of the conservation area and is considered to make a 'neutral impact' to this.

Replacement materials will be similar in appearance in terms of colour, texture, scale, profile and spacing. The proposals will therefore have no material effect on the appearance of the building. In turn there will be no impact on the character or appearance of the Conservation Area. Any visual differences from the current building appearance would be negligible and the remedial works would have a neutral impact on the heritage significance of the Smithfield Conservation Area.

Given the level of harm there is no need for a weighting exercise as required by Section 16 of the NPPF although public benefits would be derived from improvements to the building performance in terms of fire resistance.

Overall, it is considered that the proposed replacement cladding would create an acceptable visual appearance that would maintain the character and appearance of the conservation area.

It is considered that the proposed development would be consistent with section 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1.

Impacts on Amenity

The acoustic report has been assessed by environmental health, who have confirmed that new cladding system would perform to an acceptable standard in terms of noise break in thereby protecting the amenity of occupiers.

In view of the above the proposals would be consistent with Core Strategy policies SP1 and DM1 and saved UDP policy DC26.

Given the above, it is considered that the proposed replacement cladding would create an acceptable visual appearance that would maintain the character and appearance of the conservation area and would be in accordance with the above planning policies

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

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:

(a) Site Plans 5540-HMA-GH-ZZ-DR-A-00001 Rev P1 and 5540-HMA-GH-00-DR-A-20001 Rev P1 stamped as received on 23/01/24;

(b) Dwgs 5540-HMA-GH-ZZ-DR-A-10205 Rev P2 Garden House Proposed Elevation 05 Plans, 5540-HMA-GH-ZZ-DR-A-10206 William Fairburn Way Proposed Elevation 06 Rev P2, 5540-HMA-GH-ZZ-DR-A-20201 Rev P3 Garden House Proposed Elevation 01, 5540-HMA-GH-ZZ-DR-A-20202 Rev P3 Garden House Proposed Elevation 02, 5540-HMA-GH-ZZ-DR-A-20203 Rev P2 William Fairburn Way Proposed Elevation 03, 5540-HMA-GH-ZZ-DR-A-20204 Rev P3 Garden House Proposed Elevation 04, 5540-HMA-GH-ZZ-DR-A-20205 Rev P2 Garden House Proposed Elevation 05, 5540-HMA-GH-ZZ-DR-A-20206 Rev P 2 William Fairburn Way Proposed Elevation 06 , 5540-HMA-GH-ZZ-DR-A-20207 Rev P2 Garden House Existing Proposed 01 and 02 - Hidden, 5540-HMA-GH-ZZ-DR-A-20208 Rev P2 Garden House Existing Proposed 03 and 06 - Hidden and 5540-HMA-GH-ZZ-DR-A-20209 Rev P2 Garden House Existing Proposed 04 - Hidden stamped as received on 23/01/24

(c) Dwgs 5540-HMA-GH-LX-DR-A-20101 Rev P1 Garden House Ground Floor Plan, 5540-HMA-GH-LX-DR-A-20102 Rev P1 Garden House First Floor Plan, 5540-HMA-GH-L2-DR-A-20103 Rev P1 Garden House Second Floor Plan, 5540-HMA-GH-L3-DR-A-20104 Rev P1 Garden House Third Floor Plan, 5540-HMA-GH-L4-DR-A-20105 Rev P1 Garden House Fourth Floor Plan, 5540-HMA-GH-L5-DR-A-20106 Rev P1 Garden House Fifth Floor Plan and 5540-HMA-GH-L6-DR-A-20107 G Rev P1 Garden House Sixth Floor Plan stamped as received on 23/01/24

(d) Dwgs 5540-HMA-GH-LX-DR-A-21101 Rev P2 External Wall Treatment - Brickwork at Window Reveal, 5540-HMA-GH-LX-DR-A-21102 Rev P2 External Wall Treatment - Cladding at Window Reveal, 5540-HMA-GH-LX-DR-A-21103 Rev P2 External Wall Treatment - Brickwork at Party Wall, 5540-HMA-GH-LX-DR-A-21104 Rev P2 External Wall Treatment - Brickwork at Brick to Brick corner, 5540-HMA-GH-LX-DR-A-21105 Rev P3 External Wall Treatment - Brickwork at Cladding corner, 5540-HMA-GH-LX-DR-A-21201 Rev P2 External Wall Treatment - Brickwork at Floor Level Unsupported, 5540-HMA-GH-LX-DR-A-21202 Rev P1 External Wall Treatment - Brickwork at Floor Level Supported, 5540-HMA-GH-LX-DR-A-21203 Rev P2 External Wall Treatment - Cladding to Projected Façade and 5540-HMA-GH-LX-DR-A-31201 Rev P2 External Wall Treatment - Spandrel Panels in Curtain Walling stamped as received on 23/01/24

(e) Document 5540-HMA-GH-XX-SP-A-80000 Garden House Specification A4 NTS P2 stamped as received on 23/01/24

(f) Material Specification Sheet '5540A Garden House' (prepared by Halliday Meecham Architects) stamped as received on 23/01/24

all of above as amended by 5540-HMA-GH-ZZ-DR-A-21102 Rev C2, 5540-HMA-GH-ZZ-DR-A-21103 Rev C4, UA1-SFCL-T01, UA1-SFCL-T02, UA1-SFCL-T03 and UA1-SFCL-T04 stamped as received on 08/03/43

(g) PBA e-mails 08/02/24 and 21/02/24

(h) Garden House Site Logistics Plan stamped as received on 04/03/24

(i) Re: Sound Insulation Review of Replacement Cladding - Garden House by CSG stamped as received on 23/01/24; and

(j) Fire Statement The Garden House, 114 High Street, Manchester, M4 1HQ, Riverside Group, 23 October 2023 by Orsa stamped as received on 13/02/24.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3 , CC9, SP1 and DM1 of the Core Strategy and saved UDP policy DC18.1

3) Notwithstanding the details submitted with the application as set out in conditions 2, prior to the installation of any external materials, details of materials along with jointing and fixing details between all component materials shall be submitted to and approved in writing by the City Council as Local Planning Authority. This may require the inspection of full sized sample interfaces.

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Health & Safety Executive (Fire Safety)

Flat 504, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 110, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH
Flat 4, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
Apartment G5, The Design House, 28 Village Way, Manchester, M4 1BG
43 Martlesham Walk, Manchester, M4 1LY
35 Martlesham Walk, Manchester, M4 1LY
33 Martlesham Walk, Manchester, M4 1LY
Apartment 2.1, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 3.1, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 4.3, The Design House, 108 High Street, Manchester, M4 1HT
116 High Street, Manchester, M4 1HQ
Flat 402, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 506, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 303, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 302, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 208, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 101, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 324, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 205, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 503, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 209, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 103, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 201, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 404, 122 High Street, Manchester, M4 1AB
Flat 210, 122 High Street, Manchester, M4 1AB
Flat 209, 122 High Street, Manchester, M4 1AB
91 High Street, Manchester, M4 1HQ
93 High Street, Manchester, M4 1HQ
Flat 902, 122 High Street, Manchester, M4 1AB
Flat 107, 122 High Street, Manchester, M4 1AB
Flat 604, 122 High Street, Manchester, M4 1AB
Flat 503, 122 High Street, Manchester, M4 1AB
Apartment 2.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 1.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
31 Martlesham Walk, Manchester, M4 1LY
29 Martlesham Walk, Manchester, M4 1LY
Flat 404, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 603, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 105, Garden House, 114 High Street, Manchester, M4 1HQ
118 High Street, Manchester, M4 1HQ
Flat 3, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH
Flat 210, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH
Apartment 4.2, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 2.11, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 5.1, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 5.3, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 4.4, The Design House, 108 High Street, Manchester, M4 1HT

Apartment 4.5, The Design House, 108 High Street, Manchester, M4 1HT
Flat 308, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 503, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 601, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 109, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 104, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 502, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 606, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 206, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 223, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 206, 122 High Street, Manchester, M4 1AB
Flat 216, 122 High Street, Manchester, M4 1AB
Flat 306, 122 High Street, Manchester, M4 1AB
Flat 111, 122 High Street, Manchester, M4 1AB
Flat 305, 122 High Street, Manchester, M4 1AB
Flat 405, 122 High Street, Manchester, M4 1AB
Flat 702, 122 High Street, Manchester, M4 1AB
Flat 502, 122 High Street, Manchester, M4 1AB
Apartment 3.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 4.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
23 Copperas Street, Manchester, M4 1HS
23 Martlesham Walk, Manchester, M4 1LY
Flat 207, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 212, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
Apartment 1.2, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 3.2, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 1.3, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 1.11, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 2.2, The Design House, 108 High Street, Manchester, M4 1HT
Flat 107, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 204, 122 High Street, Manchester, M4 1AB
FLAT 501, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 106, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 211, 122 High Street, Manchester, M4 1AB
Flat 109, 122 High Street, Manchester, M4 1AB
FLAT 602, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 507, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 504, 122 High Street, Manchester, M4 1AB
Flat 105, 122 High Street, Manchester, M4 1AB
Flat 803, 122 High Street, Manchester, M4 1AB
Flat 403, 122 High Street, Manchester, M4 1AB
124 High Street, Manchester, M4 1HQ
Flat 308, 122 High Street, Manchester, M4 1AB
Flat 804, 122 High Street, Manchester, M4 1AB
Flat 603, 122 High Street, Manchester, M4 1AB
Flat 312, 122 High Street, Manchester, M4 1AB
Flat 313, 122 High Street, Manchester, M4 1AB
Flat 108, 122 High Street, Manchester, M4 1AB
Apartment 3.10, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 3.8, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 2.8, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 211, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH
The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
Flat 213, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH

Flat 408, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 501, Garden House, 114 High Street, Manchester, M4 1HQ
Apartment G1, The Design House, 20 Village Way, Manchester, M4 1BG
Apartment 6.5, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 5.2, The Design House, 108 High Street, Manchester, M4 1HT
Apartment G4, The Design House, 26 Village Way, Manchester, M4 1BG
Apartment 3.3, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 5.7, The Design House, 108 High Street, Manchester, M4 1HT
Flat 106, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 603, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 608, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 203, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 306, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 124, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 302, Icon 25, 101 High Street, Manchester, M4 1HG
Serviced Apartment 105, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 322, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 115, 122 High Street, Manchester, M4 1AB
Flat 302, 122 High Street, Manchester, M4 1AB
Flat 505, 122 High Street, Manchester, M4 1AB
Flat 801, 122 High Street, Manchester, M4 1AB
Flat 201, 122 High Street, Manchester, M4 1AB
Flat 309, 122 High Street, Manchester, M4 1AB
Flat 202, 122 High Street, Manchester, M4 1AB
Apartment 2.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
21 Martlesham Walk, Manchester, M4 1LY
120 High Street, Manchester, M4 1HQ
Flat 112, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
37 Martlesham Walk, Manchester, M4 1LY
Flat 306, Garden House, 114 High Street, Manchester, M4 1HQ
Apartment 3.11, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 6.4, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 3.12, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 2.4, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 2.12, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 1.4, The Design House, 108 High Street, Manchester, M4 1HT
Flat 201, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 305, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 202, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 301, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 505, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 506, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 305, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 222, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 403, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 504, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 301, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 203, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 101, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 304, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 206, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 509, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 303, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 307, 122 High Street, Manchester, M4 1AB

FLAT 323, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 405, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 208, 122 High Street, Manchester, M4 1AB
6 New George Street, Manchester, M4 4AE
Flat 215, 122 High Street, Manchester, M4 1AB
Flat 602, 122 High Street, Manchester, M4 1AB
Flat 606, 122 High Street, Manchester, M4 1AB
Flat 704, 122 High Street, Manchester, M4 1AB
Flat 406, 122 High Street, Manchester, M4 1AB
Flat 106, 122 High Street, Manchester, M4 1AB
Flat 104, 122 High Street, Manchester, M4 1AB
Flat 303, 122 High Street, Manchester, M4 1AB
Apartment 2.9, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 1.9, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
25 Martlesham Walk, Manchester, M4 1LY
Flat 309, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 401, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 113, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
39 Martlesham Walk, Manchester, M4 1LY
Apartment G2, The Design House, 22 Village Way, Manchester, M4 1BG
Apartment 3.4, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 1.12, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 4.9, The Design House, 108 High Street, Manchester, M4 1HT
19 Copperas Street, Manchester, M4 1HS
Apartment G3, The Design House, 24 Village Way, Manchester, M4 1BG
Apartment 4.8, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 2.3, The Design House, 108 High Street, Manchester, M4 1HT
Flat 103, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 405, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 102, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 508, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 607, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 304, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 102, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 404, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 402, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 304, 122 High Street, Manchester, M4 1AB
Flat 102, 122 High Street, Manchester, M4 1AB
Flat 112, 122 High Street, Manchester, M4 1AB
Flat 203, 122 High Street, Manchester, M4 1AB
Flat 605, 122 High Street, Manchester, M4 1AB
Flat 301, 122 High Street, Manchester, M4 1AB
Flat 101, 122 High Street, Manchester, M4 1AB
Flat 213, 122 High Street, Manchester, M4 1AB
Flat 705, 122 High Street, Manchester, M4 1AB
122 High Street, Manchester, M4 1AB
Apartment 3.9, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 1.8, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 1.10, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 4.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 2.10, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 3.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
27 Martlesham Walk, Manchester, M4 1LY
Flat 1, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH

Flat 2, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH
Flat 507, Garden House, 114 High Street, Manchester, M4 1HQ
112 High Street, Manchester, M4 1HQ
110 High Street, Manchester, M4 1HQ
Apartment 1.5, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 3.5, The Design House, 108 High Street, Manchester, M4 1HT
21 Copperas Street, Manchester, M4 1HS
108 High Street, Manchester, M4 1HT
Apartment 5.4, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 4.1, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 1.1, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 6.3, The Design House, 108 High Street, Manchester, M4 1HT
Flat 604, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 502, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 108, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 406, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 602, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 205, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 604, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 224, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 104, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 422, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 424, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 423, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 401, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 123, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 114, 122 High Street, Manchester, M4 1AB
Flat 701, 122 High Street, Manchester, M4 1AB
Flat 205, 122 High Street, Manchester, M4 1AB
Flat 103, 122 High Street, Manchester, M4 1AB
103 High Street, Manchester, M4 1HQ
Flat 601, 122 High Street, Manchester, M4 1AB
Flat 901, 122 High Street, Manchester, M4 1AB
Flat 802, 122 High Street, Manchester, M4 1AB
Flat 314, 122 High Street, Manchester, M4 1AB
Flat 311, 122 High Street, Manchester, M4 1AB
Flat 706, 122 High Street, Manchester, M4 1AB
Flat 401, 122 High Street, Manchester, M4 1AB
Flat 214, 122 High Street, Manchester, M4 1AB
Apartment 1.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 111, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH
41 Martlesham Walk, Manchester, M4 1LY
Apartment 5.5, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 5.6, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 6.1, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 6.2, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 2.5, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 6.6, The Design House, 108 High Street, Manchester, M4 1HT
Flat 204, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 403, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 407, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 508, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 601, Icon 25, 101 High Street, Manchester, M4 1HG
89 High Street, Manchester, M4 1HQ

Flat 113, 122 High Street, Manchester, M4 1AB
FLAT 505, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 122, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 202, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 204, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 406, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 212, 122 High Street, Manchester, M4 1AB
FLAT 605, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 703, 122 High Street, Manchester, M4 1AB
Flat 310, 122 High Street, Manchester, M4 1AB
Flat 110, 122 High Street, Manchester, M4 1AB
Flat 116, 122 High Street, Manchester, M4 1AB
Flat 402, 122 High Street, Manchester, M4 1AB
Flat 207, 122 High Street, Manchester, M4 1AB
Flat 315, 122 High Street, Manchester, M4 1AB
Flat 506, 122 High Street, Manchester, M4 1AB
Flat 501, 122 High Street, Manchester, M4 1AB
Flat 307, Garden House, 114 High Street, Manchester, M4 1HQ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Smithfield Conservation Area 1987
Area Team Boundary - Name: CENTRAL