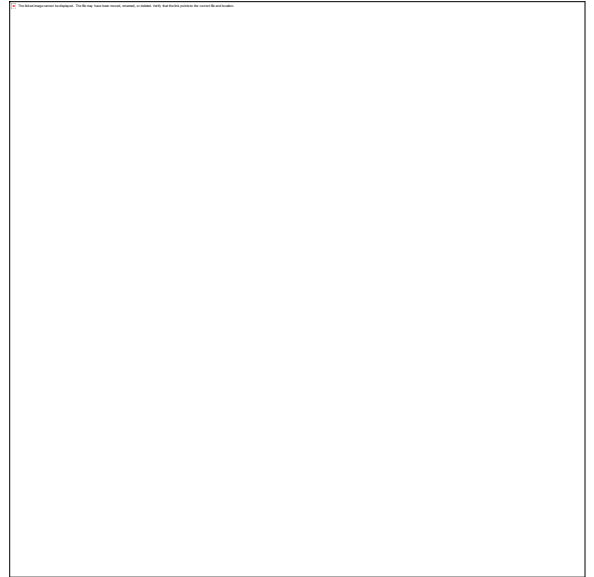




Planning

Growth & Development

Delegated officer report for planning application

Application no. 136246/FO/2023

Date registered valid: 4 April 2023

Proposal: Public realm improvements, landscaping and heritage improvement works to the Roman Gardens

Address: Roman Gardens Castlefield , Manchester

Ward(s): Deansgate Ward

Applicant: Miss Louise Pullan Castlefield Forum

Agent (if any):

Case officer: David Brettell
Tel: 0161 234 4556
Email: dave.brettell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 6th November 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 13 April 2023 Expired: 4 May 2023

Neighbour notifications

Printed: 13 April 2023 Expired: 4 May 2023

Site notice

Posted: Expired:

Press advert

Published: 18 April 2023 Expired: 9 May 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The site is bounded by Liverpool Road to the north, Collier Street to the east, Beaufort Street to the south and Stone Street/Bridgewater Street to the west. The red-line boundary includes a section of the Liverpool Street southern footway, and adjacent sections of Stone Street, Beaufort Street and Collier Street.

Description of development

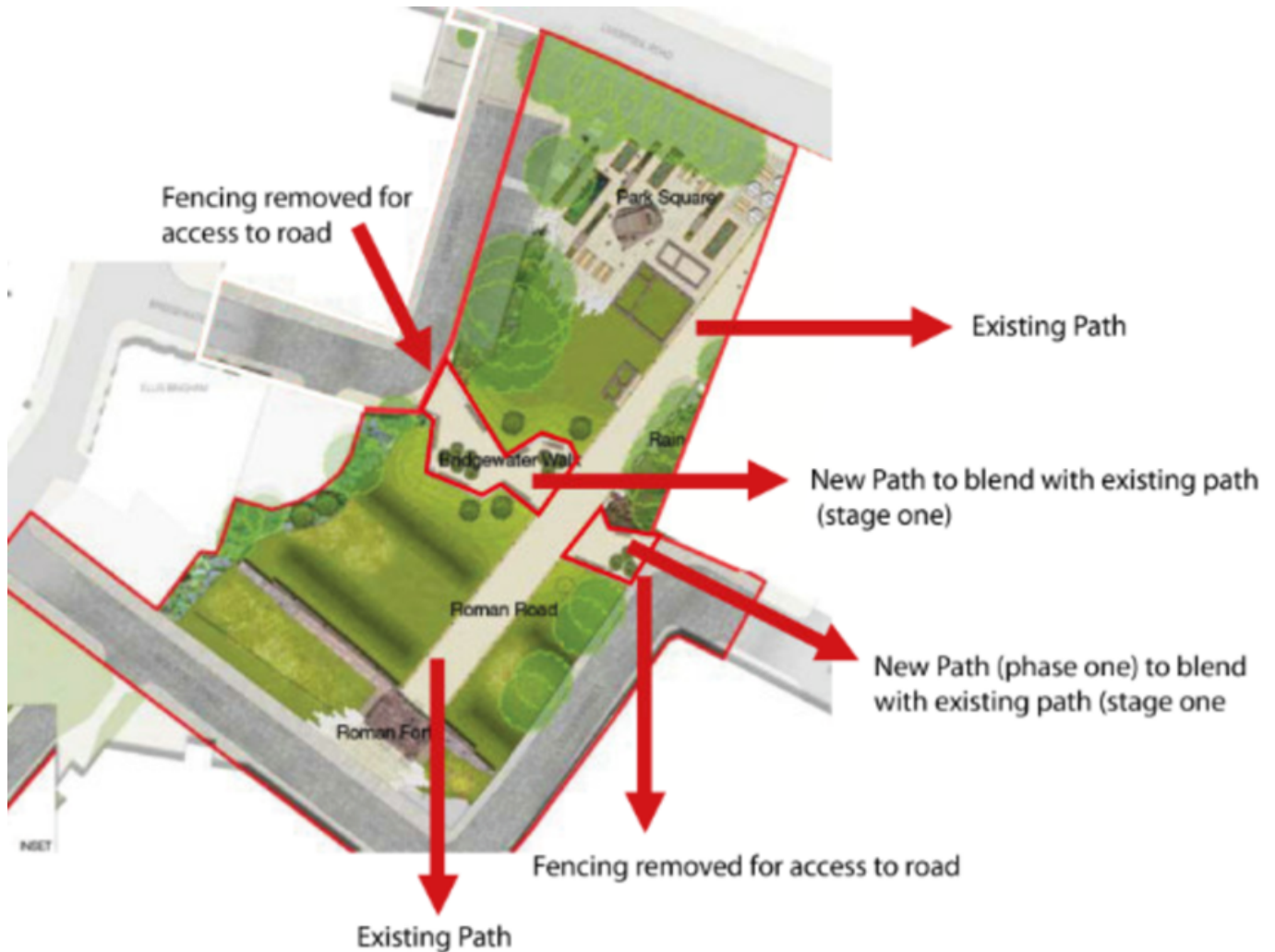
Planning permission was granted for 'Public realm improvements, landscaping and heritage improvement works to the Roman Gardens' on 12th May 2017 ref:113460/FO/2016. The proposals were promoted by Castlefield Forum, and supported by a crowd funding initiative, with contributions from major developers in the area.

A number of pre-commencement conditions were imposed on the consent, but these were not discharged. As a result, the consent lapsed.

It is now intended to commence work on the Gardens, with the assistance of a major developer, in accordance with the previously approved scheme. Therefore, in order to seek approval for the works, the current application has been submitted, which replicates all aspects of the previously approved development. The only change is an alteration to the site edged red to

preclude the White Lion beer gardens, which is the subject of a separate consent for an external seating area.

The current application again seeks consent for landscaping works including hard surfaced paths, soft landscaping and planters, together with external furniture. The proposals are in two phases, with Phase 1 relating to a limited laying out of pedestrian footpath which would run across the central area of the site. See below.



Consultations & Notification Responses

Site notice, press notice, neighbours

In relation to neighbour comments, one letter has been received suggesting future proposals for the wider area. Four letters of support have been received, and one letter of objection states that the plans are too modern, and the area lacks maintenance.

Highway Services – No objections. Have commented that the proposals appear to be sufficiently wide, and it is noted that the proposed access routes have been designed in line with DDA guidance. MCC would need to ensure that all planting, grass cutting and other community garden developments, creation of sculpted grass mounds, new trees and shrubs is

maintained as part of a Service Level Agreement in order to ensure that they do not become a future maintenance liability to MCC.

Environmental Health - No objections recommended condition regarding contamination.

Neighbourhood Team Leader (Arboriculture) - No objections

Greater Manchester Police.- No objections.

Historic England (North West) do not wish to comment.

United Utilities Water PLC - recommended two conditions relating to sewers and surface water drainage.

Greater Manchester Archaeological Advisory Service.- No objections. Recommended the same condition as previously.

Greater Manchester Ecology Unit -. no objections.

Greater Manchester Pedestrians Society - no comments received

Issues

Roman Gardens is an area of significant historic historical and archaeological value, and is of major importance to Manchester and the wider area. It provides a focus in the Castlefield area and attracts many visitors, as well as providing a popular area of open space to resident and worker in the City Centre.

Investment in the future of the gardens has been limited over recent years and the current proposals provide for the implementation of upgrading works to enhance the existing layout and design of the gardens. The proposals have been brought forward by Castlefield Forum, on behalf of local stakeholders, and consent would enable such works to proceed, subject to funding. At present, funding is only available for initial works, shown as Phase 1, which include footpath provision in a central area of the gardens. A condition is recommended for Phase 1 requiring samples and specifications of all hard landscape materials, together with a layout plan identifying the location of the materials. All other conditions, requiring pre-development submissions are in relation to the main works, included in Phase 2.

In relation to planning policy, Manchester Core Strategy was adopted in 2012 and sets the council's development aspirations up to 2026. The following policies are of relevance to proposed works within the Roman Gardens:

- Policy DM 1 Development Management
- Policy CC10 A Place for Everyone
- Policy EN 1 Design Principles and Strategic Character Areas
- Policy EN 3 Heritage
- Policy EN 9 Green Infrastructure
- Policy EN 10 Safeguarding Open Space, Sport and Recreation Facilities
- Policy EN 12 Area priorities for Open Space, Sport and Recreation

The proposed works to the Roman Gardens, in terms of principle, design and detail, are considered to be in accordance with these policies.

Accordingly, the application is recommended for approval, subject to conditions.

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:

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. There were no issues that needed to be dealt with in respect of this application.

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

Condition 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.

Condition 2. The development hereby approved shall be carried out in accordance with the following drawings and documents:

Plans received on 13th February 2023, as follows:

Location Plan (9)L012
Landscape Plan (9)L1013 B, showing site edged red
Landscape Plan (9)L001 B
Landscape Plan (9)L002 B
Planting Plan (9)L003 B
Planting Plan (9)L004 B
Landscape Plan (9)L1010 B
Landscape Plan (9)L1011 B
Landscape Plan (9)L1014 B
Landscape Details (9) L017
Landscape Construction Details (9)L016

Development Proposal received 24th August 2023

Phasing Plan received 18th October 2023

Documents received on 13th February 2023, as follows

Design and access Statement
Statement of Community Involvement
Management and Maintenance Strategy
Arboricultural Survey

Condition 3.

For the avoidance of doubt, consent is granted for works comprising of Phase 1 and Phase 2.

In relation to Phase 1, no development included in Phase 1 shall commence unless and until samples and specifications of all hard landscape materials, together with a layout plan identifying the location of the materials, have been submitted to and approved in writing by the City Council as local planning authority.

Reason: - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies DM1 and SP1

Condition 4. No development shall commence in Phase 2 unless and until a paving and surfacing strategy for all areas of the application site be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed in accordance with a timescale to be submitted to, and approved by, the City Council, as local planning authority.

Reason: In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and for vehicles, pursuant to the Guide to Development and policy DM1 of the Core Strategy.

Condition 5. No development in Phase 2 shall commence unless and until samples and specifications of all hard landscape materials, together with a layout plan identifying the location of the materials have been submitted to and approved in writing by the City Council as local planning authority.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

Condition 6. No development in Phase 2 shall take place unless and until full details, specifications and samples of all materials of all street furniture, including planters, seating, cycle stands, lighting and all other structures shall be submitted to, and approved in writing by, the City Council, as local planning authority. The use of corten steel will not be acceptable.

Reason: To ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy and Guide to Development

Condition 7. No development in Phase 2 shall commence unless and until a full schedule of all areas of planting including all trees and shrubs, together with a layout plan identifying the location of all areas of planting has been submitted to and approved in writing by the City Council as local planning authority.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

Condition 8. Before the development is completed a signage design strategy for all parts of the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy and Guide to Development 2 (SPG).

Condition 9. No development shall take place on the cobble setts and layout of Stone Street parking areas and raised table area.

Reason - For the avoidance of doubt and to ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy and Guide to Development

Condition 10. No development shall take place in Phase 2 until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with the agreed 'Archaeological Mitigation Strategy' and Written Schemes of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSIs shall cover the following:

1. A phased programme and methodology of investigation and recording to include: - archaeological evaluation through trial pit and trench excavation
 - informed by the above, targeted more detailed excavation (subject of a new WSI)
 - targeted watching brief
 - identification of areas of potential for community excavation
 -
2. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the archaeological and historical interest represented.
3. A scheme to commemorate the site's heritage
4. Dissemination of the results commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible.

Condition 11. In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the planting scheme has been completed during the watching brief, then planting scheme shall cease until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the scheme shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

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 SP1 and DM1 of the Core Strategy.

Condition 12: No development in Phase 2 shall commence (including any earthworks) until details of the means of ensuring the water main/s and public sewer/s laid within the site boundary are protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing.

The details shall include a survey of the exact location of the water main/s and public sewer/s and outline the potential impacts on the water main/s and public sewer/s from construction activities and the impacts post completion of the development and identify mitigation measures to protect and prevent any damage to the water and wastewater infrastructure both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and to ensure protection of the public water supply and sewer system, pursuant to policies SP1 and DM1 of the Core Strategy.

Condition 13: Prior to the commencement of development in Phase 2, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage schemes must include:

1. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
2. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
3. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
4. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
5. Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The approved drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Corporate Property
Parks & Events
Greater Manchester Police
Historic England (North West)
United Utilities Water PLC
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society

Flat 1, 18 Southern Street, Manchester, M3 4NJ
33 Liverpool Road, Manchester, M3 4NQ
Arch 5 And 6, Bridgewater Street, Manchester, M3 4NN
Arch 9, Bridgewater Street, Manchester, M3 4NN
Arch 8, Bridgewater Street, Manchester, M3 4NN
First And Second Floors, 29A Liverpool Road, Manchester, M3 4NQ
Flat 205, 11 Duke Street, Manchester, M3 4FR
Flat 106, 11 Duke Street, Manchester, M3 4FR
Flat 101, 11 Duke Street, Manchester, M3 4FR
Flat G05, 11 Duke Street, Manchester, M3 4FR
Flat G04, 11 Duke Street, Manchester, M3 4FR
Flat 6, 20 Southern Street, Manchester, M3 4NJ
Flat 5, 20 Southern Street, Manchester, M3 4NJ
12 Southern Street, Manchester, M3 4NJ
Westpoint, Duke Street, Manchester, M3 4NF
29 Liverpool Road, Manchester, M3 4NQ
Flat 54, 7 Collier Street, Manchester, M3 4NA
Flat 49, 7 Collier Street, Manchester, M3 4NA
Flat 46, 7 Collier Street, Manchester, M3 4NA
Flat 43, 7 Collier Street, Manchester, M3 4NA
12 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 408, 1 Rice Street, Manchester, M3 4JL
Flat 409, 1 Rice Street, Manchester, M3 4JL
Flat 305, 1 Rice Street, Manchester, M3 4JL
Flat G6, 1 Rice Street, Manchester, M3 4JL
Flat G7, 1 Rice Street, Manchester, M3 4JL
Flat 202, 1 Rice Street, Manchester, M3 4JL
Flat 115, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 2, 9 Barton Street, Manchester, M3 4NN
Flat 1, 9 Barton Street, Manchester, M3 4NN
Flat 6, 2 Southern Street, Manchester, M3 4NJ
Flat 6, 3 Barton Street, Manchester, M3 4NN
Flat 306, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 304, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 216, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 210, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 202, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 109, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 108, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 12, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF

31 Liverpool Road, Manchester, M3 4NQ
Flat 202, 11 Duke Street, Manchester, M3 4FR
Flat 1, 26 Bridgewater Street, Manchester, M3 4NH
Unit 4, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Nucleus, 21 Rice Street, Manchester, M3 4JL
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
Castlefield Mews, Stone Street, Manchester, M3 4NE
Ground Floor, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Basement To Fourth Floor, Wellington Mills, Duke Street, Manchester, M3 4NF
St Mathews, Liverpool Road, Manchester, M3 4NQ
5 - 9 Duke Street, Manchester, M3 4NF
13 - 25 Liverpool Road, Manchester, M3 4NW
Flat 7, 9 Barton Street, Manchester, M3 4NN
Unit 1, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 42, 24 Bridgewater Street, Manchester, M3 4NH
Flat 29, 24 Bridgewater Street, Manchester, M3 4NH
Flat 16, 24 Bridgewater Street, Manchester, M3 4NH
Flat 3, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
2 Duke Street, Manchester, M3 4NF
Arch 10, Bridgewater Street, Manchester, M3 4NN
No 3 Arch, Bridgewater Street, Manchester, M3 4NN
No 4 Arch, Bridgewater Street, Manchester, M3 4NN
No 7 Arch, Bridgewater Street, Manchester, M3 4NN
14 Southern Street, Manchester, M3 4NJ
29A Liverpool Road, Manchester, M3 4NQ
Flat 17, 28 Bridgewater Street, Manchester, M3 4NH
Flat 30, 28 Bridgewater Street, Manchester, M3 4NH
43 Liverpool Road, Manchester, M3 4NQ
Flat 7, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 8, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 5, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 11, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 9, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 102, 11 Duke Street, Manchester, M3 4FR
Flat G03, 11 Duke Street, Manchester, M3 4FR
Flat G01, 11 Duke Street, Manchester, M3 4FR
Flat 104, 11 Duke Street, Manchester, M3 4FR
Flat G06, 11 Duke Street, Manchester, M3 4FR
Flat G02, 11 Duke Street, Manchester, M3 4FR
Flat 206, 11 Duke Street, Manchester, M3 4FR
Flat 204, 11 Duke Street, Manchester, M3 4FR
Flat 105, 11 Duke Street, Manchester, M3 4FR
Flat 203, 11 Duke Street, Manchester, M3 4FR
Flat 201, 11 Duke Street, Manchester, M3 4FR
First Floor, 6 Southern Street, Manchester, M3 4NN
Ground Floor To Second Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Third Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Ground Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Flat 103, 11 Duke Street, Manchester, M3 4FR
Flat 2, 20 Southern Street, Manchester, M3 4NJ
360 Dental Care Limited, Ground Floor, 6 Southern Street, Manchester, M3 4NN
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Flat 28, 4 Barton Street, Manchester, M3 4NN
Flat 20, 7 Collier Street, Manchester, M3 4NA
Flat 8, 7 Collier Street, Manchester, M3 4NA
Flat 48, 7 Collier Street, Manchester, M3 4NA
Flat 33, 7 Collier Street, Manchester, M3 4NA
Flat 32, 7 Collier Street, Manchester, M3 4NA
Flat 3, 7 Collier Street, Manchester, M3 4NA
6 Barton Street, Manchester, M3 4NN
12 Barton Street, Manchester, M3 4NN
14 Castlefield Mews, Stone Street, Manchester, M3 4NE
10 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 403, 1 Rice Street, Manchester, M3 4JL
Flat 206, 1 Rice Street, Manchester, M3 4JL
Flat 211, 1 Rice Street, Manchester, M3 4JL
Flat 212, 1 Rice Street, Manchester, M3 4JL
Flat 301, 1 Rice Street, Manchester, M3 4JL
Flat 302, 1 Rice Street, Manchester, M3 4JL
Flat G3, 1 Rice Street, Manchester, M3 4JL
Flat G5, 1 Rice Street, Manchester, M3 4JL
Flat 102, 1 Rice Street, Manchester, M3 4JL
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 107, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 105, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 102, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 6, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 8, 8 Bridgewater Street, Manchester, M3 4NH
Flat 5, 8 Bridgewater Street, Manchester, M3 4NH
Flat 11, 3 Barton Street, Manchester, M3 4NN
Flat 308, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 205, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 112, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 106, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 27, 4 Barton Street, Manchester, M3 4NN
Flat 47, 7 Collier Street, Manchester, M3 4NA
Flat 26, 7 Collier Street, Manchester, M3 4NA
Flat 24, 7 Collier Street, Manchester, M3 4NA
Flat 52, 4 Barton Street, Manchester, M3 4NN
Flat 57, 7 Collier Street, Manchester, M3 4NA
Flat 56, 7 Collier Street, Manchester, M3 4NA
Flat 45, 7 Collier Street, Manchester, M3 4NA
Flat 34, 7 Collier Street, Manchester, M3 4NA
Flat 2, 7 Collier Street, Manchester, M3 4NA
Flat 304, 1 Rice Street, Manchester, M3 4JL
Flat 310, 1 Rice Street, Manchester, M3 4JL
Flat 502, 1 Rice Street, Manchester, M3 4JL
Flat G1, 1 Rice Street, Manchester, M3 4JL
Flat 208, 1 Rice Street, Manchester, M3 4JL
Flat 110, 1 Rice Street, Manchester, M3 4JL
Flat 111, 1 Rice Street, Manchester, M3 4JL
Flat 201, 1 Rice Street, Manchester, M3 4JL
Flat 12, 8 Bridgewater Street, Manchester, M3 4NH
Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 1, 2 Southern Street, Manchester, M3 4NJ
Flat 10, 3 Barton Street, Manchester, M3 4NN

Flat 7, 3 Barton Street, Manchester, M3 4NN
Flat 302, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 214, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 4, 8 Bridgewater Street, Manchester, M3 4NH
Flat 2, 8 Bridgewater Street, Manchester, M3 4NH
Flat 5, 9 Barton Street, Manchester, M3 4NN
Flat 4, 9 Barton Street, Manchester, M3 4NN
Flat 11, 2 Southern Street, Manchester, M3 4NJ
Flat 3, 2 Southern Street, Manchester, M3 4NJ
Flat 303, 73 - 83 Liverpool Road, Manchester, M3 4AQ
27 Liverpool Road, Manchester, M3 4NW
37 Liverpool Road, Manchester, M3 4NQ
8 Southern Street, Manchester, M3 4NJ
ATTICUS LEGAL LLP, Third Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Flat 53, 4 Barton Street, Manchester, M3 4NN
Flat 10, 4 Barton Street, Manchester, M3 4NN
Flat 37, 7 Collier Street, Manchester, M3 4NA
Flat 7, 7 Collier Street, Manchester, M3 4NA
Flat 6, 7 Collier Street, Manchester, M3 4NA
Flat 5, 7 Collier Street, Manchester, M3 4NA
Flat 23, 7 Collier Street, Manchester, M3 4NA
Flat 21, 7 Collier Street, Manchester, M3 4NA
4 Barton Street, Manchester, M3 4NN
Flat 404, 1 Rice Street, Manchester, M3 4JL
Flat 410, 1 Rice Street, Manchester, M3 4JL
Flat 601, 1 Rice Street, Manchester, M3 4JL
Flat G8, 1 Rice Street, Manchester, M3 4JL
Flat 204, 1 Rice Street, Manchester, M3 4JL
Flat 104, 1 Rice Street, Manchester, M3 4JL
Flat 107, 1 Rice Street, Manchester, M3 4JL
Castlefield House, Liverpool Road, Manchester, M3 4SB
Flat 13, 2 Southern Street, Manchester, M3 4NJ
Flat 1, 3 Barton Street, Manchester, M3 4NN
Flat 113, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 110, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 10, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 11, 8 Bridgewater Street, Manchester, M3 4NH
Flat 317, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 315, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 314, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 14, 2 Southern Street, Manchester, M3 4NJ
Flat 2, 2 Southern Street, Manchester, M3 4NJ
Flat 8, 3 Barton Street, Manchester, M3 4NN
Flat 204, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 116, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 111, 73 - 83 Liverpool Road, Manchester, M3 4AQ
39 Liverpool Road, Manchester, M3 4NQ
Flat 4, 20 Southern Street, Manchester, M3 4NJ
The White Lab Limited, Second Floor, 6 Southern Street, Manchester, M3 4NN
Fifth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
First Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Flat 38, 7 Collier Street, Manchester, M3 4NA
Flat 36, 7 Collier Street, Manchester, M3 4NA
Flat 58, 7 Collier Street, Manchester, M3 4NA

Flat 39, 7 Collier Street, Manchester, M3 4NA
6 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 402, 1 Rice Street, Manchester, M3 4JL
Flat 307, 1 Rice Street, Manchester, M3 4JL
Flat 401, 1 Rice Street, Manchester, M3 4JL
Flat 501, 1 Rice Street, Manchester, M3 4JL
Flat 503, 1 Rice Street, Manchester, M3 4JL
Flat 112, 1 Rice Street, Manchester, M3 4JL
Flat 101, 1 Rice Street, Manchester, M3 4JL
Flat 15, 2 Southern Street, Manchester, M3 4NJ
Flat 4, 2 Southern Street, Manchester, M3 4NJ
Flat 313, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 4, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 2, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 5, 3 Barton Street, Manchester, M3 4NN
Flat 215, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 213, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 212, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 211, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 208, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 201, 73 - 83 Liverpool Road, Manchester, M3 4AQ
35 Liverpool Road, Manchester, M3 4NQ
Flat 3, 20 Southern Street, Manchester, M3 4NJ
10 Southern Street, Manchester, M3 4NJ
8 Barton Street, Manchester, M3 4NN
Flat 41, 4 Barton Street, Manchester, M3 4NN
Flat 18, 7 Collier Street, Manchester, M3 4NA
Flat 9, 7 Collier Street, Manchester, M3 4NA
Flat 55, 7 Collier Street, Manchester, M3 4NA
Flat 51, 7 Collier Street, Manchester, M3 4NA
Flat 406, 1 Rice Street, Manchester, M3 4JL
Flat 407, 1 Rice Street, Manchester, M3 4JL
Flat 306, 1 Rice Street, Manchester, M3 4JL
Flat 207, 1 Rice Street, Manchester, M3 4JL
Flat 209, 1 Rice Street, Manchester, M3 4JL
Flat 7, 2 Southern Street, Manchester, M3 4NJ
Flat 13, 3 Barton Street, Manchester, M3 4NN
Flat 310, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 307, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 10, 8 Bridgewater Street, Manchester, M3 4NH
Flat 1, 8 Bridgewater Street, Manchester, M3 4NH
Flat 3, 9 Barton Street, Manchester, M3 4NN
Flat 12, 2 Southern Street, Manchester, M3 4NJ
Flat 9, 2 Southern Street, Manchester, M3 4NJ
Flat 5, 2 Southern Street, Manchester, M3 4NJ
Flat 3, 3 Barton Street, Manchester, M3 4NN
Flat 309, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 301, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 104, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 9, 8 Bridgewater Street, Manchester, M3 4NH
3 Barton Street, Manchester, M3 4NN
Flat 1, 20 Southern Street, Manchester, M3 4NJ
Part Ground Floor Unit 1, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
6 Southern Street, Manchester, M3 4NJ

Fourth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Second Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Ground Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Unit 2, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Wellington Mills, Duke Street, Manchester, M3 4NF
Cask, 29 Liverpool Road, Manchester, M3 4NQ
Flat 40, 4 Barton Street, Manchester, M3 4NN
Flat 31, 7 Collier Street, Manchester, M3 4NA
Flat 19, 7 Collier Street, Manchester, M3 4NA
Flat 4, 7 Collier Street, Manchester, M3 4NA
Flat 50, 7 Collier Street, Manchester, M3 4NA
Flat 35, 7 Collier Street, Manchester, M3 4NA
7 Collier Street, Manchester, M3 4NA
Flat 11, 4 Barton Street, Manchester, M3 4NN
Flat 44, 7 Collier Street, Manchester, M3 4NA
Flat 22, 7 Collier Street, Manchester, M3 4NA
Flat 25, 7 Collier Street, Manchester, M3 4NA
10 Barton Street, Manchester, M3 4NN
8 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 405, 1 Rice Street, Manchester, M3 4JL
Flat 303, 1 Rice Street, Manchester, M3 4JL
Flat 308, 1 Rice Street, Manchester, M3 4JL
Flat 309, 1 Rice Street, Manchester, M3 4JL
Flat 505, 1 Rice Street, Manchester, M3 4JL
Flat G4, 1 Rice Street, Manchester, M3 4JL
Flat 203, 1 Rice Street, Manchester, M3 4JL
Flat 205, 1 Rice Street, Manchester, M3 4JL
Flat 105, 1 Rice Street, Manchester, M3 4JL
Flat 103, 1 Rice Street, Manchester, M3 4JL
Flat 10, 2 Southern Street, Manchester, M3 4NJ
Flat 3, 8 Bridgewater Street, Manchester, M3 4NH
Flat 6, 9 Barton Street, Manchester, M3 4NN
Flat 9, 3 Barton Street, Manchester, M3 4NN
Flat 2, 3 Barton Street, Manchester, M3 4NN
Flat 312, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 506, 1 Rice Street, Manchester, M3 4JL
Flat G2, 1 Rice Street, Manchester, M3 4JL
Flat 109, 1 Rice Street, Manchester, M3 4JL
Flat 108, 1 Rice Street, Manchester, M3 4JL
Flat 106, 1 Rice Street, Manchester, M3 4JL
9 Barton Street, Manchester, M3 4NN
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 4, 3 Barton Street, Manchester, M3 4NN
Flat 217, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 1, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 7, 8 Bridgewater Street, Manchester, M3 4NH
Flat 6, 8 Bridgewater Street, Manchester, M3 4NH
Galloway, Rice Street, Manchester, M3 4JL
Flat 210, 1 Rice Street, Manchester, M3 4JL
Flat 318, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 8, 2 Southern Street, Manchester, M3 4NJ
Flat 14, 3 Barton Street, Manchester, M3 4NN
Flat 12, 3 Barton Street, Manchester, M3 4NN

Flat 209, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 207, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 206, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 203, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 117, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 114, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 103, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 101, 73 - 83 Liverpool Road, Manchester, M3 4AQ
41 Liverpool Road, Manchester, M3 4NQ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL