



Planning

Growth & Development

Delegated officer report for planning application

Application no. 136478/FO/2023
Date registered valid: 14 April 2023
Proposal: Installation of aluminium louvres in facade of existing commercial and restaurant units at ground and first floor of Blocks C and Block F
Address: Kampus Development , Chorlton Street, Manchester, M1 3GJ
Ward(s): Piccadilly Ward
Applicant: Mr Bob Ballard Chapman Taylor LLP
Agent (if any): MR Bob Ballard Chapman Taylor LLP
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 17-10-23

Application details

Type of application: Full Application Consent
Development type: Minor Other
Date of site visit: 18 April 2023

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications

Printed: 18 April 2023 Expired: 9 May 2023

Site notice

Posted: 18 April 2023 Expired: 9 May 2023

Press advert

Published: 25 April 2023 Expired: 16 May 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

The application relates to Buildings C and F located within an island site known collectively as Kampus. The part of the site to which this application relates was granted consent under application ref no 112034/FO/2016/C2.

The Kampus development comprises a mixed use residential development with ground floor commercial uses within a number of building within a site bounded by Chorlton Street, Canal Street, Minshall Street and Aytoun Street. The buildings C and F are located within the Whitworth Street Conservation Area and adjacent to the Grade II Minto and Turner and Minshall House building which also form part of the wider site.

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 and hotel uses.

Description of development

Consent is sought for the installation of aluminium ventilation louvres in the facades of existing commercial and restaurant units at ground and first floor of Blocks C and Block F. The installations are proposed in 14 locations (7 on Block C and 7 on Block F). These would be a mixture of louvres within existing glazed window heads (2), window openings (4) and screened behind the vertical cladding to the lower levels of the buildings. The material from which the louvres sat within existing window heads and openings would be constructed would match the existing building cladding as would the screening to the remaining louvres.

The requirements for additional louvres from those which formed part of the original approval for this development has emerged from further feedback from potential tenants about additional servicing requirements for ventilation systems which exceeds that that was designed in at application stage. Some areas are to meet the needs of secured tenants and some are to future proof units based on the above potential tenant feedback.

Individual tenants will still be required to discharge the fume and other conditions relevant to each unit as required under application ref no 112034/FO/2016/C2.

Consultations & Notification Responses

Publicity – The application was advertised as affecting the setting of a listed building and occupiers of adjacent buildings were notified about the application. A site notice was displayed adjacent to the site. No representations have been received.

Issues

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

Section 12 Achieving Well Designed Places – which states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

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

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

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to sustainable harm, total loss or less than substantial harm to its significance.

199. 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.

202. 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.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

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

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

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.

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

Other Policy

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Design Issues and impact on the setting of Listed Buildings and Character of the Conservation Area – It is noted that the louvres have been designed so that they would sit discreetly screened behind the ribbed metal cladding which is used extensively on the lower floors of the buildings or be concealed behind extensions of that detail over the panels above doors within which they would be located. Given this the design would allow the interventions within the façade to be read as a more cohesive element of the overall architectural expression of the lower levels. On balance it is considered that the façade interventions would not detract from the overall impression of high levels of clear glazing which when all units within the development are occupied, will continue to afford high levels of ground floor activity which the original approval envisaged.

Given the location and design of the louvres they would cause no harm to the setting of adjacent listed buildings or the character of the conservation area.

In view of the above the proposals are considered to be acceptable would be consistent with Core Strategy Policies DM1, SP1, EN3 and CC9 and retained UDP policies DC18.1 and DC19.1.

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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included discussions about the principle of the developments pre 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 retained in situ in accordance with the following drawings and documents:

(a) Proposed Site Plan A666 902;

(b) Dwgs CTA-C1-99-DR-A-FLV 01 and CTA-C1-99-DR-A-SKCL 02 stamped as received on 17 October 2023; and

(c) Shopfront and Louvre design dwgs stamped as received on 17 October 2023

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 for the City of Manchester and saved policy and DC19.1 of the Unitary Development Plan for the City of Manchester; of the Manchester Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Flat 802, 59 Chorlton Street, Manchester, M1 3GD
Flat 801, 59 Chorlton Street, Manchester, M1 3GD
Flat 717, 59 Chorlton Street, Manchester, M1 3GD
Flat 713, 59 Chorlton Street, Manchester, M1 3GD
Flat 702, 59 Chorlton Street, Manchester, M1 3GD
Flat 503, 59 Chorlton Street, Manchester, M1 3FY
Flat 313, 59 Chorlton Street, Manchester, M1 3FY
Flat 302, 59 Chorlton Street, Manchester, M1 3FY
9 Little David Street, Manchester, M1 3GA
Flat 304, 3 Little David Street, Manchester, M1 3GA
Flat 1407, 44 Aytoun Street, Manchester, M1 3GN
Flat 1401, 44 Aytoun Street, Manchester, M1 3GN
Flat 1307, 44 Aytoun Street, Manchester, M1 3GN
Flat 1305, 44 Aytoun Street, Manchester, M1 3GN
Flat 1208, 44 Aytoun Street, Manchester, M1 3GN
Flat 1108, 44 Aytoun Street, Manchester, M1 3GN
Flat 1005, 44 Aytoun Street, Manchester, M1 3GN
Flat 1003, 44 Aytoun Street, Manchester, M1 3GN
Flat 1002, 44 Aytoun Street, Manchester, M1 3GN
Flat 905, 44 Aytoun Street, Manchester, M1 3GL
Flat 409, 44 Aytoun Street, Manchester, M1 3GL
Flat 404, 44 Aytoun Street, Manchester, M1 3GL
Flat 305, 44 Aytoun Street, Manchester, M1 3GL
Flat 205, 44 Aytoun Street, Manchester, M1 3GL
Flat 1313, 59 Chorlton Street, Manchester, M1 3GJ

Flat 1501, 28 Minshull Street, Manchester, M1 3GP
Flat 1406, 28 Minshull Street, Manchester, M1 3GP
Flat 1403, 28 Minshull Street, Manchester, M1 3GP
Flat 1311, 28 Minshull Street, Manchester, M1 3GP
Flat 1310, 28 Minshull Street, Manchester, M1 3GP
Flat 110, 5 Piccadilly Place, Manchester, M1 3BR
Flat 408, 5 Piccadilly Place, Manchester, M1 3BR
Flat 606, 5 Piccadilly Place, Manchester, M1 3BP
Flat 809, 5 Piccadilly Place, Manchester, M1 3BP
Flat 311, 5 Piccadilly Place, Manchester, M1 3BR
Flat 509, 5 Piccadilly Place, Manchester, M1 3BR
Flat 907, 5 Piccadilly Place, Manchester, M1 3BP
Flat 113, 5 Piccadilly Place, Manchester, M1 3BR
Flat 308, 5 Piccadilly Place, Manchester, M1 3BR
Flat 315, 5 Piccadilly Place, Manchester, M1 3BR
Flat 414, 5 Piccadilly Place, Manchester, M1 3BR
Flat 709, 5 Piccadilly Place, Manchester, M1 3BP
Flat 813, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1005, 5 Piccadilly Place, Manchester, M1 3BP
Flat 215, 5 Piccadilly Place, Manchester, M1 3BR
Flat 306, 5 Piccadilly Place, Manchester, M1 3BR
Flat 504, 5 Piccadilly Place, Manchester, M1 3BR
Flat 602, 5 Piccadilly Place, Manchester, M1 3BP
Flat 102, 5 Piccadilly Place, Manchester, M1 3BR
Flat 201, 5 Piccadilly Place, Manchester, M1 3BR
Flat 204, 5 Piccadilly Place, Manchester, M1 3BR
Flat 514, 5 Piccadilly Place, Manchester, M1 3BR
Flat 715, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1106, 28 Minshull Street, Manchester, M1 3GP
Flat 1002, 28 Minshull Street, Manchester, M1 3GP
Flat 907, 28 Minshull Street, Manchester, M1 3GP
Flat 902, 28 Minshull Street, Manchester, M1 3GP
Flat 901, 28 Minshull Street, Manchester, M1 3GP
Flat 710, 28 Minshull Street, Manchester, M1 3EF
Flat 709, 28 Minshull Street, Manchester, M1 3EF
Flat 506, 28 Minshull Street, Manchester, M1 3EF
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Flat 406, 28 Minshull Street, Manchester, M1 3EF
Flat 310, 28 Minshull Street, Manchester, M1 3EF
Flat 306, 28 Minshull Street, Manchester, M1 3EF
Flat 202, 28 Minshull Street, Manchester, M1 3EF
42 Aytoun Street, Manchester, M1 3GL
Flat 1401, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1312, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1309, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1306, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1303, 59 Chorlton Street, Manchester, M1 3GJ
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Flat 1112, 59 Chorlton Street, Manchester, M1 3GD
Flat 1001, 59 Chorlton Street, Manchester, M1 3GD
Flat 915, 59 Chorlton Street, Manchester, M1 3GD
Flat 910, 59 Chorlton Street, Manchester, M1 3GD
Flat 903, 59 Chorlton Street, Manchester, M1 3GD

Flat 902, 59 Chorlton Street, Manchester, M1 3GD
Flat 816, 59 Chorlton Street, Manchester, M1 3GD
Flat 716, 59 Chorlton Street, Manchester, M1 3GD
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Flat 613, 59 Chorlton Street, Manchester, M1 3FY
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Flat 501, 59 Chorlton Street, Manchester, M1 3FY
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Flat 212, 59 Chorlton Street, Manchester, M1 3FY
Flat 211, 59 Chorlton Street, Manchester, M1 3FY
Flat 209, 59 Chorlton Street, Manchester, M1 3FY
Flat 203, 3 Little David Street, Manchester, M1 3GA
Flat 1306, 44 Aytoun Street, Manchester, M1 3GN
Flat 1304, 44 Aytoun Street, Manchester, M1 3GN
Flat 1303, 44 Aytoun Street, Manchester, M1 3GN
Flat 1203, 44 Aytoun Street, Manchester, M1 3GN
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Flat 708, 44 Aytoun Street, Manchester, M1 3GL
Flat 704, 44 Aytoun Street, Manchester, M1 3GL
Flat 703, 44 Aytoun Street, Manchester, M1 3GL
Flat 407, 44 Aytoun Street, Manchester, M1 3GL
Flat 309, 44 Aytoun Street, Manchester, M1 3GL
Flat 304, 44 Aytoun Street, Manchester, M1 3GL
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Flat 1304, 28 Minshull Street, Manchester, M1 3GP
Flat 1208, 28 Minshull Street, Manchester, M1 3GP
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Flat 504, 59 Chorlton Street, Manchester, M1 3FY
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Flat 315, 59 Chorlton Street, Manchester, M1 3FY
Flat 306, 59 Chorlton Street, Manchester, M1 3FY
Flat 210, 59 Chorlton Street, Manchester, M1 3FY
Flat 204, 3 Little David Street, Manchester, M1 3GA
Flat 1402, 44 Aytoun Street, Manchester, M1 3GN
Flat 1110, 44 Aytoun Street, Manchester, M1 3GN
Flat 1007, 44 Aytoun Street, Manchester, M1 3GN
Flat 910, 44 Aytoun Street, Manchester, M1 3GL
Flat 709, 44 Aytoun Street, Manchester, M1 3GL
Flat 307, 44 Aytoun Street, Manchester, M1 3GL
Flat 201, 44 Aytoun Street, Manchester, M1 3GL
6 Little David Street, Manchester, M1 3GA
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Flat 911, 5 Piccadilly Place, Manchester, M1 3BP
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Flat 610, 5 Piccadilly Place, Manchester, M1 3BP
Flat 716, 5 Piccadilly Place, Manchester, M1 3BP
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Flat 1105, 28 Minshull Street, Manchester, M1 3GP
Flat 1003, 28 Minshull Street, Manchester, M1 3GP
Flat 1102, 28 Minshull Street, Manchester, M1 3GP
Flat 807, 28 Minshull Street, Manchester, M1 3GP
Flat 805, 28 Minshull Street, Manchester, M1 3GP
Flat 708, 28 Minshull Street, Manchester, M1 3EF
Flat 611, 28 Minshull Street, Manchester, M1 3EF
Flat 610, 28 Minshull Street, Manchester, M1 3EF
Flat 503, 28 Minshull Street, Manchester, M1 3EF
Flat 502, 28 Minshull Street, Manchester, M1 3EF
Flat 407, 28 Minshull Street, Manchester, M1 3EF
Flat 405, 28 Minshull Street, Manchester, M1 3EF
Flat 402, 28 Minshull Street, Manchester, M1 3EF
Flat 305, 28 Minshull Street, Manchester, M1 3EF
Flat 207, 28 Minshull Street, Manchester, M1 3EF
Flat 1504, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1406, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1308, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1207, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1106, 59 Chorlton Street, Manchester, M1 3GD
Flat 1013, 59 Chorlton Street, Manchester, M1 3GD
Flat 811, 59 Chorlton Street, Manchester, M1 3GD
Flat 807, 59 Chorlton Street, Manchester, M1 3GD

Flat 706, 59 Chorlton Street, Manchester, M1 3GD
Flat 704, 59 Chorlton Street, Manchester, M1 3GD
Flat 701, 59 Chorlton Street, Manchester, M1 3GD
Flat 611, 59 Chorlton Street, Manchester, M1 3FY
Flat 608, 59 Chorlton Street, Manchester, M1 3FY
Flat 604, 59 Chorlton Street, Manchester, M1 3FY
Flat 510, 59 Chorlton Street, Manchester, M1 3FY
Flat 416, 59 Chorlton Street, Manchester, M1 3FY
Flat 408, 59 Chorlton Street, Manchester, M1 3FY
Flat 402, 59 Chorlton Street, Manchester, M1 3FY
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Flat 205, 59 Chorlton Street, Manchester, M1 3FY
Flat 201, 59 Chorlton Street, Manchester, M1 3FY
57 Chorlton Street, Manchester, M1 3FY
51 Chorlton Street, Manchester, M1 3FY
47 Chorlton Street, Manchester, M1 3FY
45 Chorlton Street, Manchester, M1 3FY
Flat 303, 3 Little David Street, Manchester, M1 3GA
Flat 302, 3 Little David Street, Manchester, M1 3GA
Flat 104, 3 Little David Street, Manchester, M1 3GA
Flat 1308, 44 Aytoun Street, Manchester, M1 3GN
Flat 1302, 44 Aytoun Street, Manchester, M1 3GN
Flat 1107, 44 Aytoun Street, Manchester, M1 3GN
Flat 807, 44 Aytoun Street, Manchester, M1 3GL
Flat 801, 44 Aytoun Street, Manchester, M1 3GL
Flat 1201, 44 Aytoun Street, Manchester, M1 3GN
Flat 608, 44 Aytoun Street, Manchester, M1 3GL
Flat 606, 44 Aytoun Street, Manchester, M1 3GL
Flat 604, 44 Aytoun Street, Manchester, M1 3GL
Flat 509, 44 Aytoun Street, Manchester, M1 3GL
Flat 401, 44 Aytoun Street, Manchester, M1 3GL
Flat 1301, 28 Minshull Street, Manchester, M1 3GP
Flat 202, 44 Aytoun Street, Manchester, M1 3GL
Flat 601, 44 Aytoun Street, Manchester, M1 3GL
Flat 1402, 28 Minshull Street, Manchester, M1 3GP
Flat 208, 5 Piccadilly Place, Manchester, M1 3BR
Flat 106, 5 Piccadilly Place, Manchester, M1 3BR
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Flat 702, 5 Piccadilly Place, Manchester, M1 3BP
Flat 317, 5 Piccadilly Place, Manchester, M1 3BR
Flat 417, 5 Piccadilly Place, Manchester, M1 3BR
Flat 516, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1002, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1006, 5 Piccadilly Place, Manchester, M1 3BP
Flat 717, 5 Piccadilly Place, Manchester, M1 3BP
Flat 801, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1012, 5 Piccadilly Place, Manchester, M1 3BP
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Flat 713, 5 Piccadilly Place, Manchester, M1 3BP
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Flat 1504, 28 Minshull Street, Manchester, M1 3GP
Flat 1503, 28 Minshull Street, Manchester, M1 3GP
Flat 1505, 28 Minshull Street, Manchester, M1 3GP
Flat 1506, 28 Minshull Street, Manchester, M1 3GP
4 Piccadilly Place, Manchester, M1 3BN
Simply Fresh, 4D Piccadilly Place, Manchester, M1 3BN
4C Piccadilly Place, Manchester, M1 3BN
4A Piccadilly Place, Manchester, M1 3BN
4B Piccadilly Place, Manchester, M1 3BN
First Floor, 4 Piccadilly Place, Manchester, M1 3BN
BARCLAYS BANK PLC, Third To Seventh Floors, 4 Piccadilly Place, Manchester, M1 3BN
24A Minshull Street, Manchester, M1 3EF
24 Minshull Street, Manchester, M1 3EF
24B Minshull Street, Manchester, M1 3EF
20 Minshull Street, Manchester, M1 3EF
Second Floor, 4 Piccadilly Place, Manchester, M1 3BN
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2 Little David Street, Manchester, M1 3GA
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Flat 1010, 28 Minshull Street, Manchester, M1 3GP
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Flat 304, 28 Minshull Street, Manchester, M1 3EF
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Flat 1110, 59 Chorlton Street, Manchester, M1 3GD
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Flat 1014, 59 Chorlton Street, Manchester, M1 3GD
Flat 1007, 59 Chorlton Street, Manchester, M1 3GD
Flat 914, 59 Chorlton Street, Manchester, M1 3GD
Flat 913, 59 Chorlton Street, Manchester, M1 3GD
Flat 912, 59 Chorlton Street, Manchester, M1 3GD
Flat 907, 59 Chorlton Street, Manchester, M1 3GD
Flat 901, 59 Chorlton Street, Manchester, M1 3GD
Flat 810, 59 Chorlton Street, Manchester, M1 3GD

Appendix 2 – Planning constraints

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(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Whitworth Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL