

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134899/FO/2022

Date registered valid: 23 August 2023

Proposal: Creation of two dwellinghouses (Use Class C3a) together with associated elevational alterations.

Address: Block E, 12 Pollard Street, Manchester, M4 7AU

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Kam Lai

Agent (if any): Mr Philip Lambert Philip Lambert Architecture

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 09/11/2023

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 5 July 2023

Standard consultations:

Printed: 23 August 2023 Expired: 13 September 2023

Neighbour notifications

Printed: 23 August 2023 Expired: 13 September 2023

Site notice

Posted: 25 August 2023 Expired: 15 September 2023
Posted: 25 August 2023 Expired: 15 September 2023

Press advert

Published: 29 August 2023 Expired: 12 September 2023
Published: 11 July 2023
Expired: 25 July 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to part of the Grade II listed Albion Mill located on Pollard Street. The Mill is a late Victorian four storey former industrial building, with surviving chimney, completed in red brick. The application itself relates to the ground floor of the former boiler house, a two storey element of the Mill situated to it's rear that fronts onto an internal car park. The application site is visible from Pollard Street, is completed in red brick and it's first floor was converted to residential apartments as part of the Mill's conversion, originally approved under planning permission 061691/FO/NORTH2/01. The application site was most recently in use as an office space for construction workers and now lies vacant. The boiler house is completed in red brick to match that of the rest of the mill but its front elevation has been partially reconstructed, with it featuring mismatched brickwork and other visible repairs i.e. concrete and steel support beams. An arched access features in the boiler house's side elevation that is secured by an internal roller shutter.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area forms part of New Islington, a largely residential area that lies on the periphery of Manchester City Centre. To the north of the application site lies the New Islington Green, an area of public green space and the New Islington Tram Stop. To the south of the site lies the Albion Works internal car park and the majority of the Albion Works estate, a series of

contemporary mid-rise residential apartment blocks that share bin and parking facilities with the occupiers of the Grade II listed mill.

Description of development

The application seeks consent for the creation of 2no dwellinghouses (Class C3(a)) with associated external alterations.

The proposal would see the sub-division of the ground floor of the Mill's Boiler House to form 2no two bedroomed dwellings. The dwellings would feature a mezzanine floor, effectively making the Boiler House three storey.

Each proposed dwellinghouse would feature an open plan lounge/kitchen, a bathroom, utility room and a bedroom at ground floor, with a second bedroom, a WC and a study situated at mezzanine level. Both dwellinghouses would have an internal floorspace of 135sqm and each habitable room, i.e. bedrooms and lounges, would be lit by natural light and have access to an outlook.

The proposed external alterations would see the insertion of 6no full height windows within the front elevation and a glazed panel within the property's side elevation. Replacement front doors and remedial brickwork repairs are also proposed.

The proposed dwellinghouses would each have access to their own car parking space located to the front of the property, and would have access to an existing communal bin store located to the south-west.

Planning History

134900/LO/2022 - Listed Building Consent for the creation of two dwellinghouses (C3a) together with alterations to the interior and exterior of the building including insertion of new windows and internal alterations – Application pending consideration.

131469/LO/2021 - LISTED BUILDING CONSENT Change of use from former boiler house of the mill to form 3no. dwellings together with associated elevational alterations and car parking – Withdrawn December 2021.

131468/FO/2021 - Change of use from former boiler house of the mill to form 3no. dwellings together with associated elevational alterations and car parking – Withdrawn December 2021.

120425/LO/2018 - LISTED BUILDING CONSENT for the temporary change of use of Boiler room area of Albion Mill to for office space and welfare facilities for adjacent construction site and associated works to listed building – Approved October 2018.

120424/FO/2018 - Retrospective application for the temporary retention of a construction compound within the former boiler room area of Albion Mill and adjacent to the building within the car parking area including the siting of 7 (part double stacked) cabins for office space and welfare facilities for adjacent construction site – Approved October 2018.

074665/LO/2005/N2 - LISTED BUILDING CONSENT Retrospective Application for amendments to roof and parapet detail not built in accordance with plans approved under ref 061692/LO/NORTH2/01 and other alterations including new escape staircase – Approved April 2005.

074664/FO/2005/N2 - Retrospective Application for amendments to roof and parapet detail not built in accordance with plans approved under ref: 061691/FO/NORTH2/01 other alterations including new fire escape staircase – Approved April 2005.

061692/LO/NORTH2/01 - LISTED BUILDING CONSENT Conversion of existing warehouse to offices at ground and part first and second floor and formation of 75 residential units above and extension of single new floor at roof level and demolition of buildings at rear – Approved November 2001.

061691/FO/NORTH2/01 - Conversion of existing warehouse to offices at ground floor part first floor and second floor and formation of 75 residential units above and addition of a single new floor at roof level with associated parking – Approved November 2001.

Consultations & Notification Responses

Environmental Health – No objection subject to conditions relating to demolition/construction hours, the submitted acoustic and overheating information, waste storage facilities and electric vehicle charging points.

Greater Manchester Ecology Unit – No objection received.

Greater Manchester Police – No objection subject to a condition relating to secured by design standards.

Highways – No objection subject to an informative relating to construction scaffolding and hoarding. The proposed dwellinghouses should be included in any existing travel plan, cycle storage facilities should also be made available on site.

MCC Flood Risk – No objection subject to an informative relating to drainage.

Transport for Greater Manchester – No objection.

Publicity – Two letters of objection has been received in relation to the proposed development. The reasons cited for the objections can be summarised as follows:

- Unacceptable impact on visual amenity.
- Unacceptable impact on residential amenity via loss of public space, construction noise and future use.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC3 – Housing
- Policy CC5 – Transport
- Policy CC9 – Design and Heritage
- Policy H1 – Overall Housing Provision
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN4 – Reducing CO2 Emissions by Enabling

- Policy EN6 – Target framework for CO2 reductions from low or zero carbon energy supplies
- Policy EN14 – Flood Risk
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN16 – Air Quality
- Policy EN17 – Water Quality
- Policy EN19 – Waste
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Other Legislative Requirements

Manchester Residential Quality Guidance Document

Planning (Listed Buildings and Conservation Areas) Act 1990

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

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

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

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

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The Plan and its policies must therefore be given significant weight in the planning balance. Relevant policies to the proposal are show below:

- Policy JP-H1 – Scale, Distribution and Phasing of New Housing Development
- Policy JP-P2 – Heritage
- Policy JP-S2 – Carbon and Energy
- Policy JP-S5 – Flood Risk and the Water Environment
- Policy JP-G9 – A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-S6 – Clean Air

Issues

Description of Development

The application would see the creation of two residential dwellinghouses (Class C3) within a Grade II listed mill that has previously been largely converted into self-contained residential apartments. The proposal would see a disused space brought back into an active use within the City Centre that would contribute to its ongoing regeneration. On this basis it is considered the proposal is acceptable in principle and therefore accords with Core Strategy Policies SP1 and DM2 subject to the matters discussed below.

Housing Delivery

The proposed development would see the provision of additional homes within the City Centre, contributing to Manchester's deliverable housing land supply and assisting with the regeneration of the City Centre. The number of units proposed falls below the 15 or more units level that requires a contribution to be made to the City's supply of affordable housing. On this basis, the proposal is considered to be acceptable in this regard and is thus in accordance with Core Strategy Policies SP1, CC3 and DM1, Places for Everyone Plan Policy JP-H1, and the National Planning Policy Framework.

Residential Amenity

The proposed dwellings would each feature two bedrooms, all of which would be capable of accommodating double beds, thus leading to the dwellings having a maximum occupancy of 4no persons each. The Manchester Residential Quality Guidance Document requires two storey dwellings capable of accommodating 4no persons to have a minimum floorspace of 83sqm, with both dwellings having an internal floorspace of 135sqm it is considered that they would be large enough to guarantee future occupiers an acceptable level of amenity in this regard. Each proposed habitable room, i.e. the proposed bedrooms and lounge/kitchen rooms, would be lit by natural light and have access to an outlook. On this basis it is considered that the proposed dwellings would guarantee their future occupiers an acceptable standard of amenity.

It is acknowledged that objections have been received which have cited concern over the proposal's impact on neighbouring amenity via loss of public space, construction noise and future use. No public space would be lost as a result of the implementation of the proposal, with it being situated on private land. Additionally, any noise associated with construction would only be for a temporary period and the development of two further dwellings is considered would not generate such a level of noise as to warrant refusal. It is considered necessary that the proposed glazed window within the side elevation of the Boiler House be obscurely glazed so as not to lead to an unacceptable loss of privacy on the neighbouring occupiers of the Vulcan Mill, which the window would front onto.

Environmental Health do not object to the proposal subject to conditions that would require construction works to take place between specific hours and that the development proceed in accordance with the submitted acoustic report/overheating assessment. It is considered unreasonable to control the hours of construction and as such in the event of an approval such a condition will not be attached to a decision notice. Subject to the remaining aforementioned conditions, the development is considered to be acceptable in this regard and therefore accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Visual Amenity

The application site as existing is unoccupied and features a front elevation with an untidy appearance due to mismatching brickwork and other repair works. The application site's rear and

side elevation are visible from Pollard Street but the only location in which the front elevation can be observed is within the Albion Mill Complex itself. The proposed windows would match those present at first floor on a like for like basis. Furthermore, the proposal would see the removal of an unsympathetic roller shutter from the side elevation. On this basis, it is considered the proposal would have an acceptable impact on the street scene, improving the finish of the property. Therefore, the proposal is considered to be in accordance with Core Strategy Policies EN1 and DM1, and the National Planning Policy Framework.

Heritage

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

As stated previously within this report, the application concerns the Boiler House of the Grade II listed Albion Mill. The remainder of the Albion Mill Complex and the entirety of the Vulcan Works site to the north-east of the application site are not listed and the site does not lie within a Conservation Area. Thus, it is considered that the only heritage asset that would be affected by the proposed works would be the setting of the Albion Mill itself. It is evident that the former Boiler House's front elevation has been rebuilt and repaired in places, with mismatching brickwork, exposed concrete, external steel support beams and sandstone cills/heads that serve no window being present on site. As such, the front elevation can be described as being in poor condition and in need of repair work that would assist in creating a tidier appearance. The side elevation of the Boiler House, whilst having been subject to less intervention than that of the front elevation, has seen former openings bricked up at first floor and a roller shutter installed within an archway at ground floor, with both detracting from the appearance and setting of the listed building.

The proposed works in relation to the front elevation would see the insertion of no full height windows that would match the width, profile and thickness of those present at first floor. This would then be accompanied by remedial brickwork repair, the removal of a modern louvre and the replacement of 2 no modern doors with contemporary replacements. The only proposed alteration to the side elevation would be the removal of the modern roller shutter and the insertion of a glazed opening within its place. Taking into account the poor condition of the Boiler House's façade, it is considered the proposed amendments would enhance the setting of the listed building by repairing a disused and untidy part of the building, and act as a natural continuation of the conversion works previously approved under applications 061691/FO/NORTH2/01 and 074664/FO/2005/N2.

As such the proposal is considered to be in accordance with Core Strategy Policies CC9, EN3 and DM1, Saved Unitary Development Plan Policy DC19, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Crime and Disorder

The proposed development would see the creation of 2 no residential dwellings. Good security is an essential component in the delivery of high standards of amenity for future occupiers. Greater Manchester Police (GMP) have assessed the proposal and do not object to it subject to the development being constructed to Secured by Design standards, that dusk and till dawn lighting be installed on all external doors, that any external bin store be lockable and fire resistant and that any walkways or parking areas be illuminated. Due to the scope of the application, it is considered that the points raised by the GMP, with the exception of a secured by design accreditation, should be dealt with via an informative. Taking the above into account it is

considered that in the event of an approval a condition will be attached that would require the development to achieve a secured by design accreditation and an informative notifying the applicant of the other matters raised by the GMP. Subject to such a condition and informative the proposal is considered to be acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Energy Efficiency

Core Strategy Policy EN6 requires residential development of 10 or more units to meet specific minimum carbon reduction targets. Developments smaller than this threshold will also be expected to meet this target but will not be expected to submit an Energy Statement. The policy then goes on to state that where the CO2 emissions reduction required under any future revision to Part L of the building regulations becomes greater than the '% Minimum requirement', the reduction required under building regulations would apply. The proposal despite not meeting the aforementioned threshold has been accompanied by an Energy Statement which confirms that the proposals would see a 12.9% reduction with SAP 9 carbon factors, a 36.9% with SAP 10 carbon factors, and a 62.7% with SAP 10.1 carbon factors in CO2 all over Part L of the 2013 Building Regulations. On this basis and subject to a condition that would require the development to proceed in accordance with the submitted Energy Statement the proposal is considered to be acceptable in this regard and thus in accordance with Core Strategy Policies EN4 and EN6, Places for Everyone Plan Policy JP-S2 and the National Planning Policy Framework,

Ecology

The proposal would see the creation of 2no residential dwellings within the urban area. The Boiler House is occupied at first floor, with only its ground floor lying vacant. The submission has been accompanied by an Ecological Survey which concludes that the development would pose a negligible risk to local ecology, notwithstanding this however, the survey goes on to conclude that the proposal should incorporate the installation of 2no bird boxes and 2no bat boxes in the interest of securing the ecological enhancement of the site. In the interests of visual amenity amendments was sought that would see the use of bat and bird bricks rather than boxes. Subject to conditions that would require the development proceed in accordance with the submitted ecological survey and that would also require the submission of a verification report confirming the installation of the aforementioned brick, it is considered the proposed development is acceptable in this regard and therefore accords with Core Strategy Policy EN15, Places for Everyone Plan Policy JP-G9 and the National Planning Policy Framework.

Flood Risk

The application site is located within Flood Zone 1, the area of land which has the lowest risk of flooding. The proposal would not see the extension of the property and as a result would not see the expansion of hard standing on site that may affect site drainage. MCC Flood Risk do not object to the proposal subject to an informative that requests the applicant design a drainage system that would prevent the increased risk of flooding, to improve and protect water quality. Subject to such an informative it is considered the proposal is acceptable in this regard and is thus in accordance with Core Strategy Policies EN14, EN17 and DM1, Places for Everyone Plan Policies EN14 and EN17, and the National Planning Policy Framework.

Highway Safety and Parking

The proposed dwellinghouses would each have access to their own car parking space located to the front of the property. The application site lies within a highly sustainable location within walking distance of the heart of the City Centre, local amenities and public transport links. On this basis and subject to a condition that would require future occupiers have access to said car parking

spaces for the lifetime of the development, this level of parking provision is considered to be acceptable. Highways do not object to the proposal subject to an informative notifying the applicant of the proper procedure that should be taken if highway scaffolding or hoarding is required during the proposed construction works. Highways also noted that the proposed dwellings should be incorporated to an existing travel plan for the wider Albion Mill Complex, if one exists; and that cycle storage facilities be made available for use on site. There exists no travel plan for the application site on record and thus the proposed dwellings cannot be added to it. The application site does not contain sufficient outdoor space to allow for the erection of cycle storage facilities, notwithstanding this however it is considered that there is adequate room within each dwelling to allow for the internal storage of, at minimum, one bicycle, and on this basis it is considered that no further action is required. EV charging points are proposed for both dwellings. It is acknowledged that Environmental Health requested that such charging points be secured as part of the development, as such, it is considered appropriate that in the event of an approval a condition be attached requiring the submission of a verification report that demonstrates such charging points have been installed on site. Subject to the aforementioned conditions and informative it is considered that the proposal is acceptable in this regard and therefore accords with Core Strategy Policies CC5, EN16 and DM1, Places for Everyone Plan Policy JP-S6 and the National Planning Policy Framework.

Waste Management

The submitted information notes that the occupiers of the proposed dwellings would have their bins stored within an existing bin store to the south of the site. The bin store lies under an area of raised decking and is use by other flats within the Albion Works Complex. The applicant has provided information that states they have the right to access the site so that the possibility of bins being stored unsecured on site is remote. Environmental Health do not object to this arrangement. Subject to a condition that would require the future occupiers of the proposed dwellings to have access to the bin store for the purposes of disposing waste for the lifetime of the development, it is considered the proposal is acceptable in this regard and therefore accords with Core Strategy Policy EN19 and the National Planning Policy for Waste.

Conclusion

In light of the above it has been found that subject to appropriate planning condition the development is acceptable and is thus in accordance with Core Strategy Policies SP1, CC3, CC5, CC9, H1, EN1, EN3, EN4, EN6, EN15, EN15, EN17, EN19 and DM1, Saved Unitary Development Plan Policies DC19 and DC26, Places for Everyone Plan Policies JP-H1, JP-P2, JP-S2, JP-S5, JP-G9 and JP-S6, the Manchester Residential Quality Guidance Document, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the proposal is therefore recommended for approval.

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

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Transport For Greater Manchester
Greater Manchester Ecology Unit
Environmental Health
MCC Flood Risk Management
Highway Services
Greater Manchester Ecology Unit
Greater Manchester Police
Transport For Greater Manchester

Flat 34, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 27, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 3, 6A Pollard Street, Manchester, M4 7BP
Flat 51, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 45, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 18, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 5, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 42, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 34, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 23, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 87, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 99, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 17, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 54, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 24, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 44, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 24, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 8, 10 Pollard Street, Manchester, M4 7DS
Flat 4, 10 Pollard Street, Manchester, M4 7DS
Flat 1, 10 Pollard Street, Manchester, M4 7DS
Flat 5, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 8, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 50, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 16, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 28, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 14, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 44, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 49, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 96, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 71, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 48, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 79, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 78, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 24, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 20, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 19, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 51, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 15, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 4, Block C, 12 Pollard Street, Manchester, M4 7AL

Flat 1, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 4, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 37, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 56, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 52, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 20, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 15, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 28, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 46, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 47, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 26, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 88, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 20, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 38, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 33, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 3, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 10, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 13, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 10, 10 Pollard Street, Manchester, M4 7DS
Flat 9, 10 Pollard Street, Manchester, M4 7DS
Flat 5, 10 Pollard Street, Manchester, M4 7DS
Flat 18, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 10, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 46, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 15, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 31, Block C, 12 Pollard Street, Manchester, M4 7AL
12E Pollard Street, Manchester, M4 7AL
Flat 12, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 28, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 55, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 65, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 59, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 3, 6 Pollard Street, Manchester, M4 7BN
Flat 30, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 53, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 25, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 45, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 2, 6A Pollard Street, Manchester, M4 7BP
Flat 43, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 40, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 1, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 14, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 37, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 11, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 8, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 21, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 76, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 60, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 86, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 100, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 16, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 27, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 13, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 27, Block C, 12 Pollard Street, Manchester, M4 7AL

Flat 29, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 35, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 19, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 16, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 2, 10 Pollard Street, Manchester, M4 7DS
Flat 14, 10 Pollard Street, Manchester, M4 7DS
Flat 11, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 19, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 43, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 56, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 1, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 20, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 30, Block C, 12 Pollard Street, Manchester, M4 7AL
12B Pollard Street, Manchester, M4 7AL
Flat 39, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 4, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 2, 6 Pollard Street, Manchester, M4 7BN
8A Pollard Street, Manchester, M4 7DS
Flat 30, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 32, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 57, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 36, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 33, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 5, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 6, 6A Pollard Street, Manchester, M4 7BP
Flat 1, 6A Pollard Street, Manchester, M4 7BP
Flat 7, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 58, Block A, 12 Pollard Street, Manchester, M4 7AJ
Ground Floor, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 54, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 59, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 42, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 38, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 35, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 18, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 3, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 2, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 42, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 66, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 92, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 73, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 70, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 31, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 14, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 32, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 8, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 3, 10 Pollard Street, Manchester, M4 7DS
Flat 12, 10 Pollard Street, Manchester, M4 7DS
Flat 41, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 3, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Serviced Apartment 40, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 34, Block C, 12 Pollard Street, Manchester, M4 7AL
12C Pollard Street, Manchester, M4 7AL
Flat P02, Block E, 12 Pollard Street, Manchester, M4 7AU

Flat 25, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat P03, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 36, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 30, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 83, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 82, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 6, 6 Pollard Street, Manchester, M4 7BN
Flat 9, 6 Pollard Street, Manchester, M4 7BN
Flat 10, 6 Pollard Street, Manchester, M4 7BN
Flat 43, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 22, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 2, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 22, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 8, 6A Pollard Street, Manchester, M4 7BP
Flat 7, 6A Pollard Street, Manchester, M4 7BP
Flat 39, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 26, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 32, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 16, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 9, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 46, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 48, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 29, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 13, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 22, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 55, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 36, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 94, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 90, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 51, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 89, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 68, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 2, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 11, 10 Pollard Street, Manchester, M4 7DS
Flat 13, 10 Pollard Street, Manchester, M4 7DS
Flat 6, 10 Pollard Street, Manchester, M4 7DS
Flat 5, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 18, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 23, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 2, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 9, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 7, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat P04, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 74, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 77, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 58, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 80, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 101, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 5, 6 Pollard Street, Manchester, M4 7BN
Flat 17, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 26, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 14, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 3, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 48, Block A, 12 Pollard Street, Manchester, M4 7AJ

Flat 10, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 41, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 5, 6A Pollard Street, Manchester, M4 7BP
Flat 24, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 50, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 44, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 31, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 55, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 14, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 54, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 56, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 53, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 50, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 4, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 15, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 37, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 81, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 21, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 5, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 16, 10 Pollard Street, Manchester, M4 7DS
22 Pollard Street, Manchester, M4 7AN
12A Pollard Street, Manchester, M4 7AL
Flat 36, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat P01, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat P05, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 57, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 35, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 4, 6 Pollard Street, Manchester, M4 7BN
Flat 8, 6 Pollard Street, Manchester, M4 7BN
Hetherington's Cafe Bar, 8 Pollard Street, Manchester, M4 7DS
Flat 4, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 15, Block B, 12 Pollard Street, Manchester, M4 7AJ
Ground Floor, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 13, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 4, 6A Pollard Street, Manchester, M4 7BP
Flat 23, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 49, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 3, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 11, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 12, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 63, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 39, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 85, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 67, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 61, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 64, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 72, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 28, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 62, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 25, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 7, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 15, 10 Pollard Street, Manchester, M4 7DS
Flat 7, 10 Pollard Street, Manchester, M4 7DS
Flat 6, Loom Building, 1 Harrison Street, Manchester, M4 7BF

Flat 57, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 53, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 25, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 10, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 6, Block C, 12 Pollard Street, Manchester, M4 7AL
12D Pollard Street, Manchester, M4 7AL
12F Pollard Street, Manchester, M4 7AL
Flat 22, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 17, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 1, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 9, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 33, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 47, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 84, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 52, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 29, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 93, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 69, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 7, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 9, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 7, 6 Pollard Street, Manchester, M4 7BN
Flat 38, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 29, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 12, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 19, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 21, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 35, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 6, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 8, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 17, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 6, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 10, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 34, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 16, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 23, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 91, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 32, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 95, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 49, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 45, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 21, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 1, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 13, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 11, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 8, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 2, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 7, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 12, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 9, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 47, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 26, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 33, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 52, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 31, Block E, 12 Pollard Street, Manchester, M4 7AU

Flat 41, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 97, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 75, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 98, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 1, 6 Pollard Street, Manchester, M4 7BN
Flat 40, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 27, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 12, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 11, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 6, Block B, 12 Pollard Street, Manchester, M4 7AJ

Appendix 2 – Planning constraints

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL