

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136174/LO/2023

Date registered valid: 6 February 2023

Proposal: LISTED BUILDING CONSENT for works to part of the ground floor and basement of the building comprising the removal of non-original ceilings, walls, and column boxes, the intumescent painting of cast-iron columns and beams, the reinstatement of ceilings and partitions where necessary, and the replacement of M&E systems

Address: Victoria Mill, Lower Vickers Street, Manchester, M40 7LH

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Signature Victoria Mill Ltd (in administration)

Agent (if any): Mr Don Murphy Paul Butler Associates

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 November 2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 20 February 2023

Standard consultations:

Printed: 16 February 2023 Expired: 9 March 2023

Neighbour notifications

Printed: 16 February 2023 Expired: 9 March 2023

Site notice

Posted: 20 February 2023 Expired: 13 March 2023

Press advert

Published: 28 February 2023 Expired: 21 March 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building and surroundings

The application site comprises the northern mill block of the Grade II* listed Victoria Mill. A former cotton spinning mill built between 1867 and 1873. The double mill is 6 stories high, constructed in red brick with some yellow brick detailing and slate roof.



The mill comprises two conjoined buildings forming a U-plan layout which creates a courtyard to the rear. There is a large area of car parking to the north and east of the mill.

The building currently operates a mix of uses with residential use occupying the southern wing of the building, with the upper floors of the northern wing mid-conversion from office to apartments. The ground floor of the northern wing is currently occupied by the NHS.

The works subject to this application relate to part of the ground floor and basement associated with offices and medical centre space associated with occupation of the floorspace by the NHS.

In terms of the immediate surroundings, the building is bounded by Rochdale Canal to the south, Victoria Mill Park to the west and residential properties within the Miles Platting area to the north and east.

The surrounding area is principally residential in character, comprising a mixture of two storey terraced and semi-detached dwellinghouses.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of development

Listed Building Consent is sought for works to part of the ground floor and basement of the comprising the removal of non-original ceilings, walls, and column boxes, the intumescent painting of cast-iron columns and beams, the reinstatement of ceilings and partitions where necessary, and the replacement of M&E systems.

The proposal involves works to the ground floor and basement of the northern part of the building, specifically the painting of columns and beams in order to provide the required 90-minute fire separation between the ground floor office use and upper floor residential use, as required by Building Regulations. The works would require the removal of suspended ceilings, column boxes and some partition walls to the ground floor, and the reinstatement of some suspended ceilings and walls.

Background

Planning Permission and Listed Building Consent was secured for the conversion of the upper floors of the northern part of the building to residential apartments in September 2017 (Ref 114600 and 114601), with variations to those consents approved in June 2018 (Ref 119321 and 119357). The approved scheme for 85 apartments was partially implemented, however works ceased due to the developer falling into administration.

Subsequently, it has been revealed that the necessary fire safety separation was not considered at the time of the original applications relating to the upper floors. The undertaking of the proposed works will enable both the existing and future ground floor office occupiers to continue to operate from the building and will enable the upper floor apartments to be occupied.

Part of the rationale for the changes also relates to hygiene and energy efficiency. The reinstatement of a ceiling is essential to avoid exposed services which would be difficult to keep clean to a standard acceptable and would also increase the volumes of the spaces which would require more power to heat, and a lack of ceilings may not achieve acceptable acoustics for privacy between offices.

The application has undergone extensive, ongoing dialogue with the Planning Service and the Urban Design and Heritage team.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Historic England – No objection. The views of the Council's specialist conservation and archaeological adviser should be sought.

Cadent – An 'informative' is requested relating to Cadent's assets and infrastructure.

Policy

The below policy and guidance is considered relevant to the consideration of this application;

- Policies DM1, EN3 and SP1 of the Manchester Core Strategy;
- Saved policy DC19.1 of the Unitary Development Plan for the City of Manchester;
- National Planning Policy Framework (NPPF) -Section 16.

Issues

Heritage and Impact to Visual Amenity

S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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'.

Policy EN3 of the Core Strategy, likewise refers to the need for the consideration to be given to the impact of new developments on heritage assets, whilst saved Policy DC19.1 of the UDP seeks to preserve and enhance the setting of listed buildings and specifically states that listed building consent will not be granted for external or internal alterations or additions to a listed building, were in its opinion, there would be an adverse effect on its architectural or historic character.

Relevant to this application, Section 16 relates to Conserving and Enhancing the Historic Environment.

Paragraph 195 states that in determining applications:

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

Paragraph 199 states 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

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

Paragraph 202 advises further that:

‘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’

The application has been subject to detailed, ongoing discussions with the aim of balancing the needs of the NHS as occupier, Building Regulations and retaining so far as possible, the historic significance of the building and the impact of the proposed works on the historic fabric and areas of heritage value.

It is noted that Victoria Mill is a Grade II* Listed Building and defined as being of outstanding national importance and of ‘more than special interest’.

The Mill has already undergone changes when it was converted into offices and apartments in the late 20th century. Therefore, the mill no longer retains any fixtures, on the interior, that indicate previous industrial use. The only visible historic fabric on the floors are the jack-arches and the cast-iron columns with the octagonal capitals. The previous conversion, in the late 20th century incorporated false ceilings which has shielded the cast-iron pillars from view instead of modifying them. Neither the jack-arches nor cast-iron pillars were removed or damaged during the alterations.

It is considered that the proposal represents a positive opportunity to allow the retention of viable use for the building and the occupier of the floorspace in this case, The NHS perform a vital function in this part of the city.

The changes in this case are believed to be fully reversible, with all major features that contribute to the building’s significance retained, with proposed works only creating minor harm to the historic fabric. No external changes are proposed.

When balanced against public benefits that the overall development will deliver in terms of employment, serving the health needs of the community and ensuring the space has a long-term use that does not degrade through vacancy, the impact is considered less than substantial.

In summary and with reference to the submitted documents, the proposed works would meet an established need and would still sustain the heritage significance of the listed building. Where works are proposed which would result in a slight degree of harm, this harm is regarded as less than substantial, and outweighed by the public benefits of the scheme. Conditions have been included to ensure specific elements of the works are agreed with the Planning Service to ensure repair and conversion works do not unacceptably harm the fabric of the building. On this basis, the impact is considered acceptable and compliant with aforementioned policy and guidance.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a

legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the changes. The proposal is considered to be acceptable and therefore determined within a timely manner.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Drawing referenced AP/01 (Location Plan), received by the City Council as Local Planning Authority on 6 February 2023.

Drawings referenced AP309/A (Ground Floor Demolition Plan), AP310/A (Proposed Ground Floor Plan), AP313/B (Proposed Ground Floor RCP), AP314/A (Proposed Ground Floor Wall Type Plan), AP315/A (Proposed Ground Floor Ceiling Details Sheet 1), AP316/A (Proposed Ground Floor Ceiling Details Sheet 2), AP322/A (Partition Type A Details), AP323/A (Partition Type B Details), AP324/A (Partition Type C Details), AP326/A (Partition Type E Details), AP327/A (Existing and Proposed Sections B-B), AP328/B (Existing and Proposed Sections A-A),

AP329/0 (Ground Floor Ceiling Details), AP330/0 (Existing Ground Floor Finishes), AP330/0 (Existing Ground Floor Finishes), AP331/0 (Proposed Ground Floor Finishes), received by the City Council as Local Planning Authority on 19 May 2023.

Soft Strip Methodology and Method Statement, received by the City Council as Local Planning Authority on 19 May 2023.

Heritage Statement prepared by Paul Butler Associates, received by the City Council as Local Planning Authority on 6 February 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

3) The development hereby approved shall only be implemented in accordance with the submitted Soft Strip Methodology and Method Statements, received by the City Council as Local Planning Authority on 19 May 2023.

Should any other parts of the Listed structure become damaged as a consequence of the removal/alteration work, then such damage should be made good following a method of works to be agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to remove historic fabric is appropriate and that any damage to the historic fabric is repaired to a satisfactory standard, pursuant to policy EN3 of the Manchester Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding details submitted, prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations attached to any listed fabric, detailed plans, method statement and specification (including external changes) showing the location, profile, fixing, sections, colour and suitable samples, where necessary, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, this should be removed, and the elevations should be made good following a scheme to be agreed in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic fabric, pursuant to policy EN3 of the Manchester Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Prior to the installation of any partitions, a detailed method statement and specification (including fixing details) shall be submitted and approved in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory works to the historic fabric acceptable, pursuant to policy EN3 of the Manchester Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Prior to the first use of the floorspace subject to this application, a tenant fit out strategy shall be submitted and agreed in writing by the City Council, as Local Planning Authority. Details shall include internal finishes and decorations, including walls, floors and ceilings. The development shall only be implemented in accordance with the agreed details.

Reason - To ensure that satisfactory interventions are made to the Listed building, pursuant to policy EN3 of the Manchester Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Prior to the commencement of works, details of fire protection works to the soffits (including method statement), shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The works shall then be carried out in accordance with the agreed details be completed within a time scale to be agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure a suitable fire protection strategy safeguards the listed fabric as far as possible, pursuant to policy EN3 of the Manchester Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) The materials to be used on all internal repairs including repointing / repairs to the brick ceilings, shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The works shall only be implemented in accordance with the agreed details.

Reason - In the interest of the ensuring appropriate modification of the listed building pursuant to policies EN3 of the Manchester Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

30 John Hogan VC Road, Manchester, M40 7QU
Flat 503, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Second Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH
29 Berkshire Road, Manchester, M40 7NQ
27 Berkshire Road, Manchester, M40 7NQ
32 John Hogan VC Road, Manchester, M40 7QU
Flat 217, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 412, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
1 Anscombe Close, Manchester, M40 7ND
1 Denver Avenue, Manchester, M40 7LZ
3 Denver Avenue, Manchester, M40 7LZ
1 Stanbury Walk, Manchester, M40 7LY
Ancoats And Miles Platting Sure Start And Childrens Centre, Holland Street, Manchester, M40 7DA
Flat 402, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 411, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
46 Varley Street, Manchester, M40 8BW
1 James Street, Manchester, M40 8BX
48 Varley Street, Manchester, M40 8BW
7 James Street, Manchester, M40 8BX
5 James Street, Manchester, M40 8BX
3 James Street, Manchester, M40 8BX
Flat 504, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 404, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 304, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 204, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 104, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Unit 1, Varley Business Centre, James Street, Manchester, M40 8EL
Unit 2, Varley Business Centre, James Street, Manchester, M40 8EL
Third Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH
Victoria Mill Medical Practice, Ground Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH
Flat 115, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 7, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 4, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 501, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 311, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
15 Stanbury Walk, Manchester, M40 7LY
5 Stanbury Walk, Manchester, M40 7LY
Flat 208, Victoria Mill, 8 Lower Vickers Street, Manchester, M40 7NA
Fourth Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 208, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 117, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 111, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 12, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 408, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 302, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 116, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 109, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 101, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 14, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 409, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 303, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
3 Stanbury Walk, Manchester, M40 7LY
Flat 508, Victoria Mill, 8 Lower Vickers Street, Manchester, M40 7NA
Flat 104, Victoria Mill, 8 Lower Vickers Street, Manchester, M40 7NA
Flat 218, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 102, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 10, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 5, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 401, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 317, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 513, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 509, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 507, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 414, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 318, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
9 Stanbury Walk, Manchester, M40 7LY
Ground Floor Cafe, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH
Flat 212, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 205, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 110, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 301, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 510, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 308, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 515, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 209, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 206, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 207, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 113, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 107, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 103, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 9, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 514, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 506, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 13, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 11, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 407, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 405, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 403, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
7 Stanbury Walk, Manchester, M40 7LY
Flat 15, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 3, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 114, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 108, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 105, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 8, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 202, Victoria Mill, 8 Lower Vickers Street, Manchester, M40 7NA
Flat 316, Victoria Mill, 8 Lower Vickers Street, Manchester, M40 7NA
Flat 202, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 512, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 518, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 215, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 106, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 6, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 508, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 415, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 305, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 516, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 410, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 406, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 216, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 211, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 203, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 505, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 316, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 307, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
11 Stanbury Walk, Manchester, M40 7LY
Flat 210, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 313, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 213, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 201, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 112, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 2, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 416, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 314, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Basement, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 214, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
Flat 315, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 310, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 502, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 418, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 306, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 517, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 312, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 309, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 417, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 413, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Flat 511, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
3 Anscombe Close, Manchester, M40 7ND
13 Stanbury Walk, Manchester, M40 7LY

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 - Not Affected
Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Hazard - Degussa Limited
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA