

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135818/JO/2022 and 135825/JO/2022
Date registered valid: 21 December 2022
Proposal: Variation to condition 2 (Specified Plans) attached to planning permission 125678/FO/2019 (as amended by 135824/NMC/2022 and 132284/NMC/2021) to make internal reconfigurations associated with the increase in the number of apartments, and omit the commercial element, together with associated elevational alterations

And

Variation to planning condition 3 (Specified Plans) associated with Listed Building Consent 132536/JO/2021 to make internal reconfigurations associated with the increase in the number of apartments together with associated elevational alterations

Address: Site Bound By Bendix Street To The North East, Chadderton Street To The South East, Goulden Street To The South West And Cross Keys Street To The North West, Manchester

Ward(s): Piccadilly Ward

Applicant: Peelers Yard Ltd

Agent (if any): Mr Matthew Dixon Enabl

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit:

Standard consultations:

Printed: 16 January 2023 Expired: 6 February 2023

Neighbour notifications

Printed: 16 January 2023 Expired: 6 February 2023

Site notice

Posted: Expired:

Press advert

Published: 24 January 2023 Expired: 14 February 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This 0.12 hectares consists of hardstanding and the four remaining boundary walls of the former Grade II listed fire and police station. The site is bounded by Chadderton Street, Goulden Street and Cross Keys Street and is rectangular in shape.

The building was constructed between 1870 and 1872 as a purpose built police and fire station. An ambulance station was incorporated into the site during the early 1990s. A fire destroyed the majority of the building in November 2002. This resulted in all part of the building being demolished except for the four remaining retaining walls and the ventilation chimney stack.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The New Cross area is being transformed as part of the delivery of the New Cross Development Framework. It seeks to deliver a residential led redevelopment and regeneration of the area in order to provide new homes, in a sustainable location, to support the City's population growth.

Several developments have been completed or are near completion such as the Marriott Hotel, Stay City apart hotel and a residential scheme along Oldham Road. Other schemes have been granted planning permission or have recently commenced.

The area is highly sustainable. The Northern Quarter, Ancoats and NOMA are a short distance from the New Cross and provide access to a wide range of retail, amenities and services along

with a vibrant evening economy. Victoria Station is a short walk from the site providing access to trains, trams and bus services.

Description of development

Variation to condition 2 (Specified Plans) attached to planning permission 125678/FO/2019 (as amended by 135824/NMC/2022 and 132284/NMC/2021) to make internal reconfigurations associated with the increase in the number of apartments, and omit the commercial element, together with associated elevational alterations

Consultations & Notification Responses

Publicity – The application has been advertised by way of site notice and press notice. Letters have been sent to surrounding residential properties and businesses. No comments have been received

Highway Services advise that as this will remain a car free development the increase in the number of homes can be accommodated within the existing highway network. Additional cycle storage is provided within the private terraces whilst the main cycle store remains on the ground floor. Additional euro bin as accommodated waste. These arrangements are acceptable to highways. Amendments have also been made to the residential entrance on Goulden Street which is acceptable from a highway perspective.

Environmental Health advise that the previous conditions should be imposed.

Policy

The Development Plan

The Development Plan consists of:

- The Manchester Core Strategy (2012); and
- Saved policies of the Unitary Development Plan for the City of Manchester (1995)

The Core Strategy Development Plan Document 2012 -2027 is the key document in Manchester's Local Development Framework. It sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents as directed by the National Planning Policy Framework (NPPF).

The NPPF requires application to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Manchester Core Strategy Development Plan Document (July 2012)

The relevant policies within the Core Strategy are as follows:

SO1. Spatial Principles – This is a strategic site within the New Cross framework area along the inner ring road. The proposal would add high quality residential accommodation in the city centre within a high quality sustainable location.

SO2. Economy – High quality residential accommodation within the city centre, in a sustainable location such as this, would support the economic growth of the city. The development would support local employment during the construction phases.

S06. Environment – The development would be low carbon and highly sustainable using up to date energy efficiency measures in the fabric and construction of the building. Roof gardens would have air quality, biodiversity and drainage benefits. The development is supported by a robust travel plan and 100% cycle provision and no on site car parking other than a disabled bay on street.

Policy SP1 ‘Spatial Principles – The proposal would have a positive impact on visual amenity and the character of New Cross. The design and appearance of the building would provide a high quality addition to the street scene and complement existing and recent developments in the area.

Policy EC3 ‘The Regional Centre’, Primary Economic Development Focus (City Centre and Fringe and Policy CC8 Change and Renewal– - The proposal would provide residential accommodation close to all forms of sustainable transport.

Policy CC9 Design and Heritage – The proposal provides a high quality building and re-use a vacant and delapidated listed building.

Policy CC10 A Place for Everyone – The proposal would complement the ongoing regeneration of New Cross. It would be fully accessible with a parking space for disabled people provided on the surrounding road network. There will also be a review of parking demands in general once the development is occupied to ensure that those who need a car parking space are supported to find one.

Policy T1 ‘Sustainable Transport’ - The site has access to a range of public transport modes.

Policy T2 ‘Accessible areas of opportunity and needs’ - A transport assessment and travel plan demonstrates that the proposal would have minimal impact on the local highway network and would encourage the use of sustainable forms of transport.

Policy H1 ‘Overall Housing Provision’ – The proposal is a high density development on a previously developed site in a highly sustainable location. A range of accommodation would be provided on site and the larger apartments and townhouses would be particularly attractive to families. High quality amenity spaces would be provided with a resident’s lounge, a courtyard and private roof gardens with adequate cycle and waste management arrangements which would support on site recycling objectives.

Policy H2 ‘Strategic Housing Location’ – The proposal would see a strategic site redeveloped in New Cross. It would add to the supply of good quality accommodation in a highly sustainable part of the city. The fabric would be efficient with other sustainable features such as photovoltaics and sustainable drainage principles.

Policy H3 ‘North Manchester’ – The proposal would provide high density accommodation with 66% two and three bedroom accommodation which would be available to families.

Policy EN1 ‘Design principles and strategic character areas’ - This high quality scheme would enhance the regeneration of the area.

Policy EN3 ‘Heritage’ - The impact on the historic environment would be acceptable and this is considered in further detail within the report.

EN4 'Reducing CO₂ emissions by enabling low and zero carbon development' –The proposal would have energy efficient fabric. It would have no car parking (with the exception of bays for disabled people) and a robust travel plan and cycle provision. The proposal includes renewable technologies to ensure energy demands are sustainable and low carbon.

Policy EN5 'Strategic areas for low and zero carbon decentralised energy infrastructure' - The building would be energy efficient and travel planning would promote sustainable travel patterns.

Policy EN6 'Target framework for CO₂ reductions from low or zero carbon energy supplies' - The buildings functions would seek to reduce overall energy demands. The building fabric is considered to be high quality and energy costs should remain low. Renewable energy would be used on site to ensure sustainable energy is used.

Policy EN9 'Green Infrastructure' – The development would provide a contribution to offsite street trees in the New Cross area. There will also be biodiversity improvements at the site from the green infrastructure introduced on the roof gardens and courtyard areas.

Policy EN14 'Flood Risk'- A scheme to minimise surface water runoff would be agreed.

Policy EN15, 'Biodiversity and Geological Conservation' - The site has limited ecological value and the planting proposed would represent a significant biodiversity enhancement. No clearance of the limited vegetation at the site should take place during bird nesting season.

Policy EN16 'Air Quality' The proposal would replace an existing car park and would not compromise air quality.

Policy EN17 'Water Quality' - The proposal includes water saving measures and would minimise surface water runoff.

Policy EN18, 'Contaminated Land' – The ground conditions at the site are not complex and can be adequately dealt with.

EN19 'Waste' – Recycling principles are incorporated in the waste management strategy.

Policy DM1 'Development Management' - Careful consideration has been given to the design, scale and layout of the building.

For the reasons given below, it is considered that the proposal is consistent with the policies contained within the Core Strategy.

The Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore have been given due weight in the consideration of this planning application. The relevant policies are as follows:

Saved Policy DC7 'New Housing Developments' – The proposal represents a high quality accessible development.

Saved policy DC26, Development and Noise - The impact from noise sources would be minimised and further mitigation would be secured by planning condition.

Saved policy DC19 'Listed Buildings' - The proposal would affect the setting of the listed building and its fabric. The impact of this is considered in detail within this report.

For the reasons given below, it is considered that the proposal is consistent with the policies contained within the UDP.

Other material policy considerations

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability. Sections of relevance are:

- Chapter 2 'Design' – outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment;
- Paragraph 2.7 states that encouragement for "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing and orientation of its buildings should achieve a unified form which blends in with, and links to, adjacent areas.
- Paragraph 2.8 suggests that in areas of significant change or regeneration, the future role of the area will determine the character and design of both new development and open spaces. It will be important to ensure that the development of new buildings and surrounding landscape relates well to, and helps to enhance, areas that are likely to be retained and contribute to the creation of a positive identity.
- Paragraph 2.14 advises that new development should have an appropriate height having regard to the location, character of the area and specific site circumstances. Although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations.
- Paragraph 2.17 states that vistas enable people to locate key buildings and to move confidently between different parts of the neighbourhood or from one area to another. The primary face of buildings should lead the eye along important vistas. Views to important buildings, spaces and landmarks, should be promoted in new developments and enhanced by alterations to existing buildings where the opportunity arises.
- Chapter 8 'Community Safety and Crime Prevention' – The aim of this chapter is to ensure that developments design out crime and adopt the standards of Secured by Design;
- Chapter 11 'The City's Character Areas' – the aim of this chapter is to ensure that new developments fit comfortably into, and enhance the character of an area of the City, particularly adding to and enhancing the sense of place.

Manchester Residential Quality Guidance (2016)

The City Council's Executive has recently endorsed the Manchester Residential Quality Guidance. As such, the document is now a material planning consideration in the determination of planning applications and weight should be given to this document in decision making.

The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a City of high quality residential neighbourhood and a place for everyone to live.

The document outlines nine components that combine to deliver high quality residential development, and through safe, inviting neighbourhoods where people want to live. These nine components are as follows:

- Make it Manchester;
- Make it bring people together;
- Make it animate street and spaces;
- Make it easy to get around;
- Make it work with the landscape;
- Make it practical;
- Make it future proof;
- Make it a home; and
- Make it happen.

Manchester Green and Blue Infrastructure Strategy 2015

The Manchester Green and Blue Infrastructure Strategy (G&BIS) sets out objectives for environmental improvements within the City in relation to key objectives for growth and development.

Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is:

By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

New Cross Neighbourhood Development Framework (July 2015)

The New Cross Development Framework was adopted by the City Council's Executive in July 2015. This document has been prepared to guide development in the New Cross area to ensure a quality of new development that will result in a safe, accessible, vibrant, distinctive and sustainable residential led neighbourhood where people want to live.

The framework in particular seeks to build upon New Cross's location adjacent to the City Centre, Northern Quarter and other key regeneration areas along with close proximity to sustainable transport hubs.

The application site falls within 'Zone A' where an illustrative masterplan has been prepared which demonstrates how the development principles identified within the neighbourhood framework could be delivered. Zone A is particularly identified as having a distinctive historic grid pattern, along with some key Listed Buildings, which help reinforce a sense of place and character to the area.

The framework states that 'Zone A' *"will accommodate a range and mix of residential accommodation in a high quality and well managed environment that will ensure the emergence of vibrant new neighbourhoods of choice"*. Such residential developments should respond to the grid pattern for the area along with ensuring active frontages. There should also be amenity space provided as balconies and roof spaces. The document goes on to state that night time uses beyond 11pm will not be supported in order to reflect the residential neighbourhood feel to the area.

In terms of parameters, the application site is anticipated to accommodate a building of 4/5 storeys offering low density accommodation of 200-400 units per hectare.

New Cross NDF Update (2016)

This document seeks to provide more detailed masterplanning works in relation to Zones B and C of the Framework area. The principles in the 2015 document are therefore the most relevant to the consideration of this planning application.

New Cross Public Realm Strategy (November 2017)

The New Cross Public Realm Strategy was adopted by the City Council's Executive Committee in November 2017 in order to have a coordinated approach to public realm delivery and provide a series of mechanism by which the strategy will be realised including developer contributions. The overarching intention is to support to provision of appropriate public realm and neighbourhood infrastructure that will link New Cross with the wider area, particularly the City Centre.

The document is a material consideration in the planning decision making process and should be given weight in the determination of planning application as an expression of up to date thinking in respect of public realm improvements in the New Cross area.

City Centre Strategic Plan 2015-2018 (March 2016)

On the 2 March 2016 the City Council's Executive approved the City Centre Strategic Plan which seeks to provide an up-to-date vision for the City Centre within the current economic and strategic context along with outlining the key priorities for the next few years for each City Centre neighbourhood. This document seeks to align itself with the Manchester Strategy

(January 2016) along with the Greater Manchester Strategy. Overall the City Centre plan seeks to *“shape the activity that will ensure that the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the north of England”*.

It should also be noted that the strategic plan approved by the Executive also endorsed an extended boundary of the City Centre upon which the strategic plan is based. This extended boundary includes the application site and the wider New Islington and Ancoats neighbourhoods.

One of the key priorities for the Northern Quarter is to *“explore options to develop connections to Ancoats/New Islington and New Cross, spreading the creativity of the Northern Quarter eastwards and also maximising the opportunities presented by the growing communities in those areas”*.

Manchester Strategy (January 2016)

The strategy sets the long term vision for Manchester's future and how this will be achieved. An important aspect of this strategy is the City Centre and how it will be a key driver of economic growth and a major employment centre. Furthermore, increasing the centre for residential is fundamental along with creating a major visitor destination.

National Planning Policy Framework (2019)

Other legislative requirements

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Issues

Planning permission was granted in 2019 for the erection of 8-storey residential building (Use Class C3) comprising 73 residential units, with ground floor commercial use (Classes A1, A2, A3, B1 and D1 (excluding Places of Worship)) (205 sqm); alterations to the retained perimeter wall and chimney including the introduction of a light box; disabled car parking, highways, landscaping and other associated works, Alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 73 residential units, with flexible ground floor commercial use (Use Class A1, A2, A3, A4, A5, B1 and / or D1), associated landscape and other associated works (125678/FO/2019).

Listed Building Consent was also granted in conjunction with this consent for alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 73 residential units, with flexible ground floor commercial use (Use Class A1, A2, A3, A4, A5, B1 and / or D1), associated landscape and other associated works (125679/LO/2019).

Planning conditions have been discharged and an amendment was sought to the description of development to increase the number of residential apartment from 73 to 81 (135824/NMC/2022).

This application now seek to amend the planning permission to reflect the increase in apartment numbers and to omit the commercial floorspace from the scheme.

The changes can be summarised as follows:

- The ground floor of the development previously contained an area of amenity space, commercial units and a large residential entrance. These are now proposed to be omitted from the scheme and 8 new mezzanine apartments, 3 facing Cross Keys Street and 5 facing the internal courtyard.
- In addition, the duplex apartments have been extended on the top floor of the building along Bendix Street providing enlarged apartments.
- A communal terrace is retained on the roof but the size is modified;
- The introduction of the ground floor townhouses would require elevational alterations within the courtyard and along Chadderton Street including openings to provide light into the mezzanine level;
- The entrance along Goulden Street has also been modified;
- Changes are also proposed to Bendix Street to reflect internal services changes which has amended the infill panels;
- The Cross Keys elevation has also been amended to introduce openings;
- Bin and bike storage has been updated to reflect the increase in apartment numbers.

The proposed change have been considered.

There is no objection to the loss of the commercial floor space. The creation of the additional homes supports the residential neighbourhood.

The additional homes is supported by increase cycle and bin storage with final details for the latter to be agreed which is reflected in the updated condition.

There would be a modest enlargement of the 8th floor apartments which would result in increase built form at this level. The built form would sit behind the gable parapet of the existing roof structure and would therefore be barely visible within the street scene. This would not deviate significantly from the approved scheme and not result in an further impact on the listed building than previously outlined.

The opening up to form windows on the Cross Keys elevation would involve the removal of listed fabric. This fabric was not previously intended to be removed and would result in a low level of less than substantial harm to the listed building. Nevertheless the opening would be formed within the stone frames that existing on the listed building which provides a degree of logic to the intervention. It would also bring natural surveillance to the street scene.

The previous opening up of the openings on to the Chadderton Street elevation would no longer be proposed to provide privacy to the apartments. This would minimise the intervention into the listed building.

The size of the entrance to Goulden Street has been amended to reflect the location of the apartments on the. The design has stayed true to the original intent but has been modified accordingly.

There has been a minor change to the ambulance door openings along Bendix Street to reflect the new arrangement of services and entrance along the building. The strategy to replicate the existing ambulance doors remains the same with the infill panels being different depending on the purpose.

The courtyard elevations have also been amended. These do not affected listed fabric and the design is considered to be acceptable.

The proposal would result in less than substantial harm with that harm being outweighed by the significant regeneration benefits of the scheme as were outlined previously.

Legal Agreement

The proposal would be subject to a legal agreement under section 106 of the Planning Act to secure money for the amendments to the TROs in the local area and creation of the disabled and loading bay strategy.

The planning and listed building conditions have been updated to reflect the new planning and listed building consents.

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 impact of the works. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval 135818/JO/2022

1) The development must be begun not later than the 18 December 2023.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning A

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

Drawings and documents approved under planning application 135818/JO/2022

0321-TGA-XX-00-DR-A-0202-PA1, 0321-TGA-XX-00-DR-A-0300 PA2, 0321-TGA-XX-01-DR-A-0301 PA2, 0321-TGA-XX-02-DR-A-0302 PA1, 0321-TGA-XX-03-DR-A-0303 PA1, 0321-TGA-XX-04-DR-A-0304 PA1, 0321-TGA-XX-05-DR-A-0305 PA1, 0321-TGA-XX-06-DR-A-0306 PA1, 0321-TGA-XX-07-DR-A-0307 PA1, 0321-TGA-XX-08-DR-A-0308 PA1, 0321-TGA-XX-XX-DR-A-0309 PA2, 0321-TGA-XX-XX-DR-A-0501 PA2, 0321-TGA-XX-XX-DR-A-0502 PA1, 0321-TGA-XX-XX-DR-A-0503 PA1, 0321-TGA-XX-XX-DR-A-0504 PA1, 0321-TGA-XX-XX-DR-A-0505 PA1, 0321-TGA-XX-XX-DR-A-0506 PA1, 0321-TGA-XX-XX-DR-A-0401-PA1, 0321-TGA-XX-XX-DR-A-0402-PA1, 0321-TGA-XX-XX-DR-A-0403-PA1, 0321-TGA-XX-XX-DR-A-0404-PA1 and 0321-TGA-XX-XX-DR-A-0405-PA1 received by the City Council, as Local Planning Authority, on the 21 December 2022

Section 73 Design and Access Statement Addendum, prepared by Tim Groom Architects and Heritage Assessment Addendum, prepared by Stephen Levrant received by the City Council, as Local Planning Authority, on the 21 December 2022

Drawings and documents approved under 125678/FO/2019

0321-TGA-XX-XX-DR-A-0511	Existing Elevation - Goulden St	REV P1
0321-TGA-XX-XX-DR-A-0512	Existing Elevation - Chadderton St	REV P1
0321-TGA-XX-XX-DR-A-0513	Existing Elevation - Cross Keys St	REV P1
0321-TGA-XX-XX-DR-A-0514	Existing Elevation - Bendix St	REV P1
0321-TGA-XX-XX-DR-A-0515	Demolition Elevation - Goulden St	REV P1
0321-TGA-XX-XX-DR-A-0516	Demolition Elevation - Chadderton St	REV P1
0321-TGA-XX-XX-DR-A-0517	Demolition Elevation - Cross Keys St	REV P1
0321-TGA-XX-XX-DR-A-0518	Demolition Elevation - Bendix St	REV P1
0321-TGA-XX-XX-DR-A-2101	Elevation Study A	REV P3
0321-TGA-XX-XX-DR-A-2102	Elevation Study B	REV P3
0321-TGA-XX-XX-DR-A-2103	Elevation Study C	REV P3
0321-TGA-XX-XX-DR-A-2104	Elevation Study D	REV P3
0321-TGA-XX-XX-DR-A-2105	Elevation Study E	REV P2
0321-TGA-XX-XX-DR-A-2106	Elevation Study F	REV P3
0321-TGA-XX-XX-DR-A-2107	Elevation Study G	REV P3
0321-TGA-XX-XX-DR-A-2120	Sample Panel	REV /
0321-TGA-XX-XX-DR-A-10000	Bendix Street - Ambulance Doors	REV P2
0321-TGA-XX-XX-DR-A-10001	Goulden Street - Police Yard Main Entrance	REV P2
0321-TGA-XX-XX-DR-A-10002	Bendix St - Chadderton St - New Block	REV P2

stamped as received by the City Council, as Local Planning Authority, on the 24 November 2020

135-LYR-XX-XX-DWG-L-1001, 135-LYR-XX-XX-DWG-L-1002, 135-LYR-XX-XX-DWG-L-1002 and 135-LYR-XX-XX-DWG-L-5001 stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019

Supporting information

Ecology report prepared by Penny Anderson stamped as received by the City Council, as Local Planning Authority, on the 27 April 2020

Consultation responses, structural survey and heritage note stamped as received by the City Council, as Local Planning Authority, on the 23 September 2020

Design and access statement prepared by Tim Groom Architects, Air quality report prepared by Wardell Armstrong, Archaeology Assessment prepared by Salford University, Broadband Connectivity Report prepared by Pager Power, Construction Management Plan prepared by Mulbury City, Crime Impact Statement (Version C) prepared by Design for Security, Planning Statement prepared by Deloitte, TV reception report prepared by Pager Power, Ventilation Statement prepared by Future Serv, Wind Microclimate Report prepared by Urban Microclimate, Landscaping concept statement (ref 136-LYRX-X-XX-RPT-L-0001-00), Noise Assessment prepared by DbX, Daylight and Sunlight report prepared by Grayscanlanhill, Drainage report prepared by Scott Hughes, Phase 1 Geo-Environmental site assessment prepared by e3p, Heritage Assessment prepared by Stephen Levrant and transport assessment (and travel plan) prepared by SK stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) a) The development hereby approved shall be carried out in accordance with Local Benefit Proposal stamped as received by the City Council, as Local Planning Authority, on the 25 October 2021 (as approved under CDN/21/0552).

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to part (a) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

4) Notwithstanding the Report to Discharge Proposed Drainage Related Planning Condition stamped as received by the City Council, as Local Planning Authority, on the 18 November 2021 and Further details stamped as received by the City Council, as Local Planning Authority, on the 31 January 2022 (considered as part of CDN/21/0870), within one month of the date of this planning permission, the following details shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- The use of structures which discharge surface water to the underlying strata within 5m of building foundations (in accordance with Building Regulations Document H) is not encouraged. The following approach, if feasible, is as follows that the permeable paving is an attenuating structure and is wrapped in an impermeable geotextile membrane with the incorporation of perforated pipes which connects the system to the wider drainage network. A similar approach should be adopted within the rain gardens if feasible.

- Construction details of rain gardens.

- Where surface water is connected to the public sewer, an up to date agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

(b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

5) The enabling works shall be carried out in accordance with Phase II Geoenvironmental Site Assessment, Goulden Street, Manchester, E3P, Reference: 12-728-R2-2, Dated: 5 February 2021, Remediation and Enabling Works Strategy, Goulden Street, Manchester, E3P, Reference: 12-728-R3-1, Dated: March 2021 and Enabling works plan received by the City Council, as Local Planning Authority, on the 22 July 2021 (as approved under CDN/21/0552).

Following completion of the enabling works, and prior to the commencement of any further development, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

Site Investigation

- Gas monitoring is stated to still be ongoing so an addendum report will be required on completion. Low and falling pressure has not been present to date to cover the worst-case scenario.
- Provision of the calibration certificates for the gas monitoring equipment to cover all the monitoring rounds.
- Further SI has been recommended to determine if elemental mercury is present.
- A strong hydrocarbon odour and black sheen on the groundwater has been identified in one location, further SI is required to delineate the extent of this impact.
- Further investigation is required of the stockpiles of demolition rubble (referred to the remediation and enabling works strategy).
- Further SI is required beneath the current structure in relation to potable water pipe depths. Validation sampling is also needed within the locality of potable water pipe locations.

Risk Assessment

- Further analysis is required to determine if elemental mercury is present.
- Naphthalene impact requires delineation due to vapour risks.
- Further SI required to delineate the impact related to the strong hydrocarbon odours and black sheen in TP102.
- The above three points may require the risk assessment to be updated.
- It has been stated that the gas monitoring is still ongoing so the risk assessment may need to be updated.
- Further sampling of the natural clay to determine its suitability for use as subsoil.
- Clarification is required as to whether the water with the hydrocarbon sheen was sampled.

Remediation Strategy

Following the completion of the Additional site investigation and the completion of the gas monitoring the remediation strategy may need to be updated.

Once approved, the development shall then be carried out in accordance with the approved details.

(b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

6) The development hereby approved shall be carried out in accordance with Construction Management Plan stamped as received by the City Council, as Local Planning Authority, on the 18 January 2022 (as approved under CDN/21/0552).

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) 1. The development shall be carried out in accordance with Written Scheme of Investigation for an archaeological evaluation and historic building survey prepared by Salford Archaeology in July 2021 stamped as received by the City Council, as Local Planning Authority, on the 2 August 2021 (as approved under CDN/21/0552)

Prior to the first occupation of the development hereby approved, the following details shall be submitted for approval in writing by the City Council, as Local Planning Authority.

2. A programme for post investigation assessment to include:

- production of a final report on the significance of the below-ground archaeological interest.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Written scheme of investigation.

Reason- To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012), saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) and NPPF.

8) Prior to any above ground works samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.

The approved materials used shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy (as approved under 132284/NMC/2021)

9) Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include:

- Verification reporting providing photographic evidence of construction;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- Timescale for implementation

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

10) (a) Notwithstanding drawings 135-LYR-XX-XX-DWG-L-1001, 135-LYR-XX-XX-DWG-L-1002, 135-LYR-XX-XX-DWG-L-1002 and 135-LYR-XX-XX-DWG-L-5001 stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, prior to the first occupation of this development, details of hard and soft landscaping treatments (including street trees and appropriate samples of hard landscaping materials) shall be submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt, this shall include a high quality natural stone product to the footways.

(b) The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another

tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

11) The development hereby approved shall be carried out in accordance with the Energy statement and Environmental Standards statement stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

12) Notwithstanding the noise impact assessment stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, (a) Prior to the first occupation of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

13) Notwithstanding the noise impact assessment stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, (a) prior to the first occupation of the residential element of the development, a scheme for acoustically insulating the proposed residential accommodation against noise from Oldham Road and local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L_{Aeq} (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB L_{Aeq}

Gardens and terraces (daytime) 55 dB L Aeq

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

14) Notwithstanding the waste management arrangements for the residential element of this development hereby approved shall be carried out in accordance with site waste management strategy received by the City Council, as Local Planning Authority, on the 23 December 2019 and drawing 0321-TGA-XX-00-DR-A-0300 PA2 received by the City Council, as Local Planning Authority on the 22 December 2022, prior to any above ground works, a updated waste management strategy and bin store size shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

15) Deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00

Sundays (and Bank Holidays): 10:00 to 18:00

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

16) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

17) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for

the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

18) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

19) The development shall be carried out in accordance with the travel plan framework prepared by SK Transport stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

20) Prior to the first occupation of the development, the provision of 73 cycle spaces, as indicated on drawing 0321-TGA-XX-00-DR-A-0300 PA2 received by the City Council, as Local Planning Authority on the 22 December 2022 shall be implemented prior to the first occupation of the residential element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

21) Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- Footway improvement and reinstatement works around the perimeter of the application site which shall include the use of a high quality natural stone product;
- Installation of street trees; and
- Installation of cycle stands.

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and in accordance with the New Cross Public Realm Strategy.

22) Notwithstanding the TV reception survey stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that

Order with or without modification) the apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

25) Prior to the first occupation of the development a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

26) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

27) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

28) The development hereby approved shall include for full disabled access to be provided to the internal courtyard and communal walkways and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

29) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the roof (including cross sections). The approved details

shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

30) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

31) Prior to the first use of the roof terrace as shown on drawing 0321-TGA-XX-08-DR-A-0308 PA1 stamped as received by the City Council, as Local Planning Authority, on the 22 December 2022, the opening hours for the roof terrace shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented for as long as the roof terrace remains in use.

There shall be no amplified music or sound on the roof terrace at any time.

Reason - In interests of amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

32) Notwithstanding the Air quality report prepared by Wardell Armstrong received by the City Council, as Local Planning Authority, on the 23 December 2019, prior to the first occupation of the residential element of the scheme hereby approved a scheme for ventilation and façade interventions shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the residential accommodation and thereafter retained and maintained.

Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy (2012) and the NPPF.

Listed Building conditions 135825/JO/2022

1) The development must be begun not later than the 18 December 2023.

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

2) The extension and alteration of the former police and fire station hereby approved shall be undertaken in accordance with the Contract for Building Works stamped as received by the City Council, as Local Planning Authority, on the 14 January 2022.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following external alterations to the existing building

pursuant to policy EN3 of the Manchester Core Strategy and saved DC19 of the Unitary Development Plan for the City of Manchester, and the National Planning Policy Framework.

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

Drawings and documents approved under planning application 135818/JO/2022

0321-TGA-XX-00-DR-A-0202-PA1, 0321-TGA-XX-00-DR-A-0300 PA2, 0321-TGA-XX-01-DR-A-0301 PA2, 0321-TGA-XX-02-DR-A-0302 PA1, 0321-TGA-XX-03-DR-A-0303 PA1, 0321-TGA-XX-04-DR-A-0304 PA1, 0321-TGA-XX-05-DR-A-0305 PA1, 0321-TGA-XX-06-DR-A-0306 PA1, 0321-TGA-XX-07-DR-A-0307 PA1, 0321-TGA-XX-08-DR-A-0308 PA1, 0321-TGA-XX-XX-DR-A-0309 PA2, 0321-TGA-XX-XX-DR-A-0501 PA2, 0321-TGA-XX-XX-DR-A-0502 PA1, 0321-TGA-XX-XX-DR-A-0503 PA1, 0321-TGA-XX-XX-DR-A-0504 PA1, 0321-TGA-XX-XX-DR-A-0505 PA1, 0321-TGA-XX-XX-DR-A-0506 PA1, 0321-TGA-XX-XX-DR-A-0401-PA1, 0321-TGA-XX-XX-DR-A-0402-PA1, 0321-TGA-XX-XX-DR-A-0403-PA1, 0321-TGA-XX-XX-DR-A-0404-PA1 and 0321-TGA-XX-XX-DR-A-0405-PA1 received by the City Council, as Local Planning Authority, on the 21 December 2022

Section 73 Design and Access Statement Addendum, prepared by Tim Groom Architects and Heritage Assessment Addendum, prepared by Stephen Levrant received by the City Council, as Local Planning Authority, on the 21 December 2022

Documents approved as part of 132536/JO/2021

Chimney structural report prepared by Ridge stamped as received by the City Council, as Local Planning Authority, on the 20 May 2022

Drawings and documents approved as part of planning permission 125679/LO/2019

Drawings

0321-TGA-XX-XX-DR-A-0515	Demolition Elevation - Goulden St	REV P1
0321-TGA-XX-XX-DR-A-0516	Demolition Elevation - Chadderton St	REV P1
0321-TGA-XX-XX-DR-A-0517	Demolition Elevation - Cross Keys St	REV P1
0321-TGA-XX-XX-DR-A-0518	Demolition Elevation - Bendix St	REV P1
0321-TGA-XX-XX-DR-A-2101	Elevation Study A	REV P3
0321-TGA-XX-XX-DR-A-2102	Elevation Study B	REV P3
0321-TGA-XX-XX-DR-A-2103	Elevation Study C	REV P3
0321-TGA-XX-XX-DR-A-2104	Elevation Study D	REV P3
0321-TGA-XX-XX-DR-A-2105	Elevation Study E	REV P2
0321-TGA-XX-XX-DR-A-2106	Elevation Study F	REV P3
0321-TGA-XX-XX-DR-A-2107	Elevation Study G	REV P3
0321-TGA-XX-XX-DR-A-2120	Sample Panel	REV /
0321-TGA-XX-XX-DR-A-10000	Bendix Street - Ambulance Doors	REV P2
0321-TGA-XX-XX-DR-A-10001	Goulden Street - Police Yard Main Entrance	REV P2
0321-TGA-XX-XX-DR-A-10002	Bendix St - Chadderton St - New Block	REV P2

stamped as received by the City Council, as Local Planning Authority, on the 24 November 2020

135-LYR-XX-XX-DWG-L-1001, 135-LYR-XX-XX-DWG-L-1002, 135-LYR-XX-XX-DWG-L-1002 and 135-LYR-XX-XX-DWG-L-5001 stamped as received by the City Council, as Local Planning Authority, on the 23 December 2020

Supporting information

Consultation responses, structural survey and heritage note stamped as received by the City Council, as Local Planning Authority, on the 23 September 2020

Design and access statement prepared by Tim Groom Architects, Archaeology Assessment prepared by Salford University, Planning Statement prepared by Deloitte, Landscaping concept statement (ref 136-LYRX-X-XX-RPT-L-0001-00), stamped as received by the City Council, as Local Planning Authority, on the 23 December 2020

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

4) The archaeology works have been completed in accordance with the Written Scheme of Investigation (WSI), prepared by Salford Archaeology received by the City Council, as Local Planning Authority, on the 10 March 2023 (as approved under CDN/23/0170).

Reason- To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012), saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) and NPPF.

5) The works to remove the following listed fabric shall be carried out in accordance with the Demolition Method Statement (Rev 3) has been prepared by ADM stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 and drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as agreed as part of CDN/21/0553.

And

Method statement - enabling works prepared by WA construction received by the City Council, as Local Planning Authority, on the 13 April 2023 (as approved under CDN/23/0170).

The method statement needs to be carefully followed with monitoring in place and works stopped if necessary if vibration levels are triggered.

Material should be carefully removed, salvaged and stored in an appropriate manner to enable reuse where reinstatement / repairs are needed.

This condition applies to the following works:

- o Removal of existing timber ambulance doors and lintels to north east/Bendix Street elevation;
- o Removal of stone quoins (north and south ends) to north east/Bendix Street elevation;
- o Removal of brick work to the south east/Chadderton Street elevation;
- o Removal of stone plinth (north and south west ends) and stone cornice to south east/Chadderton Street elevation;
- o Removal of stone cornice and brick work to south west/Goulden Street elevation;
- o Removal of brickwork, plinth and quoins to the north west/Cross Keys Street/Bendix Street elevations;
- o Removal of glazed internal tiles.

The removal works shall be carried out in accordance with the approved details. 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 previously 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 damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

6) The proposed development shall be fixed/erected adjacent to the listed building in accordance with the method statement detailing how the development will be fixed/erected adjacent to the listed building has been prepared by Mulbury, drawing 5015327-RDG-00-ZZ-DR-S-0112_P1 Masonry Details (Existing and New Build Interaction Philosophy) and drawings 0321-TGA-XX-00-DR--03000-T4, 0321-TGA-XX-01-DR--03001-T3, 0321-TGA-XX-XX-DR--21201-T2, 0321-TGA-XX-XX-DR--21302-T2, 0321-TGA-XX-XX-DR--21303-T2, 0321-TGA-XX-XX-DR-A-21601-T1, 0321-TGA-XX-XX-DR-A-2101, 0321-TGA-XX-XX-DR-A-2102, 0321-TGA-XX-XX-DR-A-2104 and 0321-TGA-XX-XX-DR-A-2107 as approved by CDN/21/0553.

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to attach the development to the historic fabric is appropriate and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

7) The works to repair the interior and exterior masonry shall be carried out in accordance with the cleaning Methodology Specification has been prepared by Henley Stone Restoration and Remedials stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021, drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 and the method statement by Henley Stone (HSRR/MS:250) stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 as approved by CDN/21/0553.

Prior to the commencement of the cleaning and repair works, and as detailed CDN/21/0533 decision notice, further sample cleaning and repair works shall be examined and agreed in writing by the City Council, as Local Planning Authority.

Best endeavours shall be made to use salvage brick work and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure that a satisfactory restoration and repair of the mill complex in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy

(2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

8) (a) The works to remove the cast iron gate columns (north east/Bendix Street elevation), as shown on drawings 0321-TGA-XX-XX-DR-A-0504 Bendix St Elevation REV P3 stamped as received by the City Council, as Local Planning Authority, on the 24 November 2020, shall be carried out in accordance with the cleaning Methodology Specification has been prepared by Henley Stone Restoration and Remedials stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 and drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as approved by CDN/21/0553.

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

(b) Prior to the commencement of works to repair the cast iron columns, a detailed method statement and specification for the alteration and repair of the columns shall be submitted for approval in writing by the City Council, as Local Planning Authority. The repairs must be carried out in accordance with this method statement and specification

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

Reason - To ensure that the repair is done in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

9) The following repair works to the south west/Goulden Street elevation, shall be carried out in accordance with the demolition Method Statement (Rev 3) has been prepared by ADM stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 and drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as approved as part of CDN/21/0553.

This condition applies to the following work:

- o Repair and restore of the original stone ashlar entrance/formation of new entrance;
- o Repair and restore stone quoins and surrounding brickwork together with cornice to stone ashlar entrance;
- o Repair and restore stone plinth;
- o Repair and restore quoins at the junction of Goulden Street and Chadderton Street; and
- o Repair and restore the three cast iron gate posts and pilasters to form new entrance.

The repairs must be carried out in accordance with this method statement and specification. Where walls are being removed and the brick/stone is being made good by way of a return or stop end, then the masonry, bonding and pointing should match and the quality of these needs to be assessed by carrying out a sample return panel to be agreed in writing by the City

Council, as Local Planning Authority, prior to the commencement of full scale works at the building.

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

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

Reason - To ensure that the repairs and alterations are done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10) Prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations (including CCTV and lighting) attached to any listed fabric, detailed plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

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, they should be removed and the elevations should be made good following a scheme previously approved 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 (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

11) Prior to the installation of the proposed service doors, lintels, panelling and glazing to the north east/Bendix Street elevation, as indicated on drawings 0321-TGA-XX-XX-DR-A-0504 PA1 received by the City Council, as Local Planning Authority, on the 23 December 2023 a detailed method statement detailing how the service doors and glazing will abut/fix to the historic fabric (including appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this should include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

12) Prior to the installation of the vertical fin structures opening into the courtyard to the south east/Chadderton Street elevation as indicated on drawings 0321-TGA-XX-XX-DR-A-0502 PA1 stamped as received by the City Council, as Local Planning Authority, on the 22 December

2022 a detailed method statement detailing how the vertical fin structures will abut/fix to the historic fabric (including appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this should include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

13) The opening up and installation new window/doors within the existing façade on the north west/Cross Keys Street elevation, as indicated on drawing 0321-TGA-XX-XX-DR-A-0503 PA1 received by the City Council, as Local Planning Authority, on 22 December 2022, shall be carried out in accordance with the demolition Method Statement (Rev 3) has been prepared by ADM stamped as received by the City Council, as Local Planning Authority, on the 6 September 2021 and drawings 5015327-RDG-00-ZZ-SK-S-0001-P3, 5015327-RDG-00-ZZ-SK-S-0002-P3, 5015327-RDG-00-ZZ-SK-S-0003-P3, 5015327-RDG-00-ZZ-SK-S-0004-P3 and 5015327-RDG-00-ZZ-SK-S-0005-P3 stamped as received by the City Council, as Local Planning Authority, on the 22 July 2021 as approved by CDN/21/0553.

The works shall then be carried out in accordance with this method statement and specification as part of the development. A sample of the repair works shall agreed in writing by the City Council, as Local Planning Authority, prior to the full works taking place. The works shall be completed prior to the first occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

14) (a)The work for the stabilisation and repair of the ventilation stack shall be carried out in accordance with the following information

-Chimney structural report prepared by Ridge stamped as received by the City Council, as Local Planning Authority, on the 20 May 2022

(b)Prior to the commencement of works associated with the repair, restoration and alteration of the ventilation stack, a detailed method statement and specification for the following works shall be submitted for approval in writing by the City Council, as Local Planning Authority (including methods for undertaking works, use of materials, fixing details and sections where appropriate. For the avoidance of doubt this shall include the following:

- Repair, restoration and alteration of brick and stone work to the stack;
- Installation of light box feature to top of the stack; and
- Installation of timber fins and fireplace to lower sections of the stack.

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 interventions into the Listed Building and to ensure that the repair and maintenance work is suitable and appropriate for the restoration of the ventilation stack pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 1, 36 Mason Street, Manchester, M4 5EZ
Flat 7, 34 Mason Street, Manchester, M4 5EZ
Flat 5, 34 Mason Street, Manchester, M4 5EZ
Flat 709, 47 Oldham Road, Manchester, M4 5FN
Flat 707, 47 Oldham Road, Manchester, M4 5FN
Flat 703, 47 Oldham Road, Manchester, M4 5FN
Flat 603, 47 Oldham Road, Manchester, M4 5FN
Flat 518, 47 Oldham Road, Manchester, M4 5FN
Flat 513, 47 Oldham Road, Manchester, M4 5FN
Flat 504, 47 Oldham Road, Manchester, M4 5FN
Flat 406, 47 Oldham Road, Manchester, M4 5FN
Flat 213, 47 Oldham Road, Manchester, M4 5FL
Flat 212, 47 Oldham Road, Manchester, M4 5FL
Flat 207, 47 Oldham Road, Manchester, M4 5FL
Flat 117, 47 Oldham Road, Manchester, M4 5FL
Flat 4, 47 Oldham Road, Manchester, M4 5FL
Flat 2, 47 Oldham Road, Manchester, M4 5FL
Flat 904, 43 Oldham Road, Manchester, M4 5ES
Flat 806, 43 Oldham Road, Manchester, M4 5ES
Flat 805, 43 Oldham Road, Manchester, M4 5ES
Flat 716, 43 Oldham Road, Manchester, M4 5ES
Flat 713, 43 Oldham Road, Manchester, M4 5ES
Flat 707, 43 Oldham Road, Manchester, M4 5ES
Flat 615, 43 Oldham Road, Manchester, M4 5ES
Flat 604, 43 Oldham Road, Manchester, M4 5ES
Flat 516, 43 Oldham Road, Manchester, M4 5ES
Flat 509, 43 Oldham Road, Manchester, M4 5ES
Flat 504, 43 Oldham Road, Manchester, M4 5ES
Flat 501, 43 Oldham Road, Manchester, M4 5ES
Flat 408, 43 Oldham Road, Manchester, M4 5ER
Flat 407, 43 Oldham Road, Manchester, M4 5ER
Flat 404, 43 Oldham Road, Manchester, M4 5ER
Flat 403, 43 Oldham Road, Manchester, M4 5ER
Flat 401, 43 Oldham Road, Manchester, M4 5ER
Flat 213, 43 Oldham Road, Manchester, M4 5ER
Flat 204, 43 Oldham Road, Manchester, M4 5ER
Flat 303, 43 Oldham Road, Manchester, M4 5ER
Flat 216, 43 Oldham Road, Manchester, M4 5ER
Flat 308, 43 Oldham Road, Manchester, M4 5ER
Flat 305, 43 Oldham Road, Manchester, M4 5ER
Basement Unit 2, 30 Mason Street, Manchester, M4 5EY
Flat 114, 43 Oldham Road, Manchester, M4 5ER
Flat 110, 43 Oldham Road, Manchester, M4 5ER
Flat 6, 34 Mason Street, Manchester, M4 5EZ
Second Floor Unit 8, 30 Mason Street, Manchester, M4 5EY
Ground Floor, 30 Mason Street, Manchester, M4 5EY
30A Mason Street, Manchester, M4 5EY
Flat 511, 47 Oldham Road, Manchester, M4 5FN

Flat 503, 47 Oldham Road, Manchester, M4 5FN
Flat 501, 47 Oldham Road, Manchester, M4 5FN
Flat 415, 47 Oldham Road, Manchester, M4 5FN
Flat 407, 47 Oldham Road, Manchester, M4 5FN
Flat 402, 47 Oldham Road, Manchester, M4 5FN
Flat 313, 47 Oldham Road, Manchester, M4 5FL
Flat 312, 47 Oldham Road, Manchester, M4 5FL
Flat 311, 47 Oldham Road, Manchester, M4 5FL
Flat 304, 47 Oldham Road, Manchester, M4 5FL
Flat 215, 47 Oldham Road, Manchester, M4 5FL
Flat 903, 43 Oldham Road, Manchester, M4 5ES
Flat 105, 47 Oldham Road, Manchester, M4 5FL
Serviced Apartment 102, 47 Oldham Road, Manchester, M4 5FL
Flat 905, 43 Oldham Road, Manchester, M4 5ES
Flat 807, 43 Oldham Road, Manchester, M4 5ES
Flat 709, 43 Oldham Road, Manchester, M4 5ES
Flat 708, 43 Oldham Road, Manchester, M4 5ES
Flat 514, 43 Oldham Road, Manchester, M4 5ES
Flat 510, 43 Oldham Road, Manchester, M4 5ES
Flat 506, 43 Oldham Road, Manchester, M4 5ES
Flat 413, 43 Oldham Road, Manchester, M4 5ER
Flat 412, 43 Oldham Road, Manchester, M4 5ER
Flat 316, 43 Oldham Road, Manchester, M4 5ER
Flat 312, 43 Oldham Road, Manchester, M4 5ER
Flat 217, 43 Oldham Road, Manchester, M4 5ER
Flat 207, 43 Oldham Road, Manchester, M4 5ER
Flat 206, 43 Oldham Road, Manchester, M4 5ER
Flat 115, 43 Oldham Road, Manchester, M4 5ER
Flat 104, 43 Oldham Road, Manchester, M4 5ER
Flat 11, 43 Oldham Road, Manchester, M4 5ER
Flat 9, 43 Oldham Road, Manchester, M4 5ER
Flat 4, 43 Oldham Road, Manchester, M4 5ER
Basement Unit 1, 30 Mason Street, Manchester, M4 5EY
Serviced Apartment 1, 34 Mason Street, Manchester, M4 5EZ
Flat 705, 47 Oldham Road, Manchester, M4 5FN
Flat 704, 47 Oldham Road, Manchester, M4 5FN
Flat 319, 47 Oldham Road, Manchester, M4 5FL
Flat 309, 47 Oldham Road, Manchester, M4 5FL
Flat 307, 47 Oldham Road, Manchester, M4 5FL
Flat 306, 47 Oldham Road, Manchester, M4 5FL
Flat 305, 47 Oldham Road, Manchester, M4 5FL
Flat 210, 47 Oldham Road, Manchester, M4 5FL
Flat 201, 47 Oldham Road, Manchester, M4 5FL
Flat 116, 47 Oldham Road, Manchester, M4 5FL
Serviced Apartment 101, 47 Oldham Road, Manchester, M4 5FL
Flat 9, 47 Oldham Road, Manchester, M4 5FL
Flat 5, 47 Oldham Road, Manchester, M4 5FL
Flat 3, 47 Oldham Road, Manchester, M4 5FL
Flat 710, 43 Oldham Road, Manchester, M4 5ES
Flat 706, 43 Oldham Road, Manchester, M4 5ES
Flat 704, 43 Oldham Road, Manchester, M4 5ES
Flat 613, 43 Oldham Road, Manchester, M4 5ES
Flat 502, 43 Oldham Road, Manchester, M4 5ES
Flat 309, 43 Oldham Road, Manchester, M4 5ER

Flat 415, 43 Oldham Road, Manchester, M4 5ER
Flat 410, 43 Oldham Road, Manchester, M4 5ER
Flat 314, 43 Oldham Road, Manchester, M4 5ER
Flat 304, 43 Oldham Road, Manchester, M4 5ER
Flat 211, 43 Oldham Road, Manchester, M4 5ER
Flat 701, 47 Oldham Road, Manchester, M4 5FN
Flat 517, 47 Oldham Road, Manchester, M4 5FN
Flat 507, 47 Oldham Road, Manchester, M4 5FN
Flat 412, 47 Oldham Road, Manchester, M4 5FN
Flat 411, 47 Oldham Road, Manchester, M4 5FN
Flat 409, 47 Oldham Road, Manchester, M4 5FN
Flat 404, 47 Oldham Road, Manchester, M4 5FN
Flat 317, 47 Oldham Road, Manchester, M4 5FL
Flat 308, 47 Oldham Road, Manchester, M4 5FL
Flat 301, 47 Oldham Road, Manchester, M4 5FL
Flat 216, 47 Oldham Road, Manchester, M4 5FL
Flat 108, 47 Oldham Road, Manchester, M4 5FL
Flat 107, 47 Oldham Road, Manchester, M4 5FL
Flat 103, 47 Oldham Road, Manchester, M4 5FL
Flat 10, 47 Oldham Road, Manchester, M4 5FL
Flat 6, 47 Oldham Road, Manchester, M4 5FL
Flat 802, 43 Oldham Road, Manchester, M4 5ES
Flat 605, 43 Oldham Road, Manchester, M4 5ES
Flat 712, 43 Oldham Road, Manchester, M4 5ES
Flat 711, 43 Oldham Road, Manchester, M4 5ES
Flat 705, 43 Oldham Road, Manchester, M4 5ES
Flat 511, 43 Oldham Road, Manchester, M4 5ES
Flat 405, 43 Oldham Road, Manchester, M4 5ER
Flat 302, 43 Oldham Road, Manchester, M4 5ER
Flat 212, 43 Oldham Road, Manchester, M4 5ER
Flat 209, 43 Oldham Road, Manchester, M4 5ER
Serviced Apartment 102, 43 Oldham Road, Manchester, M4 5ER
Flat 101, 43 Oldham Road, Manchester, M4 5ER
Flat 7, 43 Oldham Road, Manchester, M4 5ER
Flat 708, 47 Oldham Road, Manchester, M4 5FN
Flat 609, 47 Oldham Road, Manchester, M4 5FN
Flat 608, 47 Oldham Road, Manchester, M4 5FN
Flat 514, 47 Oldham Road, Manchester, M4 5FN
Flat 509, 47 Oldham Road, Manchester, M4 5FN
Flat 506, 47 Oldham Road, Manchester, M4 5FN
Flat 505, 47 Oldham Road, Manchester, M4 5FN
Flat 417, 47 Oldham Road, Manchester, M4 5FN
Flat 403, 47 Oldham Road, Manchester, M4 5FN
Flat 318, 47 Oldham Road, Manchester, M4 5FL
Flat 219, 47 Oldham Road, Manchester, M4 5FL
Flat 217, 47 Oldham Road, Manchester, M4 5FL
Flat 211, 47 Oldham Road, Manchester, M4 5FL
Flat 208, 47 Oldham Road, Manchester, M4 5FL
Flat 205, 47 Oldham Road, Manchester, M4 5FL
Flat 204, 47 Oldham Road, Manchester, M4 5FL
Flat 119, 47 Oldham Road, Manchester, M4 5FL
Flat 118, 47 Oldham Road, Manchester, M4 5FL
Flat 12, 47 Oldham Road, Manchester, M4 5FL
Flat 8, 47 Oldham Road, Manchester, M4 5FL

Flat 714, 43 Oldham Road, Manchester, M4 5ES
Flat 703, 43 Oldham Road, Manchester, M4 5ES
Flat 702, 43 Oldham Road, Manchester, M4 5ES
Flat 701, 43 Oldham Road, Manchester, M4 5ES
Flat 616, 43 Oldham Road, Manchester, M4 5ES
Flat 513, 43 Oldham Road, Manchester, M4 5ES
Flat 402, 43 Oldham Road, Manchester, M4 5ER
Flat 311, 43 Oldham Road, Manchester, M4 5ER
Flat 301, 43 Oldham Road, Manchester, M4 5ER
Flat 610, 47 Oldham Road, Manchester, M4 5FN
Flat 205, 43 Oldham Road, Manchester, M4 5ER
Flat 201, 43 Oldham Road, Manchester, M4 5ER
Flat 2, 34 Mason Street, Manchester, M4 5EZ
Flat 310, 47 Oldham Road, Manchester, M4 5FL
Flat 218, 47 Oldham Road, Manchester, M4 5FL
Flat 11, 47 Oldham Road, Manchester, M4 5FL
Flat 3, 43 Oldham Road, Manchester, M4 5ER
Flat 1, 43 Oldham Road, Manchester, M4 5ER
Flat 2, 43 Oldham Road, Manchester, M4 5ER
Flat 4, 34 Mason Street, Manchester, M4 5EZ
Flat 710, 47 Oldham Road, Manchester, M4 5FN
Flat 702, 47 Oldham Road, Manchester, M4 5FN
Flat 416, 47 Oldham Road, Manchester, M4 5FN
Flat 316, 47 Oldham Road, Manchester, M4 5FL
Flat 401, 47 Oldham Road, Manchester, M4 5FN
Flat 202, 47 Oldham Road, Manchester, M4 5FL
Flat 203, 47 Oldham Road, Manchester, M4 5FL
Serviced Apartment 414, 43 Oldham Road, Manchester, M4 5ER
Flat 411, 43 Oldham Road, Manchester, M4 5ER
Flat 409, 43 Oldham Road, Manchester, M4 5ER
Flat 111, 43 Oldham Road, Manchester, M4 5ER
Flat 108, 43 Oldham Road, Manchester, M4 5ER
Flat 113, 43 Oldham Road, Manchester, M4 5ER
Flat 109, 43 Oldham Road, Manchester, M4 5ER
Flat 107, 43 Oldham Road, Manchester, M4 5ER
Flat 103, 43 Oldham Road, Manchester, M4 5ER
Flat 6, 43 Oldham Road, Manchester, M4 5ER
Flat 5, 43 Oldham Road, Manchester, M4 5ER
Flat 106, 43 Oldham Road, Manchester, M4 5ER
Flat 10, 43 Oldham Road, Manchester, M4 5ER
Flat 8, 43 Oldham Road, Manchester, M4 5ER
Flat 105, 43 Oldham Road, Manchester, M4 5ER
Basement, 30 Mason Street, Manchester, M4 5EY
Flat 10, 34 Mason Street, Manchester, M4 5EZ
Flat 606, 47 Oldham Road, Manchester, M4 5FN
Flat 601, 47 Oldham Road, Manchester, M4 5FN
Flat 519, 47 Oldham Road, Manchester, M4 5FN
Flat 508, 47 Oldham Road, Manchester, M4 5FN
Flat 419, 47 Oldham Road, Manchester, M4 5FN
Flat 214, 47 Oldham Road, Manchester, M4 5FL
Flat 414, 47 Oldham Road, Manchester, M4 5FN
Flat 413, 47 Oldham Road, Manchester, M4 5FN
Flat 408, 47 Oldham Road, Manchester, M4 5FN
Flat 115, 47 Oldham Road, Manchester, M4 5FL

Flat 112, 47 Oldham Road, Manchester, M4 5FL
Flat 111, 47 Oldham Road, Manchester, M4 5FL
Flat 110, 47 Oldham Road, Manchester, M4 5FL
Flat 7, 47 Oldham Road, Manchester, M4 5FL
Flat 907, 43 Oldham Road, Manchester, M4 5ES
Flat 906, 43 Oldham Road, Manchester, M4 5ES
Flat 804, 43 Oldham Road, Manchester, M4 5ES
Flat 801, 43 Oldham Road, Manchester, M4 5ES
Flat 715, 43 Oldham Road, Manchester, M4 5ES
Flat 617, 43 Oldham Road, Manchester, M4 5ES
Flat 614, 43 Oldham Road, Manchester, M4 5ES
Flat 610, 43 Oldham Road, Manchester, M4 5ES
Flat 608, 43 Oldham Road, Manchester, M4 5ES
Flat 603, 43 Oldham Road, Manchester, M4 5ES
Flat 517, 43 Oldham Road, Manchester, M4 5ES
Flat 512, 43 Oldham Road, Manchester, M4 5ES
Flat 503, 43 Oldham Road, Manchester, M4 5ES
Flat 417, 43 Oldham Road, Manchester, M4 5ER
Flat 406, 43 Oldham Road, Manchester, M4 5ER
Flat 310, 43 Oldham Road, Manchester, M4 5ER
Flat 208, 43 Oldham Road, Manchester, M4 5ER
Flat 117, 43 Oldham Road, Manchester, M4 5ER
Third Floor Left Unit 9, 30 Mason Street, Manchester, M4 5EY
Flat 9, 34 Mason Street, Manchester, M4 5EZ
Flat 8, 34 Mason Street, Manchester, M4 5EZ
Flat 706, 47 Oldham Road, Manchester, M4 5FN
Flat 502, 47 Oldham Road, Manchester, M4 5FN
Flat 410, 47 Oldham Road, Manchester, M4 5FN
Serviced Apartment 114, 47 Oldham Road, Manchester, M4 5FL
Flat 113, 47 Oldham Road, Manchester, M4 5FL
Flat 104, 47 Oldham Road, Manchester, M4 5FL
Flat 902, 43 Oldham Road, Manchester, M4 5ES
Flat 901, 43 Oldham Road, Manchester, M4 5ES
Flat 803, 43 Oldham Road, Manchester, M4 5ES
Flat 717, 43 Oldham Road, Manchester, M4 5ES
Flat 612, 43 Oldham Road, Manchester, M4 5ES
Flat 609, 43 Oldham Road, Manchester, M4 5ES
Flat 601, 43 Oldham Road, Manchester, M4 5ES
Flat 507, 43 Oldham Road, Manchester, M4 5ES
Flat 416, 43 Oldham Road, Manchester, M4 5ER
Flat 313, 43 Oldham Road, Manchester, M4 5ER
Flat 307, 43 Oldham Road, Manchester, M4 5ER
Flat 306, 43 Oldham Road, Manchester, M4 5ER
Flat 215, 43 Oldham Road, Manchester, M4 5ER
Flat 203, 43 Oldham Road, Manchester, M4 5ER
Third Floor Right Side Unit 10, 30 Mason Street, Manchester, M4 5EY
Second Floor Unit 7, 30 Mason Street, Manchester, M4 5EY
Flat 9, 32 Mason Street, Manchester, M4 5EY
38 Mason Street, Manchester, M4 5EZ
36 Mason Street, Manchester, M4 5EZ
30 Mason Street, Manchester, M4 5EY
Flat 8, 32 Mason Street, Manchester, M4 5EY
41 Oldham Road, Manchester, M4 5FS
MANCHESTER ACADEMY UK, First Floor, 30 Mason Street, Manchester, M4 5EY

Serviced Apartment 314, 47 Oldham Road, Manchester, M4 5FL
Flat 13, 32 Mason Street, Manchester, M4 5EY
Flat 10, 32 Mason Street, Manchester, M4 5EY
Flat 12, 32 Mason Street, Manchester, M4 5EY
Flat 11, 32 Mason Street, Manchester, M4 5EY
Serviced Apartment Flat Above, 36 Mason Street, Manchester, M4 5EZ
Smithfield Centre, Thompson Street, Manchester, M4 5FY
Flat 5, 32 Mason Street, Manchester, M4 5EY
Flat 4, 32 Mason Street, Manchester, M4 5EY
Flat 3, 32 Mason Street, Manchester, M4 5EY
Flat 7, 32 Mason Street, Manchester, M4 5EY
Flat 2, 32 Mason Street, Manchester, M4 5EY
Flat 1, 32 Mason Street, Manchester, M4 5EY
Flat 6, 32 Mason Street, Manchester, M4 5EY
Flat 3, 34 Mason Street, Manchester, M4 5EZ
Flat 711, 47 Oldham Road, Manchester, M4 5FN
Flat 611, 47 Oldham Road, Manchester, M4 5FN
Flat 607, 47 Oldham Road, Manchester, M4 5FN
Flat 605, 47 Oldham Road, Manchester, M4 5FN
Flat 604, 47 Oldham Road, Manchester, M4 5FN
Flat 602, 47 Oldham Road, Manchester, M4 5FN
Flat 516, 47 Oldham Road, Manchester, M4 5FN
Flat 515, 47 Oldham Road, Manchester, M4 5FN
Flat 512, 47 Oldham Road, Manchester, M4 5FN
Flat 510, 47 Oldham Road, Manchester, M4 5FN
Flat 418, 47 Oldham Road, Manchester, M4 5FN
Flat 405, 47 Oldham Road, Manchester, M4 5FN
Flat 315, 47 Oldham Road, Manchester, M4 5FL
Flat 303, 47 Oldham Road, Manchester, M4 5FL
Flat 302, 47 Oldham Road, Manchester, M4 5FL
Flat 209, 47 Oldham Road, Manchester, M4 5FL
Flat 206, 47 Oldham Road, Manchester, M4 5FL
Flat 109, 47 Oldham Road, Manchester, M4 5FL
Flat 106, 47 Oldham Road, Manchester, M4 5FL
Flat 13, 47 Oldham Road, Manchester, M4 5FL
Flat 1, 47 Oldham Road, Manchester, M4 5FL
Flat 112, 43 Oldham Road, Manchester, M4 5ER
Flat 611, 43 Oldham Road, Manchester, M4 5ES
Flat 607, 43 Oldham Road, Manchester, M4 5ES
Flat 606, 43 Oldham Road, Manchester, M4 5ES
Flat 602, 43 Oldham Road, Manchester, M4 5ES
Flat 515, 43 Oldham Road, Manchester, M4 5ES
Flat 508, 43 Oldham Road, Manchester, M4 5ES
Flat 505, 43 Oldham Road, Manchester, M4 5ES
Flat 317, 43 Oldham Road, Manchester, M4 5ER
Flat 315, 43 Oldham Road, Manchester, M4 5ER
Flat 214, 43 Oldham Road, Manchester, M4 5ER
Flat 210, 43 Oldham Road, Manchester, M4 5ER
Flat 116, 43 Oldham Road, Manchester, M4 5ER
Second Floor, 30 Mason Street, Manchester, M4 5EY

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: CENTRAL