

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137196/FO/2023
Date registered valid: 15 August 2023
Proposal: Replacement of combustible cladding and other associated fire remediation works.
Address: 56 High Street, Manchester, M4 1ED
Ward(s): Piccadilly Ward

Applicant: Warden Construction
Agent (if any): Lynsay Ewart Paul Butler Associates
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 21-12-23

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 August 2023

Standard consultations:

Printed: 23 August 2023 Expired: 13 September 2023

Neighbour notifications

Printed: 18 August 2023 Expired: 8 September 2023

Site notice

Posted: 22 August 2023 Expired: 12 September 2023

Press advert

Published: 22 August 2023 Expired: 5 September 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to an existing 8 storey building known as 56 High Street. The 8 storey building has 7 floors of residential accommodation above ground floor commercial and also has an elevation onto a rear car park on Edgehill Street. The building lies within the Smithfield Conservation Area.

The building façade is constructed using red brick in Yorkshire Red, powder coated aluminium spandrel panels and cladding, and ashlar faced reconstituted stone.

Description of area

The site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship.

Description of development

The proposals are for the removal of external combustible cladding and for its replacement with non-combustible cladding. In addition to this, other fire remediation works are required to the building which will require removal of localised external materials to enable remedial works to be undertaken. Where these external materials cannot be reinstated, the application also seeks replacement of these materials with new materials.

The following works are proposed to be undertaken:

- Replacement of non-fire compliant cladding with a new powder coated aluminium cladding system, with colour and finish to match the existing. The fixing system would be invisible.
- Replacement of spandrel panels with new powder coated aluminium spandrel panels glazed into the existing curtain wall frame, the colour and finish is to match the existing.
- Works to louvred vents, these will be removed to allow for installation of a new steel liner to the vent opening. Brickwork will be carefully removed and reinstated to enable new steel liners to be installed.
- Installation of vertical cavity barriers behind the brickwork, this will require careful removal of localised brickwork which is to be retained and reinstated. Should new brickwork need to be installed, a visually similar replacement brick will be used.
- Removal of the roof fascia trim to enable cladding removal works. The trim will be reinstated. Should the fascia trim need to be replaced, a visually similar material will be used to match the existing in colour and finish.
- The sealing and backing strip to the windows is to be stripped out to enable a new

galvanised steel plate at the joint.

Consultations & Notification Responses

Publicity – The application was advertised as affecting a conservation area and the setting of a listed building and a site notice was displayed adjacent to the site. Occupiers of this and neighbouring properties were notified about the proposals.

Occupiers of neighbouring properties have been notified about the application

No representations have been received.

Head of Environmental Protection – Have no objections

Head of Highways – Have not raised any objections but have requested that the applicant has been made aware of the need for the potential for various agreements with highways separate from planning which have been shared with the applicant.

Metrolink – Have no objections

Planning Gateway – Are content with the proposals.

Issues

Relevant National Policy

On 27th March 2012 the Department for Communities published the National Planning Policy Framework, which replaced planning policy statements and planning policy guidance notes, including PPS5 and PPG19.

The following sections of the National Planning Policy Framework are of relevance to this application:

Section 12 (Requiring Good Design) states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

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

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

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

In terms of the NPPF the following should also be noted:

Paragraph 201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 203 In determining applications, local planning authorities should take account of:

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

Paragraph 205 states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

206. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

207. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles), - which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- Provide good access to sustainable transport provision.

Policy DM1 (Development Management) – Which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.

- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

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

Policy CC9 (Design and Heritage) States that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including conservation areas and listed buildings.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

DC26.5 Development and Noise – which states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Places for Everyone

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

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

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

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

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

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Main Issues

The main issues are to consider are the impact on the visual amenity of the buildings and the street scene, whether the proposal would enhance or maintain the character and appearance of the conservation area, and whether the proposal would maintain the existing noise insulation properties of the building and fire safety.

Principle of the proposed external alterations and impact on the character of the Conservation Area

The removal of external combustible cladding, replacement with non-combustible cladding in addition to other fire remediation should help improve fire safety, thereby protecting residents from harm. The works are necessary to ensure the building is safe for people to live in and should be approved if they are acceptable in design and visual amenity terms.

56 High Street was constructed in circa 2000, and whilst it is a high-quality design it is not of any especial architectural merit in terms of the character of the conservation area and is considered to make a 'neutral impact' to this.

Replacement materials will be similar in appearance in terms of colour, texture, scale, profile and spacing. The proposals will therefore have no material effect on the appearance of the building. In turn there will be no impact on the character or appearance of the Conservation Area. Any visual differences from the current building appearance would be negligible and the remedial works would have a neutral impact on the heritage significance of the Smithfield Conservation Area.

Given the level of harm there is no need for a weighting exercise as required by Section 16 of the NPPF although public benefits would be derived from improvements to the building performance in terms of fire resistance.

Overall, it is considered that the proposed replacement cladding would create an acceptable visual appearance that would maintain the character and appearance of the conservation area.

It is considered that the proposed development would be consistent with section 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1.

Impacts on Amenity

The acoustic report has been assessed by environmental health, who have confirmed that new cladding system would perform to an acceptable standard in terms of noise break in thereby protecting the amenity of occupiers.

In view of the above the proposals would be consistent with Core Strategy policies SP1 and DM1 and saved UDP policy DC26.

Conclusion

Given the above, it is considered that the proposed replacement cladding would create an acceptable visual appearance that would maintain the character and appearance of the conservation area and the settings of nearby listed buildings and would be in accordance with the above planning policies.

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. The proposal is considered to be acceptable and therefore determined within a timely manner.

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

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

(a) Site Location Plan 5540-HMA-HS-00-DR-A-00001 Rev P1 and Proposed Site Plan 5540-HMA-HS-00-DR-A-20001 Rev P1 stamped as received on 06-06-23;

(b) Proposed Front Elevation 5540-HMA-HS-ZZ-DR-A-00210 rev P2, Proposed Rear Elevation 5540-HMA-HS-ZZ-DR-A-00211 Rev P1, Proposed North Elevation (Hidden) 5540-HMA-HS-ZZ-DR-A-00212 Rev P1, Proposed South Elevation (Hidden) 5540-HMA-HS-ZZ-DR-A-00213 Rev P1, External Wall Treatment - Cladding at Roof Level 5540-HMA-HS-ZZ-DR-A-21101 Rev P1, External Wall Treatment - Brickwork Reveal 1 5540-HMA-HS-ZZ-DR-A-21102 Rev P1, External Wall Treatment - Brickwork Reveal 2 5540-HMA-HS-ZZ-DR-A-21103 Rev P1, External Wall Treatment - Stonework at Floor Level 5540-HMA-HS-ZZ-DR-A-21201 Rev P1, External Wall Treatment - Brickwork at Floor Level rev P1 5540-HMA-HS-ZZ-DR-A-21202 Rev P1, External Wall Treatment - Spandrel Panel Curtain Walling rev P1 5540-HMA-HS-ZZ-R-A-31201 Rev P1 all stamped as received on 06-06-23;

(c) 56 High Street 04-07-2023 Remediation Document by Halliday Meecham stamped as received on 13-07-23;

(d) Sound Insulation Review of Replacement Cladding - 56 High Street Report by CSG stamped as received on 15-08-23;

(e) Fire Statement, 1-33, 56 High Street, Manchester, M4 1ED, 12 September 2023 by ORSA stamped as received on 26-09-23;

(f) Dwgs CA1-SFCL-T01, T02, T03, T04 and 5540-HMA-HS-ZZ-DR-21101 P2; and

(g) Sample as shown in Materials Image 06-12-23 received by the city council as local planning authority on 06-12-23 as amended by the 56 High Street 04-01-2024 Remediation document stamped as received on 04-01-24

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, SP1 and DM1 of the Core Strategy and saved UDP policy DC18.1

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Heritage & Urban Design
Health & Safety Executive (Fire Safety)
Metrolink

Unit Fc2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc15 And Fc16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc21 And Fc25 To Fc26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 13 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Ls4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc3-Fc6, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf31 To Nf36, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf23, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls23, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf43 And Nf46, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 28, 23 Church Street, Manchester, M4 1PY
Flat 36, 23 Church Street, Manchester, M4 1PY
Cooperative Retail Services Ltd, 38 High Street, Manchester, M4 1QB
Flat 39, 23 Church Street, Manchester, M4 1PY
Flat 40, 23 Church Street, Manchester, M4 1PY
Flat 21, 23 Church Street, Manchester, M4 1PY
Flat 7, 56 High Street, Manchester, M4 1ED
Flat 12, 56 High Street, Manchester, M4 1ED
Flat 25, 56 High Street, Manchester, M4 1ED
Flat 20, 56 High Street, Manchester, M4 1ED
Flat 27, 56 High Street, Manchester, M4 1ED
Flat 29, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
60 - 62 High Street, Manchester, M4 1EA
Flat 7, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Unit 15 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Ff2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F10, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf33, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Market Managers Office, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F13, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls29, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf42, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 4, 23 Church Street, Manchester, M4 1PY
Flat 30, 23 Church Street, Manchester, M4 1PY
Flat 27, 23 Church Street, Manchester, M4 1PY
Flat 38, 23 Church Street, Manchester, M4 1PY
Flat 2, 56 High Street, Manchester, M4 1ED
Flat 19, 23 Church Street, Manchester, M4 1PY
Flat 3, 23 Church Street, Manchester, M4 1PY
Flat 10, 56 High Street, Manchester, M4 1ED
Flat 33, 56 High Street, Manchester, M4 1ED
Flat 32, 56 High Street, Manchester, M4 1ED
Flat 17, 56 High Street, Manchester, M4 1ED

Flat 24, 56 High Street, Manchester, M4 1ED
Flat 26, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 6, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 20, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 10, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
72 High Street, Manchester, M4 1ES
Units Fc19 And Fc20, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls25, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ff4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc13-Fc14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F9, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls28, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls11, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf2 And Nf3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls32, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf21, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls33, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Mf1-Mf4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 12, 23 Church Street, Manchester, M4 1PY
Flat 26, 23 Church Street, Manchester, M4 1PY
Flat 28, 56 High Street, Manchester, M4 1ED
Flat 19, 56 High Street, Manchester, M4 1ED
Flat 23, 23 Church Street, Manchester, M4 1PY
Flat 6, 23 Church Street, Manchester, M4 1PY
Flat 29, 56 High Street, Manchester, M4 1ED
Flat 23, 56 High Street, Manchester, M4 1ED
Flat 14, 56 High Street, Manchester, M4 1ED
Flat 16, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
68 - 70 High Street, Manchester, M4 1EA
Flat 21, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 15, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Units F4 To F6, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf19 And Nf22, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf55 To Nf57, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf17 To Nf18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr5, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf9, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls19, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf52, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf32, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls31, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F11, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf11 And Nf15 And Nf16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 43, 23 Church Street, Manchester, M4 1PY
Flat 32, 23 Church Street, Manchester, M4 1PY
Flat 31, 56 High Street, Manchester, M4 1ED
Flat 44, 23 Church Street, Manchester, M4 1PY

Flat 15, 23 Church Street, Manchester, M4 1PY
Flat 45, 23 Church Street, Manchester, M4 1PY
Flat 24, 23 Church Street, Manchester, M4 1PY
Flat 1, 56 High Street, Manchester, M4 1ED
Flat 22, 56 High Street, Manchester, M4 1ED
Flat 8, 56 High Street, Manchester, M4 1ED
Flat 1, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Basement And First To Third Floor, 2A Turner Street, Manchester, M4 1DZ
The Hogshead, 64 High Street, Manchester, M4 1EA
Flat 30, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Units Nf34 And Nf35, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls27, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls5, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Mf9 To Mf12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf13, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units F17-F18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls24, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls15, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc22-Fc24, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf39 And Nf40, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc9-Fc12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf47-Nf49, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf50-Nf51, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 41, 23 Church Street, Manchester, M4 1PY
Flat 34, 23 Church Street, Manchester, M4 1PY
Flat 7, 23 Church Street, Manchester, M4 1PY
Flat 10, 23 Church Street, Manchester, M4 1PY
Flat 46, 23 Church Street, Manchester, M4 1PY
Flat 1, 23 Church Street, Manchester, M4 1PY
Flat 6, 56 High Street, Manchester, M4 1ED
Flat 11, 23 Church Street, Manchester, M4 1PY
Flat 14, 23 Church Street, Manchester, M4 1PY
Flat 15, 56 High Street, Manchester, M4 1ED
2A Turner Street, Manchester, M4 1DZ
Flat 22, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Units Nf53 And Nf54, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc17 And Fc18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls6, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ff1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 14 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Ls21, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 17A Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit F16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls9, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf38, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls20, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls22, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F15, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH

Unit F12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 22, 23 Church Street, Manchester, M4 1PY
Flat 37, 23 Church Street, Manchester, M4 1PY
Flat 2, 23 Church Street, Manchester, M4 1PY
Flat 29, 23 Church Street, Manchester, M4 1PY
Flat 9, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 18, 56 High Street, Manchester, M4 1ED
Flat 4, 56 High Street, Manchester, M4 1ED
Flat 5, 56 High Street, Manchester, M4 1ED
Flat 12, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Basement And Ground Floor, 68 - 70 High Street, Manchester, M4 1ES
Flat 8, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 5, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 11, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 27, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 28, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Units Nf27 To Nf30, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 3 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Nf10, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ff3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ff6, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
61 High Street, Manchester, M4 1AZ
Unit Ls2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls17, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf24, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Mf5-Mf8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf25, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 16, 23 Church Street, Manchester, M4 1PY
Flat 5, 23 Church Street, Manchester, M4 1PY
Flat 9, 23 Church Street, Manchester, M4 1PY
Flat 50, 23 Church Street, Manchester, M4 1PY
Flat 48, 23 Church Street, Manchester, M4 1PY
Flat 49, 23 Church Street, Manchester, M4 1PY
58 High Street, Manchester, M4 1EF
Flat 20, 23 Church Street, Manchester, M4 1PY
Flat 35, 23 Church Street, Manchester, M4 1PY
Flat 17, 23 Church Street, Manchester, M4 1PY
Flat 8, 23 Church Street, Manchester, M4 1PY
Flat 31, 23 Church Street, Manchester, M4 1PY
Flat 3, 56 High Street, Manchester, M4 1ED
Flat 2, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 13, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 17, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 24, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 23, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 18, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB

Flat 14, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Units 28 And 29 Upper Mall, Arndale Centre, Corporation Street, Manchester, M4 3AJ
Units Nf44 And Nf45, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls24A, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units F1 To F2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc28, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls13, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf 3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf37, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls30, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf20, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls10, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 47, 23 Church Street, Manchester, M4 1PY
Flat 18, 23 Church Street, Manchester, M4 1PY
Flat 33, 23 Church Street, Manchester, M4 1PY
Flat 42, 23 Church Street, Manchester, M4 1PY
Flat 25, 23 Church Street, Manchester, M4 1PY
23 Church Street, Manchester, M4 1PY
Flat 13, 56 High Street, Manchester, M4 1ED
Flat 16, 56 High Street, Manchester, M4 1ED
Flat 30, 56 High Street, Manchester, M4 1ED
Flat 21, 56 High Street, Manchester, M4 1ED
Flat 26, 56 High Street, Manchester, M4 1ED
Flat 9, 56 High Street, Manchester, M4 1ED
Flat 11, 56 High Street, Manchester, M4 1ED
Flat 3, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 4, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 25, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 19, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Smithfield Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL