

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136479/FO/2023

Date registered valid: 14 March 2023

Proposal: Retention of an Automated Teller Machine (ATM) installed to shopfront.

Address: 141 Great Ancoats Street, Manchester, M4 6DH

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Matthew Colins Notemachine UK Ltd

Agent (if any):

Case officer: Gerry Reilly
Tel: 0161 234 4163
Email: gerry.reilly@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 3 May 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 28 March 2023 Expired: 18 April 2023

Neighbour notifications

Printed: 28 March 2023 Expired: 18 April 2023

Site notice

Posted: 30 March 2023 Expired: 20 April 2023

Press advert

Published: 4 April 2023 Expired: 25 April 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

The unit is one of several within a larger development relating to commercial on the ground floor and residential above. The site lies on the north east side of the inner relief route, fronting Great Ancoats Street.

The submitted application is for the "Retention of an Automated Teller Machine (ATM) installed to shopfront." The development is retrospective having been implemented on 28/06/2022.

PLANNING HISTORY

118076/AO/2017/N1 - Installation of internally illuminated ATM signs and blue LED halo illumination to ATM surround Application Approved - 13.12.2017

088876/JO/2009/N2 - Variation of condition 22 of approval 074233/FO/2004 to change the use of units 1 and 2 of the above scheme from A2, A3 & D1 to Class A1 use Approved 23/4/09

074233/FO/2004/N2 - Erection of two buildings 9 and 21 storeys in height to include 199 residential units and two class A3 units consisting of 82 sq. m and 490 sq. m gross floor space and five units comprising a total of 288 sq.m.to be used for class A2, B1, D1 uses with 151 car parking spaces, access arrangements, works to lock steps adjacent to listed lock, works to listed canal bridge and adjacent building, and associated works Approved 13/5/05

Description of area

Description of development

Consultations & Notification Responses

Local residents - None received

Highways - The proposed ATM is building mounted and projects to a distance of 0.04m over the private forecourt in front of the building, and therefore a Projection Over License is not required.

The forecourt area within the vicinity of the ATM is sufficiently wide so that any queuing for the machine can be accommodated without inconveniencing passing pedestrians on the adjacent footway.

Due to the location within the district centre, it is anticipated that the ATM will not cause a significant increase to the level of vehicular trips on the surrounding highway. It is expected that many of the ATM users would arrive on-foot, by sustainable modes or park on-street on the surrounding residential roads.

Confirmation has been provided in relation to where 'Cash In Transit' vehicle will undertake servicing of the proposed ATM. It is requested that the servicing is undertaken within the loading restrictions along Great Ancoats Street (7am-10am and 4pm-7pm).

The illuminated panel associated with the ATM features static internal illumination. The applicant proposed luminance of such signage is stated as 100cd/m² which, as such, is considered to be in line with the 600cd/m² maximum stated by the Lighting Engineers with Institute of Lighting Professionals.

Greater Manchester Police - Having looked at the crime data for the area there is nothing relating to this ATM and there haven't been many incidents in the vicinity of the site. Based on this I would not be too concerned with the application subject to the proposed security measures. I would welcome a condition requiring the applicant to agree the security measures to be installed with Greater Manchester Police to ensure these are installed.

Issues

POLICIES

NATIONAL PLANNING POLICY FRAMEWORK

Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:

- o An economic role - contributing to build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- o A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and
- o An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources

prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

7. Requiring good design

67. 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.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City 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 DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Policy EN1 All development in Manchester will be expected to follow the seven principles of urban design (Character: a place with its own identity, Continuity and enclosure: a place where public and private places are clearly distinguished, Quality of the public realm: a place with attractive, and successful outdoor areas, Ease of movement: a place that is easy to get to and move through, Legibility: a place that has a clear image and is easy to understand, Adaptability:

a place that can change easily, Diversity: a place with variety and choice), as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

ISSUES

The submitted application is for the retention of Automated Teller Machine (ATM) to shopfront.

An accompanying application has been received (136480/AO/2023) for the signage, for the ATM.

The ATM has already been installed along the right hand side of the existing external glazed facade shopfront, and has been inserted flush within the existing glazing.

The pavement area immediate outside the vicinity of the ATM appears sufficiently wide so that any queuing for the machine can be accommodated without inconveniencing passing pedestrians.

DESIGN & APPEARANCE

The proposed ATM in terms of design and appearance is standard and there will be no significant impact upon the character of the building and within the general area.

Overall the ATM is considered to be acceptable in terms of location and security.

HIGHWAYS

Highways have stated that a projection over licence is not required and:

- the forecourt area within the vicinity of the ATM is sufficiently wide so that any queuing for the machine can be accommodated without inconveniencing passing pedestrians on the adjacent footway;

- Due to the location within the district centre, it is anticipated that the ATM will not cause a significant increase to the level of vehicular trips on the surrounding highway. It is expected that many of the ATM users would arrive on-foot, by sustainable modes or park on-street on the surrounding residential roads;

- Confirmation has been provided in relation to where 'Cash In Transit' vehicle will undertake servicing of the proposed ATM. It is requested that the servicing is undertaken within the loading restrictions along Great Ancoats Street (7am-10am and 4pm-7pm).

An informative relating to the last point will be attached to this permission.

SECURITY

Greater Manchester Police have stated:

Having looked at the crime data for the area there is nothing relating to this ATM and there haven't been many incidents in the vicinity of the site. Based on this I would not be too concerned with the application subject to the proposed security measures. I would welcome a condition requiring the applicant to agree the security measures to be installed with Greater Manchester Police to ensure these are installed.

With regard to the point about security measures. A site visit undertaken on 23rd April 2023 has revealed that the security measure conditions that were attached to the planning permission for the ATM that was located at the site prior to the installation of the current machine (118075/FO/2017 Retention of ATM to shopfront at 141 Great Ancoats Street, Manchester, M4 6DH) have not been implemented.

Therefore, conditions relating to defensible space, anti-ram bollards, CCTV and lighting shall be applied to any approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application, appropriate conditions to the approval have been attached.

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

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

O Drawing entitled The Local, 141 Great Ancoats Street, Manchester, M4 6DH, T020964 received by the City Council as Local Planning Authority on 14th March 2023.

O As-Installed Plan and Elevation 020964_AI received by the City Council as Local Planning Authority on 14th March 2023

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

2) Within 1 month of the date of this permission hereby approved, full details including manufacturer's specifications (e.g. location, type of camera, fixing details) are required of the CCTV camera before installation, shall be submitted to and approved by the City Council as local planning authority. The agreed scheme shall be fully implemented within 2 months, maintained and retained at all times thereafter.

Reason - In the interests of visual amenity, pursuant policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

3) Within 1 month of the date of this permission hereby approved, a scheme showing bollards protecting the ATM shall be submitted to and approved by the City Council as local planning authority. The position of the bollards should allow and accommodate disabled access for wheelchair users. The agreed scheme shall be fully implemented within 2 months, maintained and retained at all times thereafter.

Reason - In the interests of security and to ensure adequate disabled access to the ATM pursuant to policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

4) Within 1 month of the date of this permission hereby approved, full details including manufacturer's specifications (e.g. location, type of lighting, fixing details, adequate and uniform level so not to allow any areas of pooling/shadowing) are required of the lighting around the ATM shall be submitted to and approved by the City Council as local planning authority. The agreed scheme shall be fully implemented within 2 months, maintained and retained at all times thereafter.

Reason - In the interests of security and visual amenity, pursuant policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

5) Within 1 month of the date of this permission hereby approved, full details shall be submitted to and approved by the City Council as local planning authority, showing defensible space ground markings (e.g. 1m² painted area or change in surface texture) at the front of the ATM to indicate that only one user at a time may enter the space. The agreed scheme shall be fully implemented within 2 months, maintained and retained at all times thereafter.

Reason - To ensure adequate defensible space is installed in front of the ATM pursuant policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

Informatives

1) It is requested that the servicing is undertaken within the loading restrictions along Great Ancoats Street (7am-10am and 4pm-7pm).

Appendix 1 – List of consultees & neighbours notified

Highway Services

Greater Manchester Police

147 Great Ancoats Street, Manchester, M4 6DH

Flat 70, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 1, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 10, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 13, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 16, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 21, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 25, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 37, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 44, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 47, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 63, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 67, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 76, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 78, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 95, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 139, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 149, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 150, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 157, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 174, 153 Great Ancoats Street, Manchester, M4 6DT

Flat 176, 153 Great Ancoats Street, Manchester, M4 6DT

Flat 179, 153 Great Ancoats Street, Manchester, M4 6DT

Flat 193, 153 Great Ancoats Street, Manchester, M4 6DT

Flat 200, 153 Great Ancoats Street, Manchester, M4 6DT

143 Great Ancoats Street, Manchester, M4 6DH

8 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA

Flat 216, 146 Great Ancoats Street, Manchester, M4 7AA

Flat 215, 146 Great Ancoats Street, Manchester, M4 7AA

Flat 113, 146 Great Ancoats Street, Manchester, M4 7AA

Flat 110, 146 Great Ancoats Street, Manchester, M4 7AA

Flat G08, 146 Great Ancoats Street, Manchester, M4 7AA

Flat G06, 146 Great Ancoats Street, Manchester, M4 7AA

Flat G04, 146 Great Ancoats Street, Manchester, M4 7AA

Flat 152, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 2, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 4, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 7, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 15, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 19, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 24, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 26, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 32, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 42, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 59, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 61, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 66, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 80, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 92, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 98, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 107, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 110, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 117, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 118, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 120, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 129, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 132, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 141, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 145, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 151, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 155, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 175, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 188, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 196, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 204, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G02, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 114, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 11, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 43, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 56, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 57, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 65, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 79, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 88, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 91, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 94, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 112, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 121, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 127, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 137, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 140, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 143, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 159, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 177, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 181, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 199, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 72, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 198, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 208, 148 Great Ancoats Street, Manchester, M4 7AA
157 Great Ancoats Street, Manchester, M4 6DH
145 Great Ancoats Street, Manchester, M4 6DH
Piccadilly Village, Great Ancoats Street, Manchester, M4 7AB
Flat 206, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 101, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G01, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G10, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 8, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 36, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 22, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 23, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 35, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 38, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 54, 151 Great Ancoats Street, Manchester, M4 6DH

[illegible]

10 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA
149 Great Ancoats Street, Manchester, M4 6DH
155 Great Ancoats Street, Manchester, M4 6DH
149A Great Ancoats Street, Manchester, M4 6DH
Flat 6, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 12, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 29, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 46, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 55, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 81, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 82, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 83, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 85, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 86, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 109, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 128, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 130, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 134, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 142, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 153, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 158, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 160, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 166, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 180, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 185, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 189, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 194, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 197, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 210, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 108, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 5, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 18, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 20, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 28, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 33, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 53, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 69, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 84, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 89, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 96, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 100, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 101, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 105, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 115, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 135, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 124, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 126, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 131, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 148, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 161, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 165, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 168, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 178, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 207, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 107, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 213, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 112, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 154, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 3, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 17, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 30, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 31, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 34, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 39, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 40, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 41, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 45, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 48, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 49, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 51, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 52, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 62, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 68, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 75, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 77, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 87, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 93, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 106, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 114, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 116, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 125, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 138, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 144, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 147, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 170, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 182, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 191, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 195, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 103, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 102, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 218, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 217, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 214, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G11, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G07, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G05, 146 Great Ancoats Street, Manchester, M4 7AA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL