

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134900/LO/2022

Date registered valid: 23 August 2023

Proposal: Listed Building Consent for the creation of two dwellinghouses (C3a) together with alterations to the interior and exterior of the building including insertion of new windows and internal alterations.

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

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Kam Lai

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

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

Recommendation: Approve

Date of recommendation: 09/11/2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 5 July 2023

Standard consultations:

Printed: 23 August 2023 Expired: 25 July 2023

Neighbour notifications

Printed: 23 August 2023 Expired: 13 September 2023

Site notice

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

Press advert

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

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

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

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

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

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

Description of development

The application seeks listed building consent for various internal and external works to create two dwellinghouses.

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

The proposed internal alterations would see the installation of a mezzanine within both dwellinghouses creating an additional floor, the insertion of partition walls, M&E works and new fixtures.

Planning History

134899/FO/2022 - Creation of two dwellinghouses (Use Class C3a) together with associated elevational alterations – Application pending consideration.

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

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

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

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

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

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

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

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

Consultations & Notification Responses

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

- Unacceptable impact on visual amenity.
- Unacceptable impact on residential amenity via loss of public space and construction noise.
- Unacceptable impact on local water consumption.
- Unacceptable impact on structural integrity of building.

Due to the application seeking listed building consent and not planning permission, reasons for objection that do not relate to the historical significance of the listed building cannot be taken into account in the determination of this planning application. As such, the above objections will not be assessed below.

Policy

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

- Policy SP1 – Spatial Principles
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

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

- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

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

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

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

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

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

- Policy JP-P2 – Heritage

Issues

Impact upon the heritage asset

As previously stated within this report, the proposed external works would comprise of the insertion of new windows, the removal of a modern roller shutter and louvre, installation of new doors and general brickwork repairs. The proposed windows within the front elevation would, despite being double height, match those present at first floor on a like for like basis, in that they would have the same width, profile and material finish i.e. timber windows coloured blue. Plans have also been submitted which depicts the proposed side elevation window being set within the property's archway which is welcomed. Notwithstanding this however, it is considered necessary that in the event of an approval, exact details and material samples regarding all proposed window's finish and profile be submitted to the Local Planning Authority for approval. Plans have been submitted that depict the proposed replacement doors, said doors are to be timber and are to match the finish of the proposed windows. Notwithstanding this however, it is also considered necessary to condition the proposal so that exact details regarding their material finish and profile are submitted to and approved in writing by the Local Planning Authority. The external works to the property would also see extensive repair works and general intervention in the property's front elevation, due to this it is considered appropriate to condition these works so that a methodology statement detailing how said works will be undertaken shall be submitted to and agreed in writing by the Local Planning Authority. The proposed works would also see the introduction of new brick, cills and vents. Whilst photographic evidence as to what these elements of the development would look like have been submitted, it is considered necessary to condition the proposal so that exact samples will also be submitted to and approved in writing by the Local Planning Authority. Subject to such conditions this element of the proposal is considered would have a neutral impact on the significance of the listed building.

Internally, the application site as existing is a disused office space, divided with modern internal partitions. The proposed works would see extension works, with the creation of new staircases, creation of a mezzanine level and installation of modern partitions. The submission has been accompanied by some internal method works information but this is considered to be light and does not provide sufficient detail with regards to the proposed works. As such, it is considered necessary that in the event of an approval 3no conditions would be attached that would require the submission of information detailing soft strip works, general method works i.e. installation of new partitions etc and M&E works. Additionally, it is noted that within the eastern half of the Boiler House there exists an original stone flag that is to be incorporated as part of the eastern dwelling's staircase. It is considered this is an original feature of note and as such, in the event of an approval a condition that would require exact details as to how the stone will be incorporated within the

staircase shall be submitted to and agreed in writing with the LPA. Subject to the aforementioned conditions it is considered that the proposal would guarantee the future use of the listed building, thereby helping to preserve it and therefore have a neutral impact on it's significance.

On this basis the proposal would have a neutral impact on the significance of the listed building and therefore, the proposal would meet the statutory test to preserve as put forward under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and as such is in accordance with Core Strategy Policies SP1, CC9, EN3 and DM1, Saved Unitary Development Plan Policy DC19, Places for Everyone Plan Policy JP-P2, the National planning Policy Framework and the Planning (Listed Building and Conservation Areas) Act 1990.

Conclusion

In light of the above and subject to appropriate planning condition, the proposal has been found to have a neutral impact on the historical significance of the Grade II listed building in accordance with Core Strategy Policies SP1, CC9, EN1, EN4 and DM1, Saved Unitary Development Plan Policy DC19, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas Act) 1990.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

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

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Heritage & Urban Design

12B Pollard Street, Manchester, M4 7AL
Flat 12, 10 Pollard Street, Manchester, M4 7DS
Flat 3, 10 Pollard Street, Manchester, M4 7DS
Flat 87, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 117, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 25, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 45, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 67, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 73, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 75, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 86, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 89, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 92, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 102, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 109, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 8, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 32, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 59, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 7, Block A, 12 Pollard Street, Manchester, M4 7AJ
Ground Floor, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 58, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 57, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 54, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 42, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 36, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 33, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 5, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 39, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 4, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 68, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 10, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 15, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 6, 6A Pollard Street, Manchester, M4 7BP
Flat 1, 6A Pollard Street, Manchester, M4 7BP
Flat 27, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 37, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 118, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 47, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 84, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 100, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 108, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 120, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 2, 6 Pollard Street, Manchester, M4 7BN
8A Pollard Street, Manchester, M4 7DS
Flat 30, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 20, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 18, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 3, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 2, Block E, 12 Pollard Street, Manchester, M4 7AU

Flat 38, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 35, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 32, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 30, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 66, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 92, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 73, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 70, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 31, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 14, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 3, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 41, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Serviced Apartment 40, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 42, Loom Building, 1 Harrison Street, Manchester, M4 7BF
12C Pollard Street, Manchester, M4 7AL
Flat 13, 10 Pollard Street, Manchester, M4 7DS
Flat 11, 10 Pollard Street, Manchester, M4 7DS
Flat 6, 10 Pollard Street, Manchester, M4 7DS
Flat 128, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 9, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 33, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 36, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 53, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 62, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 72, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 81, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 82, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 2, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 16, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 39, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 32, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 26, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 22, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 9, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 2, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat P03, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat P02, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 36, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 25, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 8, 6A Pollard Street, Manchester, M4 7BP
Flat 7, 6A Pollard Street, Manchester, M4 7BP
Flat 30, Advent House, 2 Isaac Way, Manchester, M4 7EP
22 Pollard Street, Manchester, M4 7AN
Flat 16, 10 Pollard Street, Manchester, M4 7DS
Flat P04, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 5, 6A Pollard Street, Manchester, M4 7BP
Flat 101, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Ground Floor, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat P01, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 110, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 57, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 23, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 35, Advent House, 2 Isaac Way, Manchester, M4 7EP
Hetherington's Cafe Bar, 8 Pollard Street, Manchester, M4 7DS

Flat 9, 6 Pollard Street, Manchester, M4 7BN
Flat 6, 6 Pollard Street, Manchester, M4 7BN
Flat 5, 6 Pollard Street, Manchester, M4 7BN
Flat 8, 6 Pollard Street, Manchester, M4 7BN
Flat 7, 6 Pollard Street, Manchester, M4 7BN
Flat 83, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 82, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 67, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 84, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 91, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 93, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 101, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 137, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 56, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 22, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 25, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 21, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 24, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 23, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 94, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 80, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 85, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 79, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 78, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 104, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 83, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 88, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 106, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 96, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 4, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 10, 6 Pollard Street, Manchester, M4 7BN
Flat 12, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 34, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 22, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 13, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 48, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 46, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 43, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 29, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 94, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 90, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 89, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 68, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 36, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 30, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 55, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 51, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 11, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 21, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 40, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 42, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 49, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 55, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 60, Advent House, 2 Isaac Way, Manchester, M4 7EP

Flat 64, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 21, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 5, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 44, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 24, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 55, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 50, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 48, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 41, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 31, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 10, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 19, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 7, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 7, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 107, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 46, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 52, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 123, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 121, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 44, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 135, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 32, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 24, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 122, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 141, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 23, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 5, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 2, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 14, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 3, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 18, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 9, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 26, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 17, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 14, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 56, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 54, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 53, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 50, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 81, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 80, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 77, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 74, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 58, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 37, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 15, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 4, Loom Building, 1 Harrison Street, Manchester, M4 7BF
12A Pollard Street, Manchester, M4 7AL
Flat 15, 10 Pollard Street, Manchester, M4 7DS
Flat 7, 10 Pollard Street, Manchester, M4 7DS
Flat 71, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 76, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 77, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 7, Block C, 12 Pollard Street, Manchester, M4 7AL

Flat 23, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 49, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 13, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 11, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 3, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 142, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat P05, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 4, 6A Pollard Street, Manchester, M4 7BP
Flat 48, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 18, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 139, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 131, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 4, 6 Pollard Street, Manchester, M4 7BN
Flat 36, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 15, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 4, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 12, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 64, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 72, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 63, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 62, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 61, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 85, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 35, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 28, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 6, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 57, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 53, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 39, Loom Building, 1 Harrison Street, Manchester, M4 7BF
12F Pollard Street, Manchester, M4 7AL
12D Pollard Street, Manchester, M4 7AL
Flat 134, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 17, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 50, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 57, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 66, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 69, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 13, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 11, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 1, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 8, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 8, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 38, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 35, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 29, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 21, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 19, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 17, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 12, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 6, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 47, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 16, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 33, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 9, Block E, 12 Pollard Street, Manchester, M4 7AU

Flat 1, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 65, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 63, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 59, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 98, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 105, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 41, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 38, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 28, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 58, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 119, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 126, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 25, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 22, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 6, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 9, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 7, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 17, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 10, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 23, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 16, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 10, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 6, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 34, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 95, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 93, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 69, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 91, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 32, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 29, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 12, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 9, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 7, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 2, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 52, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 49, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 47, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 45, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 8, 10 Pollard Street, Manchester, M4 7DS
Flat 4, 10 Pollard Street, Manchester, M4 7DS
Flat 1, 10 Pollard Street, Manchester, M4 7DS
Flat 124, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 6, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 13, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 22, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 24, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 51, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 34, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 27, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 18, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 52, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 41, Block E, 12 Pollard Street, Manchester, M4 7AU
Serviced Apartment 138, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 31, Block E, 12 Pollard Street, Manchester, M4 7AU

Flat 31, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 61, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 112, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 140, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 20, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 3, 6A Pollard Street, Manchester, M4 7BP
Flat 51, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 132, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 115, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 125, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 14, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 5, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 95, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 1, 6 Pollard Street, Manchester, M4 7BN
Flat 33, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 26, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 12, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 11, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 6, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 27, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 5, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 45, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 42, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 40, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 99, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 98, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 97, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 75, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 87, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 34, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 17, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 8, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 5, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 54, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 50, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 44, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 10, 10 Pollard Street, Manchester, M4 7DS
Flat 9, 10 Pollard Street, Manchester, M4 7DS
Flat 5, 10 Pollard Street, Manchester, M4 7DS
Flat 26, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 3, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 13, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 10, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 52, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 15, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 56, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 47, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 46, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 37, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 28, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 20, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 4, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 136, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 113, Advent House, 2 Isaac Way, Manchester, M4 7EB

Flat 116, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 51, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 16, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 96, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 79, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 78, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 71, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 33, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 38, Loom Building, 1 Harrison Street, Manchester, M4 7BF
12E Pollard Street, Manchester, M4 7AL
Flat 14, 10 Pollard Street, Manchester, M4 7DS
Flat 2, 10 Pollard Street, Manchester, M4 7DS
Flat 130, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 2, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 29, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 34, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 39, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 43, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 74, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 27, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 19, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 16, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 35, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 29, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 43, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 53, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 45, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 40, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 30, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 25, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 14, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 1, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 49, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 44, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 55, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 3, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 28, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 111, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 103, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 70, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 90, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 114, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 8, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 2, 6A Pollard Street, Manchester, M4 7BP
Flat 54, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 143, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 1, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 127, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 129, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 133, Advent House, 2 Isaac Way, Manchester, M4 7EB
Flat 4, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 97, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 99, Advent House, 2 Isaac Way, Manchester, M4 7EP
Flat 3, 6 Pollard Street, Manchester, M4 7BN

Flat 28, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 1, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 31, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 14, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 15, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 12, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 24, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 20, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 19, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 15, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 21, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 11, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 8, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 37, Block E, 12 Pollard Street, Manchester, M4 7AU
Flat 100, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 65, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 60, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 59, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 88, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 86, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 76, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 26, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 27, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 20, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 18, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 10, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 48, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 46, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 19, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 16, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 13, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 11, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 56, Loom Building, 1 Harrison Street, Manchester, M4 7BJ
Flat 1, Loom Building, 1 Harrison Street, Manchester, M4 7BF
Flat 43, Loom Building, 1 Harrison Street, Manchester, M4 7BF

Appendix 2 – Planning constraints

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