MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137779/FO/2023
Date registered valid:	4 August 2023
Proposal:	Change of use of makerspace units 3 and 4 at ground floor and makerspace units OM.04 and OM.03 and office space at mezzanine level at the Base Building from office use (Use Class E) to a flexible use comprising Use Class E (Office) and Use Class F.1a (Education).
Address:	Units 3 & 4, Ground Floor And Makerspace Units, Base, Greenheys Lane, Manchester Science Park, Manchester, M15 6LR
Ward(s):	Hulme Ward
Applicant:	Bruntwood SciTech Ltd
Agent (if any):	Ms Jennifer Chatfield Deloitte LLP
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21-09-23

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 15 August 2023

Standard consultations:
Printed: 15 August 2023 Expired: 5 September 2023

Neighbour notifications
Printed: 15 August 2023 Expired: 5 September 2023

Site notice
Posted: 15 August 2023 Expired: 5 September 2023

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This application Site comprises the Base Building which is located on Greenheys Lane within Manchester Science Park. The building was approved under planning permission ref: 125018/FO/2019 in October 2019 and completed construction in July 2022.

The building is not within a conservation area and is not listed.

The building is a five-storey building comprising offices (Use Class E) and ancillary workshop and maker space and mechanical plant. It also has associated disabled car and cycle parking and landscaping. The Base building was developed with the aim to provide occupiers with high-quality space without the premium associated with City Centre letting costs. It was also specifically designed to enable the flexibility to accommodate larger occupants, should the interest be identified.

Description of Area

Surrounding uses include a mosque, a school, the University of Manchester, residential properties and shops, and lab space and office space for science and tech uses within Manchester Science Park. The site lies within the Oxford Road Corridor, Manchester's "Knowledge Quarter" and innovation district.

The building is fully accessible as existing.

Description of Development

Manchester Innovation Activities Hub (MIAH) proposes to occupy 930 sqm of floorspace at the Base Building for dedicated learning, workshop and incubator office space. To enable the tenant to occupy the building, this Application is required to allow the use of the space to a flexible use comprising Use Class E (Office) and Use Class F.1a (Education).

The Hub would consist of 930 sq. m dedicated learning, workshop and incubator office space at Base, including industrial grade fabrication equipment, with an emphasis on rapid industrial prototyping, advanced materials, digital and low carbon propulsion technologies.

The Occupier has identified MSP as a preferred location given its adjacencies to some of the most marginalised communities in Manchester. Being closely located to these communities will provide ease of access to a high-quality professional environment which will break down the perceived barriers to these types of workspaces within the communities – Base, Manchester Science Park – Change of Use supporting Strategic Regeneration Framework objectives to ensure MSP improves connections with the local community.

Consent is therefore sought to change of use of makerspace units 3 and 4 at ground floor and makerspace units OM.04 and OM.03 and office space at mezzanine level at the Base Building from office use (Use Class E) to a flexible use comprising Use Class E (Office) and Use Class F.1a (Education).

Planning permission was previously granted under application ref no 136296/FO/2023 for use the first and second floors of the building as an education use (Use Class F.1a).

Consultations & Notification Responses

Publicity – A site notice was displayed adjacent to the site and occupiers of neighbouring properties were notified about the application. No representations have been received/

Head of Highways – No objections

Head of Environmental Protection – No objections subject to conditions in relation to acoustic insulation of the uses and plant and equipment, hours of operation, hours during which servicing can take place and refuse storage and disposal.

Cadent Gas – No objections.

Issues

National Planning Policy Framework – The following Policies are of relevance to this application:

Section 1 - Building a strong and competitive economy- which is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future and places significant weight on the need to support economic growth through the planning system.

Section 2 Ensuring the Vitality of Town Centres, - which promotes competitive town centre environments

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

Policy CC1 (Primary Economic Development Focus: City Centre and Fringe) –which identifies that City Centre and fringe areas of which the Science Park is on as strategic economic locations and focus of employment growth encouraging a variety of high quality accommodation types, sizes and foot-plates to boost investment by local, national and international businesses and supports the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities within the City Centre to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

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 CC7 Mixed Use Development - identifies the City Centre as presenting the most viable opportunities for mixed-use development, and states that active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a mixed-use development which will create such an environment.

Policy T2 (Accessible Areas of opportunity and need)- which states that the Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport.

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:

will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

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

Principle of the flexible use.

Manchester Science Park was created to provide a campus for start-up, scale up and global businesses in life science, medtech, digital tech, advanced materials, cyber security, computer engineering and other science and technology related uses. The proposed use is an education provider, which is a departure from the use by science and tech organisations that are found in the Park.

MIAH is a collaboration between The Blair Project, Manchester Science Partnership and Bruntwood Sci-Tech. MIAH will be an Industry 4.0 training facility, delivering the skills needed to support the transition to a net zero carbon economy. MIAH is dedicated to supporting a broader range of entrepreneurs and innovators to develop, prove, prototype and commercialise next generation products and processes to support net zero targets. 1.8 Providing industrial digitalisation and electrification skills training in a new community learning space, MIAH will upskill, reskill and retrain residents living in surrounding communities for 'hard to fill' occupations requiring specialist skills; specifically targeting underrepresented communities. The facility will be industry-led and provide high quality vocational training delivered by a variety of skills providers including colleges, GTA's, Universities and professional bodies.

The Occupier presents a live opportunity that will bring demonstrable direct and indirect socio-economic benefits to MSP and the wider Oxford Road Corridor eco-system. The Proposed Development will act to diversify the skillset of people within Manchester and provide a high-quality education provider within the Oxford Road Corridor. It will provide a dedicated technical and vocational training space in one of Manchester's most deprived areas and nurture the next generation of talent. It will promote MSP as a true part of the Oxford Road Corridor's ecosystem offering education, alongside space for start-up businesses and will support the objectives set out within the Development Plan, and the City's wider strategic regeneration objectives.

The units are located within a part of the City where this type of use would normally be acceptable in principle. It would support the establishment of a wider mix of uses within the Science Park and support job creation by allowing market responsive flexibility within the building that it potential tenant facing as well as supporting nearby educational institutions.

The Occupier has set a target 40% of students to be unemployed or from low-income backgrounds.

In view of the above it is considered that the proposal has the potential to add to the area's vibrancy and contribute to the mixed use character of this part of Deansgate. The proposals are therefore considered to be in accordance with Core Strategy policies CC1, SP1, CC7, T2 and DM1 and saves UDP policies and DC26.

Residential Amenity / Hours of Operation

The Head of Environmental Health has also recommended a number of conditions including limiting the hours during which the building can be serviced and noise levels from associated plant. This will ensure that any potential amenity issues are mitigated and that disturbance from servicing s confined to acceptable hours of the day.

Given the above it is considered that on balance and subject conditions controlling the acoustic insulation of the premises, the hours of operation, the hours during which deliveries can take place and the storage and disposal of refuse the proposals would be acceptable and consistent with Core Strategy Policies SP1 and DM1 and saved UDP policies and DC26.1 and 26.5.

Disabled Access – There is level access to the units which is consistent with consistent with Core Strategy Policies SP1 and DM1

Other Legislative Requirements

S149 (Public Sector Equality Duty) of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is among the protected characteristics.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

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 polices 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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. No such issues have arisen on this application

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 dwg 0237-BA-BAR-01-XX-DR-A-05-0501 stamped as received on 04-08-23;

(b) Dwgs JP100907-001-0B001-XX-DR-0104 and JP100907-001-B001-DR-A-0105 stamped as received on 04-08-23;

(c) Waste Management Strategy dated 11 September 2019 prepared by Curtins received by the City Council as local planning authority on 6 March 2023 and Waste Management Strategy note prepared by Curtins dated 19 August 2022 received by the City Council as local planning authority on 6 March 2023;

(d) Acoustic Design Note, 27 July 2023 - prepared by Stroma submitted with and discharged under application ref no CDN/22/0144);

(e) External Plant Noise Assessment, prepared by Stroma (submitted with and discharged under application ref no CDN/22/0144);and

(f) Operational Management Strategy by MIHA 31-07-23.

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

3) The premises shall be used for Class F1(a) (Provision of Education) and for no other purpose within Class F1(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory instrument revoking and re-enacting that Order.

Reason

In the interests of protecting the nature of use of the accommodation and the use of the surrounding complex pursuant to policies DM1, CC7 and SP1 of the Unitary Development Plan for the City of Manchester and in accordance with the description detailed in the application.

4) The uses hereby approved shall not be open outside the following hours:

Monday to Sunday 08:00 - 21:00

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

5) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to polciies DM1 and SP1 of the Manchester Core Strategy.

6) The uses hereby approved shall be implemented in accordance with the Acoustic Design Note, 27 July 2023 - prepared by Stroma (submitted with and discharged under application ref no CDN/22/0144).

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E and F as permitted by this consent)

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

7) The refuse storage and disposal shall be implemented in accordance with the following:

Waste Management Strategy dated 11 September 2019 prepared by Curtins received by the City Council as local planning authority on 6 March 2023 and Waste Management Strategy note prepared by Curtins dated 19 August 2022 received by the City Council as local planning authority on 6 March 2023;

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E and F as permitted by this consent

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

The uses hereby approved shall be implemented in accordance with External Plant Noise Assessment, prepared by Stroma (submitted with and discharged under application ref no CDN/22/0144).

8) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E and F as permitted by this consent)

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

9) External areas/outside seating shall only allow use of external areas within the application site in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority, and shall not allow for the use of amplified sound or any music in these external areas at any time.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Oxford Road Corridor
Manchester Metropolitan University
University Of Manchester

24D Greenheys Lane, Manchester, M15 6NQ
Unit 2, 7A Greenheys Lane, Manchester, M15 6NQ
28D Greenheys Lane, Manchester, M15 6NQ
34D Greenheys Lane, Manchester, M15 6NQ
The Old Abbey Inn, 20 Pencroft Way, Manchester, M15 6SY
Unit 2, Synergy House, Guildhall Close, Manchester, M15 6SY
1B Bronte Street, Manchester, M15 6QL
Unit 23, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 24, Enterprise House, Lloyd Street North, Manchester, M15 6SE
36A Greenheys Lane, Manchester, M15 6NQ
34C Greenheys Lane, Manchester, M15 6NQ
Flat F, 4 Aquarius Street, Manchester, M15 6AQ
Flat B, 4 Aquarius Street, Manchester, M15 6AQ
Flat D, 4 Aquarius Street, Manchester, M15 6AQ
Unit 2, Kilburn House, Lloyd Street North, Manchester, M15 6SE
Unit 5, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 9, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 33, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 18, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 46, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 47, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 28, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 41, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 16, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 21, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 12A, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 8, Kilburn House, Lloyd Street North, Manchester, M15 6SE
3C Bronte Street, Manchester, M15 6QL
Unit 1, 7A Greenheys Lane, Manchester, M15 6NQ
2A Bronte Street, Manchester, M15 6QL
4 Bronte Street, Manchester, M15 6QL

26D Greenheys Lane, Manchester, M15 6NQ
26B Greenheys Lane, Manchester, M15 6NQ
2C Aquarius Street, Manchester, M15 6AQ
Unit 6, Synergy House, Guildhall Close, Manchester, M15 6SY
26E Greenheys Lane, Manchester, M15 6NQ
26A Greenheys Lane, Manchester, M15 6NQ
36C Greenheys Lane, Manchester, M15 6NQ
ROBERTSON COOPER LIMITED, Unit 5, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 14 16 18 And 20, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 19, Enterprise House, Lloyd Street North, Manchester, M15 6SE
7 Greenheys Lane, Manchester, M15 6WP
Unit 14, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Units 52 To 56, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 15, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 42, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 51, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 19, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Units 1 And 2, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 23, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 19, Kilburn House, Lloyd Street North, Manchester, M15 6SE
1F Bronte Street, Manchester, M15 6QL
24B Greenheys Lane, Manchester, M15 6NQ
36F Greenheys Lane, Manchester, M15 6NQ
28E Greenheys Lane, Manchester, M15 6NQ
Unit 4, Enterprise House, Lloyd Street North, Manchester, M15 6SE
7D Bronte Street, Manchester, M15 6QL
Unit 12, Kilburn House, Lloyd Street North, Manchester, M15 6SE
Unit 12, Rutherford House, Pencroft Way, Manchester, M15 6GZ
Unit 4, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 17, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 12, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 12, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 54, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Units 7 To 8 And Part 9, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 24, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 5, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 22, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 11, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 57, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 34, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 13, Kilburn House, Lloyd Street North, Manchester, M15 6SE
3D Bronte Street, Manchester, M15 6QL
3A Bronte Street, Manchester, M15 6QL
18B Greenheys Lane, Manchester, M15 6NQ
6 Bronte Street, Manchester, M15 6QL
Unit 10, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 8 And 9, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 15B, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Suite A And B, Synergy House, Guildhall Close, Manchester, M15 6SY
24A Greenheys Lane, Manchester, M15 6NQ
28A Greenheys Lane, Manchester, M15 6NQ
24C Greenheys Lane, Manchester, M15 6NQ

28B Greenheys Lane, Manchester, M15 6NQ
Unit 7, Enterprise House, Lloyd Street North, Manchester, M15 6SE
2A Aquarius Street, Manchester, M15 6AQ
7C Bronte Street, Manchester, M15 6QL
7F Bronte Street, Manchester, M15 6QL
Flat A, 6 Aquarius Street, Manchester, M15 6AQ
Flat B, 6 Aquarius Street, Manchester, M15 6AQ
Flat C, 6 Aquarius Street, Manchester, M15 6AQ
Unit 11, Kilburn House, Lloyd Street North, Manchester, M15 6SE
Rutherford House First Floor Unit 3, Manchester Science Park, Lloyd Street North, Manchester, M15 6SZ
Rutherford House, Pencroft Way, Manchester, M15 6SZ
IPEC LIMITED, Unit 2, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 3, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 8, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 15, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 11A, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 21, Enterprise House, Lloyd Street North, Manchester, M15 6SE
3 Greenheys Lane, Manchester, M15 6NQ
Unit 32, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 27, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 31, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 39, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 3, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 59, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 25, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 50, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Units 60 To 64, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 4, Kilburn House, Lloyd Street North, Manchester, M15 6SE
SAPPHIRE SYSTEMS PLC, Unit 9, Kilburn House, Lloyd Street North, Manchester, M15 6SE
Unit 1, Kilburn House, Lloyd Street North, Manchester, M15 6SE
3E Bronte Street, Manchester, M15 6QL
28F Greenheys Lane, Manchester, M15 6NQ
Unit 3, 7A Greenheys Lane, Manchester, M15 6NQ
2B Bronte Street, Manchester, M15 6QL
2D Bronte Street, Manchester, M15 6QL
34F Greenheys Lane, Manchester, M15 6NQ
34A Greenheys Lane, Manchester, M15 6NQ
Unit 7, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 1, Synergy House, Guildhall Close, Manchester, M15 6SY
3B Bronte Street, Manchester, M15 6QL
26F Greenheys Lane, Manchester, M15 6NQ
1A Bronte Street, Manchester, M15 6QL
24E Greenheys Lane, Manchester, M15 6NQ
5B Bronte Street, Manchester, M15 6QL
Unit 2, Enterprise House, Lloyd Street North, Manchester, M15 6SE
5A Bronte Street, Manchester, M15 6QL
Unit 14, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 11, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 10, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 6, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 9A, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 9B, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 48, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ

Unit 35, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 45, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 10, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
1E Bronte Street, Manchester, M15 6QL
12 Greenheys Lane, Manchester, M15 6NQ
3F Bronte Street, Manchester, M15 6QL
36E Greenheys Lane, Manchester, M15 6NQ
34B Greenheys Lane, Manchester, M15 6NQ
Unit 4, Synergy House, Guildhall Close, Manchester, M15 6SY
Unit 3, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 11B, Enterprise House, Lloyd Street North, Manchester, M15 6SE
34E Greenheys Lane, Manchester, M15 6NQ
36D Greenheys Lane, Manchester, M15 6NQ
Flat A, 4 Aquarius Street, Manchester, M15 6AQ
7A Bronte Street, Manchester, M15 6QL
7B Bronte Street, Manchester, M15 6QL
Unit 15A, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 25, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 40, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Units 6-8 And Part 9, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 44, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 30, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 20, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 17, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 58, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
1D Bronte Street, Manchester, M15 6QL
28C Greenheys Lane, Manchester, M15 6NQ
10 Bronte Street, Manchester, M15 6QL
3 Bronte Street, Manchester, M15 6QL
7A Greenheys Lane, Manchester, M15 6NQ
9 Greenheys Lane, Manchester, M15 6NQ
2E Bronte Street, Manchester, M15 6QL
2C Bronte Street, Manchester, M15 6QL
2F Bronte Street, Manchester, M15 6QL
24F Greenheys Lane, Manchester, M15 6NQ
2B Aquarius Street, Manchester, M15 6AQ
Unit 3, Synergy House, Guildhall Close, Manchester, M15 6SY
Unit 5, Synergy House, Guildhall Close, Manchester, M15 6SY
13 Greenheys Lane, Manchester, M15 6NQ
26C Greenheys Lane, Manchester, M15 6NQ
Unit 6, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Flat E, 4 Aquarius Street, Manchester, M15 6AQ
7E Bronte Street, Manchester, M15 6QL
Enterprise House, Pencroft Way, Manchester, M15 6JJ
PREMAITHA HEALTH LTD, Unit 1, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 6, Rutherford House, Pencroft Way, Manchester, M15 6SZ
BRITISH BLOOD TRANSFUSION, Unit 22, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 1, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 36, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 37 And Unit 38, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 43, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 12B, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ

PARAMOUNT SOFTWARE UK LIMITED, Unit 10, Kilburn House, Lloyd Street North, Manchester, M15 6SE
Unit 20, Kilburn House, Lloyd Street North, Manchester, M15 6SE
1C Bronte Street, Manchester, M15 6QL
12 Bronte Street, Manchester, M15 6QL
18D Greenheys Lane, Manchester, M15 6NQ
18C Greenheys Lane, Manchester, M15 6NQ
18A Greenheys Lane, Manchester, M15 6NQ
8 Bronte Street, Manchester, M15 6QL
Ahmadiyya Muslim Association, Flat, 15 Greenheys Lane, Manchester, M15 6NQ
Ahmadiyya Muslim Association, Dar-W-Amaan Mosque, 15 Greenheys Lane, Manchester, M15 6NQ
5C Bronte Street, Manchester, M15 6QL
36B Greenheys Lane, Manchester, M15 6NQ
Flat C, 4 Aquarius Street, Manchester, M15 6AQ
First Floor, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 26, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 26, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 4, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 49, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 13, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 29, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Bright Building, 5 Pencroft Way, Manchester, M15 6GZ
Unit 7, Kilburn House, Lloyd Street North, Manchester, M15 6SE
Kilburn House, Lloyd Street North, Manchester, M15 6SE

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL