

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135775/FO/2022

Date registered valid: 6 March 2023

Proposal: Replacement of the existing timber cladding with aluminium cladding in a light brown colour.

Address: The Boatmans , 42 City Road East, Manchester, M15 4QF

Ward(s): Deansgate Ward

Applicant: Boatmans Management Company (C/o Rendall and Rittner Ltd)

Agent (if any): Guy Wakefield Ridge and Partners LLP

Case officer: David Brettell
Tel: 0161 234 4556
Email: dave.brettell@manchester.gov.uk

Recommendation: **APPROVE**

Date of recommendation:

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 21 March 2023 Expired: 11 April 2023

Neighbour notifications

Printed: 21 March 2023 Expired: 11 April 2023

Site notice

Posted: Expired:

Press advert

Published: 28 March 2023 Expired: 18 April 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site is located to the south-west of Manchester City Centre and to the north of the A57(M) road. It is situated on the corner of City Road East and River Place. The site is surrounded by residential uses to the east and commercial uses to the west. To the north, east and south of the site there are residential units in the form of apartment blocks. To the west there is a site currently used for storage.

Description of development

This proposal seeks consent for cladding remediation works to replace the existing timber cladding with aluminium cladding in a light brown colour. This is alongside replacing the existing balcony decking, and soffits. The proposals have been submitted in order to comply with the current Department of Levelling Up, Housing and Communities Guidance. Details of the proposed materials are included in the application, showing the areas where the works will be implemented. No remediation works are proposed on the eastern elevation, which will remain entirely in as existing. All elements of the north, south and west elevations will remain in situ, with the addition of the proposed cladding remediation works as shown on the submitted elevations. The proposed development is to be funded by the Building Safety Fund provided by the Ministry of Housing Communities and Local Government (MHCLG).

The applicant has stated “that there is a clear importance to remediate the building as soon as possible both from a resident’s safety perspective and the timescales imposed by the Building Safety Fund (BSF).”

Consultations & Notification Responses

Site Notice and Neighbours -.No comments received

Environmental Health stated from an acoustic point of view, it needs to be shown that the new cladding will provide the same (or better) acoustic mitigation that the original cladding. This has been confirmed, and Env Health are now satisfied. A condition

The main issue for consideration in this application relate to the acceptability of the proposals in terms of the visual amenity. In relation to the Core Strategy, Policy DM1 (Development Management) sets out the requirements for developments and outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- * appropriate siting, layout, scale, form, massing, materials and detail;
- * Design for health;
- * impact on the surrounding areas in terms of the design, scale and appearance of the proposed development; and
- * that development should have regard to the character of the surrounding area;

The proposed works would only apply to the cladding and balcony remediation, all other elements will remain the same. Therefore, the proposed works are relatively small in scale and the use of the building will not change. It is also noted that the proposed cladding will incorporate concealed joints and fixings. The proposed cladding is considered to be in keeping with the surrounding area and is accordance with relevant policies Policy DM1.

Extensive discussions have taken place in order to establish an appropriate high quality durable cladding material which would enhance the building, and the area within which it located. In terms of the impact of the proposed works, the building will remain substantially of brick appearance, with the areas of cladding being fairly limited. The areas of proposed brown cladding, which would replace the aging timber finishes, are considered acceptable, together with fixings. The issue of acoustic mitigation has been addressed to the satisfaction of Environmental Health. In particular, it has been demonstrated that the new cladding is the same or better acoustically than the old cladding. A condition will be required to validate that it has been installed correctly

In conclusion, the building appearance would benefit from the proposed works, and future safety would also be enhanced. On this basis, the application is considered acceptable, and is recommended for 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

16th August 2023

Article 35 Declaration

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. The materials of the proposed works have been subject to much consideration in order to ensure that the details of the proposals are acceptable.

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:

Approved materials

- Cladding Panel; PPC Aluminium found in Drawing 5015610-RDG-XX-XX-EL-B-0000---The Boatmans Proposed Elevations (1.3) - Approved on the 30th June 2023
- Soffit PPC Aluminium found in Drawing 5015610-RDG-XX-XX-EL-B-0000---The Boatmans Proposed Elevations (1.3) - Approved on the 30th June 2023
- Balcony Decking; Gripsure Shera Decking found in Drawing 5015610-RDG-XX-XX-EL-B-0000---The Boatmans Proposed Elevations (1.3) - Approved on the 30th June 2023
- Colour - Anodite 545 Bronze – Approved on the 27th July 2023

Approved drawings

- P2304-SP02A-P3 - This is updated and attached here so submitted 15th August 2023.
- P2304-SP02B-P3 - This is updated and attached here so submitted 15th August 2023.
- EXTERNAL_WALL_FIRE_REVIEW-2145233 - Submitted on the 16th December 2022
- EXTERNAL_WALL_REVIEW-2145230 - Submitted on the 16th December 2022
- LIFE_SAFETY_FIRE_RISK_ASSESSMENT_CERTIFICATE_OF_CONFORMITY-2145228 - This is updated and attached here so submitted 15th August 2023.
- LINEAR_PLANK_TECHNICAL_SUBMISSION-2268014 – This is updated and attached here. This is updated and attached here so submitted 15th August 2023.
- TYPE_3_FIRE_RISK_ASSESSMENT – Submitted on the 16th December 2022
- 5015610-RDG-XX-XX-EL-B-0000---The Boatmans Existing Elevations submitted on the 1st February 2023
- 5015610-RDG-XX-XX-EL-B-0000---The Boatmans Proposed Elevations (1.3) submitted on the 9th June 2023
- R2220-REP01-SJW Boatmans, Manchester – Façade Acoustic Review - 4th August 2023.
- Drawing - Location Plan – Submitted 16th December 2022

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 and saved policies DC18.1 and 19.1, of the Unitary Development Plan for the City of Manchester.

3) The development hereby approved shall be carried out fully in accordance with the submitted and approved samples and specifications of all materials to be used on all external elevations of the development, including all jointing and fixing details. For the avoidance of doubt, these are:

Approved materials

- Cladding Panel; PPC Aluminium found in Drawing 5015610-RDG-XX-XX-EL-B-0000---The Boatmans Proposed Elevations (1.3) - Approved on the 30th June 2023
- Soffit PPC Aluminium found in Drawing 5015610-RDG-XX-XX-EL-B-0000---The Boatmans Proposed Elevations (1.3) - Approved on the 30th June 2023
- Balcony Decking; Gripsure Shera Decking found in Drawing 5015610-RDG-XX-XX-EL-B-0000---The Boatmans Proposed Elevations (1.3) - Approved on the 30th June 2023
- Colour - Anodite 545 Bronze – Approved on the 27th July 2023

Reason – For the avoidance of doubt and to ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual and residential amenity of the building and the area within which the site is located, as specified in policy DM1 of the Core Strategy.

4) Upon completion of the development, a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to validate the works undertaken conform to the acoustic insulation recommendations and requirements contained within the approved acoustic submission. The report should contain details of post completion testing to confirm that the internal noise criteria has been met. Any instances of non conformity with the recommendations contained within the report shall be detailed, along with any measures required to ensure compliance with the internal noise criteria. Any additional measures required to ensure compliance with the internal noise criteria shall be implemented,

and a further verification report submitted to and approved in writing by the City Council as local planning authority to demonstrate that the internal noise criteria have been met, within 6 months of the addition measures being undertaken.

Reason – The purpose of this condition is to ensure that the proposed cladding is the same or better acoustically than the existing cladding, and that it has been installed correctly in the interests of residential amenity of the building, as specified in policy DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Health & Safety Executive (Fire Safety)

Flat 609, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 405, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 410, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 19, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 16, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 47, City South, 39 City Road East, Manchester, M15 4QA
Flat 40, City South, 39 City Road East, Manchester, M15 4QA
Flat 41, City South, 39 City Road East, Manchester, M15 4QA
Flat 92, City South, 39 City Road East, Manchester, M15 4QD
Flat 17, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 19, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 508, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 513, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 510, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 413, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 503, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 411, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Apartment G09, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 1, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 20, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 11, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 15, City South, 39 City Road East, Manchester, M15 4QA
Flat 20, City South, 39 City Road East, Manchester, M15 4QA
Flat 58, City South, 39 City Road East, Manchester, M15 4QA
Flat 76, City South, 39 City Road East, Manchester, M15 4QD
Flat 95, City South, 39 City Road East, Manchester, M15 4QD
Flat 152, City South, 39 City Road East, Manchester, M15 4QE
Flat 167, City South, 39 City Road East, Manchester, M15 4QE
Flat 66, City South, 39 City Road East, Manchester, M15 4QD
Flat 158, City South, 39 City Road East, Manchester, M15 4QE
Flat 159, City South, 39 City Road East, Manchester, M15 4QE
Flat 36, City South, 39 City Road East, Manchester, M15 4QA
Flat 137, City South, 39 City Road East, Manchester, M15 4QE
Flat 162, City South, 39 City Road East, Manchester, M15 4QE
Flat 56, City South, 39 City Road East, Manchester, M15 4QA
Flat 88, City South, 39 City Road East, Manchester, M15 4QD
Flat 38, City South, 39 City Road East, Manchester, M15 4QA
Flat 168, City South, 39 City Road East, Manchester, M15 4QE
Flat 5, City South, 39 City Road East, Manchester, M15 4QA
Flat 19, City South, 39 City Road East, Manchester, M15 4QA
Flat 124, City South, 39 City Road East, Manchester, M15 4QE
Flat 5, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 605, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 28, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 901, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 802, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 402, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 808, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 116, Lumiere Building, 38 City Road East, Manchester, M15 4QL

Flat 37, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 10, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 6, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 2, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 115, City South, 39 City Road East, Manchester, M15 4QE
Flat 129, City South, 39 City Road East, Manchester, M15 4QE
Flat 147, City South, 39 City Road East, Manchester, M15 4QE
Flat 151, City South, 39 City Road East, Manchester, M15 4QE
Flat 171, City South, 39 City Road East, Manchester, M15 4QE
Flat 18, City South, 39 City Road East, Manchester, M15 4QA
Flat 75, City South, 39 City Road East, Manchester, M15 4QD
Flat 93, City South, 39 City Road East, Manchester, M15 4QD
Flat 100, City South, 39 City Road East, Manchester, M15 4QE
Flat 118, City South, 39 City Road East, Manchester, M15 4QE
Flat 62, City South, 39 City Road East, Manchester, M15 4QA
Flat 70, City South, 39 City Road East, Manchester, M15 4QD
Flat 125, City South, 39 City Road East, Manchester, M15 4QE
Flat 59, City South, 39 City Road East, Manchester, M15 4QA
Flat 84, City South, 39 City Road East, Manchester, M15 4QD
Flat 79, City South, 39 City Road East, Manchester, M15 4QD
Flat 108, City South, 39 City Road East, Manchester, M15 4QE
Flat 174, City South, 39 City Road East, Manchester, M15 4QE
Flat 904, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 12, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 24, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 10, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 809, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 714, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 602, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 404, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 310, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 507, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 309, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 214, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 201, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 107, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 9, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 8, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 10, City South, 39 City Road East, Manchester, M15 4QA
Flat 39, City South, 39 City Road East, Manchester, M15 4QA
Flat 60, City South, 39 City Road East, Manchester, M15 4QA
Flat 71, City South, 39 City Road East, Manchester, M15 4QD
Flat 72, City South, 39 City Road East, Manchester, M15 4QD
Flat 74, City South, 39 City Road East, Manchester, M15 4QD
Flat 104, City South, 39 City Road East, Manchester, M15 4QE
Flat 126, City South, 39 City Road East, Manchester, M15 4QE
Flat 148, City South, 39 City Road East, Manchester, M15 4QE
Flat 161, City South, 39 City Road East, Manchester, M15 4QE
Flat 179, City South, 39 City Road East, Manchester, M15 4QE
Flat 16, City South, 39 City Road East, Manchester, M15 4QA
Flat 149, City South, 39 City Road East, Manchester, M15 4QE
Flat 181, City South, 39 City Road East, Manchester, M15 4QE
Flat 69, City South, 39 City Road East, Manchester, M15 4QD
Flat 1, City South, 39 City Road East, Manchester, M15 4QA

Flat 136, City South, 39 City Road East, Manchester, M15 4QE
Flat 141, City South, 39 City Road East, Manchester, M15 4QE
Flat 50, City South, 39 City Road East, Manchester, M15 4QA
Flat 73, City South, 39 City Road East, Manchester, M15 4QD
Flat 169, City South, 39 City Road East, Manchester, M15 4QE
Flat 78, City South, 39 City Road East, Manchester, M15 4QD
Flat 94, City South, 39 City Road East, Manchester, M15 4QD
Flat 128, City South, 39 City Road East, Manchester, M15 4QE
Flat 163, City South, 39 City Road East, Manchester, M15 4QE
Flat 175, City South, 39 City Road East, Manchester, M15 4QE
Flat 14, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 25, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 4, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 1003, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 305, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 213, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 101, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 34, The Danube, 36 City Road East, Manchester, M15 4TH
Apartment G01, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Apartment G02, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Apartment G06, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Apartment G04, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Apartment G03, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 706, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 603, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 514, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 304, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 212, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 207, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 205, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 113, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 29, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 13, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 12, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 4, City South, 39 City Road East, Manchester, M15 4QA
Flat 8, City South, 39 City Road East, Manchester, M15 4QA
Flat 12, City South, 39 City Road East, Manchester, M15 4QA
Flat 85, City South, 39 City Road East, Manchester, M15 4QD
Flat 86, City South, 39 City Road East, Manchester, M15 4QD
Flat 97, City South, 39 City Road East, Manchester, M15 4QE
Flat 103, City South, 39 City Road East, Manchester, M15 4QE
Flat 121, City South, 39 City Road East, Manchester, M15 4QE
Flat 127, City South, 39 City Road East, Manchester, M15 4QE
Flat 132, City South, 39 City Road East, Manchester, M15 4QE
1C Owen Street, Manchester, M15 4YB
Flat 173, City South, 39 City Road East, Manchester, M15 4QE
Flat 80, City South, 39 City Road East, Manchester, M15 4QD
Flat 210, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 108, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 6, City South, 39 City Road East, Manchester, M15 4QA
Flat 23, City South, 39 City Road East, Manchester, M15 4QA
Flat 26, City South, 39 City Road East, Manchester, M15 4QA
Flat 30, City South, 39 City Road East, Manchester, M15 4QA
Flat 64, City South, 39 City Road East, Manchester, M15 4QD

Flat 77, City South, 39 City Road East, Manchester, M15 4QD
Flat 146, City South, 39 City Road East, Manchester, M15 4QE
Flat 150, City South, 39 City Road East, Manchester, M15 4QE
Flat 109, City South, 39 City Road East, Manchester, M15 4QE
Flat 153, City South, 39 City Road East, Manchester, M15 4QE
Flat 183, City South, 39 City Road East, Manchester, M15 4QE
Flat 180, City South, 39 City Road East, Manchester, M15 4QE
Flat 138, City South, 39 City Road East, Manchester, M15 4QE
Flat 24, City South, 39 City Road East, Manchester, M15 4QA
Flat 165, City South, 39 City Road East, Manchester, M15 4QE
Flat 33, City South, 39 City Road East, Manchester, M15 4QA
Flat 35, City South, 39 City Road East, Manchester, M15 4QA
Flat 106, City South, 39 City Road East, Manchester, M15 4QE
Flat 3, City South, 39 City Road East, Manchester, M15 4QA
Flat 65, City South, 39 City Road East, Manchester, M15 4QD
Flat 17, City South, 39 City Road East, Manchester, M15 4QA
Flat 89, City South, 39 City Road East, Manchester, M15 4QD
Flat 120, City South, 39 City Road East, Manchester, M15 4QE
Flat 157, City South, 39 City Road East, Manchester, M15 4QE
Flat 111, City South, 39 City Road East, Manchester, M15 4QE
Flat 144, City South, 39 City Road East, Manchester, M15 4QE
Flat 8, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 314, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 303, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 106, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 902, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 806, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 601, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 511, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 216, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 203, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 1, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 54, City South, 39 City Road East, Manchester, M15 4QA
Flat 91, City South, 39 City Road East, Manchester, M15 4QD
Flat 21, City South, 39 City Road East, Manchester, M15 4QA
Flat 130, City South, 39 City Road East, Manchester, M15 4QE
Flat 133, City South, 39 City Road East, Manchester, M15 4QE
Flat 11, City South, 39 City Road East, Manchester, M15 4QA
Flat 123, City South, 39 City Road East, Manchester, M15 4QE
Flat 143, City South, 39 City Road East, Manchester, M15 4QE
Flat 156, City South, 39 City Road East, Manchester, M15 4QE
Flat 131, City South, 39 City Road East, Manchester, M15 4QE
Flat 114, City South, 39 City Road East, Manchester, M15 4QE
Flat 145, City South, 39 City Road East, Manchester, M15 4QE
Flat 112, City South, 39 City Road East, Manchester, M15 4QE
Flat 46, City South, 39 City Road East, Manchester, M15 4QA
Flat 99, City South, 39 City Road East, Manchester, M15 4QE
Flat 7, City South, 39 City Road East, Manchester, M15 4QA
Flat 9, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 13, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 26, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 6, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 1001, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 709, Lumiere Building, 38 City Road East, Manchester, M15 4QN

Flat 707, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 607, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 317, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 104, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 36, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 810, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 803, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 39, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 23, The Danube, 36 City Road East, Manchester, M15 4TH
Apartment G05, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 509, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 801, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 308, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 301, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 209, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 112, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 105, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 103, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 44, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 35, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 31, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 21, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 7, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 4, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 3, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 115, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Apartment G07, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Lumiere Clinic, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 45, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 33, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 14, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 22, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 40, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 32, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 27, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 22, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 13, City South, 39 City Road East, Manchester, M15 4QA
Flat 34, City South, 39 City Road East, Manchester, M15 4QA
Flat 37, City South, 39 City Road East, Manchester, M15 4QA
Flat 45, City South, 39 City Road East, Manchester, M15 4QA
Flat 55, City South, 39 City Road East, Manchester, M15 4QA
Flat 83, City South, 39 City Road East, Manchester, M15 4QD
Flat 96, City South, 39 City Road East, Manchester, M15 4QE
Flat 110, City South, 39 City Road East, Manchester, M15 4QE
Flat 25, City South, 39 City Road East, Manchester, M15 4QA
Flat 154, City South, 39 City Road East, Manchester, M15 4QE
Flat 166, City South, 39 City Road East, Manchester, M15 4QE
Flat 178, City South, 39 City Road East, Manchester, M15 4QE
Flat 177, City South, 39 City Road East, Manchester, M15 4QE
Flat 42, City South, 39 City Road East, Manchester, M15 4QA
Flat 57, City South, 39 City Road East, Manchester, M15 4QA
Flat 117, City South, 39 City Road East, Manchester, M15 4QE
Flat 2, City South, 39 City Road East, Manchester, M15 4QA
Flat 164, City South, 39 City Road East, Manchester, M15 4QE

Flat 2, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 27, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 29, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 515, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 406, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 506, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 416, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 409, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 215, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 208, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 905, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 708, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 702, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 612, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 608, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 606, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 505, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 504, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 417, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 407, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 315, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 202, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 111, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 38, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 30, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 24, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 18, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 44, City South, 39 City Road East, Manchester, M15 4QA
Flat 51, City South, 39 City Road East, Manchester, M15 4QA
Flat 52, City South, 39 City Road East, Manchester, M15 4QA
Flat 116, City South, 39 City Road East, Manchester, M15 4QE
Flat 53, City South, 39 City Road East, Manchester, M15 4QA
Flat 105, City South, 39 City Road East, Manchester, M15 4QE
Flat 113, City South, 39 City Road East, Manchester, M15 4QE
Flat 170, City South, 39 City Road East, Manchester, M15 4QE
Flat 176, City South, 39 City Road East, Manchester, M15 4QE
Flat 49, City South, 39 City Road East, Manchester, M15 4QA
Flat 98, City South, 39 City Road East, Manchester, M15 4QE
Flat 107, City South, 39 City Road East, Manchester, M15 4QE
Flat 160, City South, 39 City Road East, Manchester, M15 4QE
Flat 32, City South, 39 City Road East, Manchester, M15 4QA
Flat 101, City South, 39 City Road East, Manchester, M15 4QE
Flat 122, City South, 39 City Road East, Manchester, M15 4QE
Flat 27, City South, 39 City Road East, Manchester, M15 4QA
Flat 61, City South, 39 City Road East, Manchester, M15 4QA
Flat 67, City South, 39 City Road East, Manchester, M15 4QD
Flat 81, City South, 39 City Road East, Manchester, M15 4QD
Flat 90, City South, 39 City Road East, Manchester, M15 4QD
Flat 22, City South, 39 City Road East, Manchester, M15 4QA
Flat 139, City South, 39 City Road East, Manchester, M15 4QE
Flat 172, City South, 39 City Road East, Manchester, M15 4QE
Flat 7, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 15, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 16, The Boatmans, 42 City Road East, Manchester, M15 4QF

Flat 18, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 20, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 21, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 807, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 501, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 307, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 217, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 1002, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 206, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 41, The Danube, 36 City Road East, Manchester, M15 4TH
Apartment G08, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 713, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 712, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 710, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 701, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 611, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 604, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 512, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 502, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 415, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 412, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 408, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 403, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 114, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 110, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 109, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 102, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 17, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 15, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 5, The Danube, 34 City Road East, Manchester, M15 4TF
Flat 28, City South, 39 City Road East, Manchester, M15 4QA
Flat 68, City South, 39 City Road East, Manchester, M15 4QD
Flat 82, City South, 39 City Road East, Manchester, M15 4QD
Flat 140, City South, 39 City Road East, Manchester, M15 4QE
Flat 31, City South, 39 City Road East, Manchester, M15 4QA
Flat 9, City South, 39 City Road East, Manchester, M15 4QA
Flat 63, City South, 39 City Road East, Manchester, M15 4QA
Flat 102, City South, 39 City Road East, Manchester, M15 4QE
Flat 134, City South, 39 City Road East, Manchester, M15 4QE
Flat 182, City South, 39 City Road East, Manchester, M15 4QE
Flat 119, City South, 39 City Road East, Manchester, M15 4QE
Flat 135, City South, 39 City Road East, Manchester, M15 4QE
Flat 14, City South, 39 City Road East, Manchester, M15 4QA
Flat 29, City South, 39 City Road East, Manchester, M15 4QA
Flat 48, City South, 39 City Road East, Manchester, M15 4QA
Flat 142, City South, 39 City Road East, Manchester, M15 4QE
Flat 155, City South, 39 City Road East, Manchester, M15 4QE
Flat 43, City South, 39 City Road East, Manchester, M15 4QA
Flat 87, City South, 39 City Road East, Manchester, M15 4QD
Flat 3, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 11, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 312, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 22, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 804, Lumiere Building, 38 City Road East, Manchester, M15 4QN

Flat 711, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 43, The Danube, 36 City Road East, Manchester, M15 4TH
The Danube, 36 City Road East, Manchester, M15 4TH
Flat 903, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 805, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 704, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 414, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 313, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 311, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 306, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 302, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 211, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 204, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 117, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 42, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 28, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 26, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 25, The Danube, 36 City Road East, Manchester, M15 4TH
Flat 401, Lumiere Building, 38 City Road East, Manchester, M15 4QL
Flat 316, Lumiere Building, 38 City Road East, Manchester, M15 4QL
1D Owen Street, Manchester, M15 4YB
Flat 23, The Boatmans, 42 City Road East, Manchester, M15 4QF
Flat 705, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 703, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 614, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 610, Lumiere Building, 38 City Road East, Manchester, M15 4QN
Flat 613, Lumiere Building, 38 City Road East, Manchester, M15 4QN

Appendix 2 – Planning constraints

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