

Growth & Development

Delegated officer report for planning application

Application no. 137668/JO/2023

Date registered valid: 25 July 2023

Proposal: Variation of conditions 2 (Specified Drawings), 8 (CMP), 11 (Materials to be Approved) and 23 (Cycle) imposed upon planning approval reference 134154/VO/2022 and 137667/NMC/2023 under section 73 of the Town And Country Planning Act 1990 to allow the addition of 1no. additional apartment to Block B with associated external changes, a change to the approved brick type and a change to site logistics to allow the use of scaffolding.

Address: Land To The West Of Rodney Street , Manchester, M4 6JJ

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Manchester City Council

Agent (if any): Mrs Kate Limbert Avison Young

Case officer:	Emily		Booth
Tel:	0161	234	4193
Email:	emily.booth@manchester.gov.uk		

Recommendation: Approve

Date of recommendation: 18 September 2023

Application details

Type of application: Variation or Removal of Condition

Development type: Notifications

Date of site visit: 7 August 2023

Standard consultations:

Printed: 4 August 2023 Expired: 25 August 2023

Neighbour notifications

Printed: 4 August 2023 Expired: 25 August 2023

Site notice

Posted: 7 August 2023 Expired: 28 August 2023

Press advert

Published: 8 August 2023 Expired: 22 August 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: Not applicable

Description of area

This 0.76 ha site is bounded by Jersey Street, Rodney Street, Wadeford Close, Butler Street and a public footpath. It is in Ancoats and adjacent to the Miles Platting. It is a flat, rectangular site that is accessed off Wadeford Close. It consists of areas of hard and soft landscaping with mature tree coverage around the permitter and is in an area dominated by industrial buildings. The site has remained vacant for a number of years.

Miles Platting has been transformed over the past 15 years with the development of homes and public realm. More recent activity has focused on sites in Ancoats consisting of higher density housing, with ground floor commercial uses, in new buildings and conversion of existing older buildings. New Islington Free School and Medical Centre provide amenities which support the significant population growth in the area.

This change has been underpinned by Regeneration Frameworks including the Eastlands Regeneration Framework, the Ancoats and New Islington and Poland Street Zone Neighbourhood Development Frameworks. The site is identified for high density homes which builds on the aspirations of the PFI.

The site is adjacent to the Ancoats conservation area and the following listed buildings or structures are nearby: Beehive Mill (Grade II*), Doubling Mill Fireproof Mill (Grade II*), New Mill (Grade II*), Decker Mill Old Mill (Grade II*), Little Mill (Grade II), Former Warehouse and Officers

of Old Mill, Decker Mill and New Mill (Grade II), Union Street Bridge (Grade II) and Victoria Square (Grade II). There are also known archaeological remains.

Description of development

Planning permission is sought for the following changes to the scheme approved as part of application referenced 134154/VO/2022 and the variation of Conditions 2 (Specified Drawings), 8 (CMP), 11 (Materials to be Approved) and 23 (Cycle) of this application:

Additional Apartment:

- Conversion of the secondary amenity space in Block B of the development into a one bedroom 2-person apartment with associated changes to the internal and external design.
- Elevational changes to add an additional apartment door and bedroom window.
- Installation of a new entrance to the apartment from the private garden area.
- An increase in Block B apartment numbers from 50 to 51 and the total dwellings from 128 to 129.
- The net internal area would increase by 50sqm.
- The provision of one additional cycle store space within the bike store.

Change of Brick type:

- The replacement of the approved brick Wienerberger Blended Red Multi Gilt Stock with Wienerberger New Red Multi Gilt Stock.
- The rewording of Condition 11 to reflect the wording of the approved non-material amendment (ref. 135846/NMC/2022).

Change to Construction Access Strategy:

- A change to the construction access strategy to allow the use of scaffolding.

It is proposed amend the following conditions as follows:

Condition 2 - To update the drawings and documents affected by the works.

Condition 8 - To update the construction management plan to allow the use of scaffolding.

Condition 11 - To change the approved brick specification.

Condition 23 - To change the cycle provision.

Consultations & Notification Responses

Highway Services - Confirmed no objection.

Environmental Health - Advised that confirmation is required that the additional apartment can be accommodated in the previously agreed waste management strategy.

Publicity - The application was advertised in the local press as affecting the setting of a listed affecting the setting of a conservation area and as being a major development, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals. No replies have been received.

Issues

The proposals are considered to be consistent with Core Strategy Policies SP1 (Spatial Principles), EC3 (The Regional Centre', Primary Economic Development Focus (City Centre and Fringe), CC1 (Primary Economic Development Focus (City Centre and Fringe), CC4 (Visitors - Tourism, Culture and Leisure), CC5 (Transport), CC6 (City Centre High Density Development), CC7 (Mixed Use Development), CC8 (Change and Renewal), CC9 (Design and Heritage), CC10

(A Place for Everyone), T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), H1 (Overall Housing Provision), H2 (Strategic Housing Location), H4 (East Manchester), H8 (Affordable Housing), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), EN4 (Reducing CO2 Emissions), EN5 (Strategic Areas for low and zero carbon decentralised energy infrastructure), EN6 (Target Framework for CO2 Reductions), EN9 (Green Infrastructure), EN14 (Flood Risk), EN15 (Biodiversity and Geological Conservation), EN16 (Air Quality), EN17 (Water Quality), EN18 (Contaminated Land), EN19 (Waste), DM1 (Development Management) and DM2 (Aerodrome Safeguarding) saved UDP policies DC7 (New Housing Development), DC18.1 (Conservation Areas), DC19.1 (Listed Buildings), DC20 (Archaeology) and DC26 (Development and Noise) and Sections 8,9,11,12,14,15 and 16 of the National Planning Policy Framework (NPPF),

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

Design Issues and impact on the Character of the Adjacent Conservation Area and the setting of nearby Listed Buildings -

The proposed external alterations would be minimal and would replicate the design and placement of the other doors and windows to the apartments and would therefore be in keeping with the approved design of the building.

It is considered that the benefits of the proposal would outweigh the level of harm caused to the affected heritage assets and are consistent with paragraph 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Given this, the proposals continue to accord with Sections 12 and 16 of the National Planning Policy Framework, policies EN3, CC9, SP1 and DM1 of the Core Strategy for the City of Manchester and saved policies DC14.1 and DC18.1 of the Unitary Development Plan for the City of Manchester and there would be no reason to prevent the amendment of condition 2 in relation to the above.

Residential Amenity -

The proposed amendments would not have a detrimental impact on residential amenity.

The cycle store would have an additional parking space and there is space for the waste from the additional apartment to be included in the existing waste strategy.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, CC7, EN19 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1-10.4 and DC26 of the Unitary Development Plan for the City of Manchester in relation to the impact on residential amenity.

Highway Impacts -

An additional cycle parking space would be provided within the secure cycle store. Condition 23 would be amended to require this.

The use of scaffolding is acceptable and condition 8 can be updated.

Given the above the proposals are considered to be in accordance with Section 9 of the National Planning Policy Framework and Policies SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester in relation to highway safety and impacts.

Other Conditions -

Conditions 5 (Drainage), 7 (part a) (Ground Conditions), 9 (Highway dilapidation survey), 10 (Construction Traffic Access if Jersey Street is Closed) and 42 (accessible parking spaces) have been amended to reflect information submitted in discharge of conditions within a previous application (CDN/22/0727).

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with noise, traffic and air quality impacts. Further work and discussion have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

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

1) The development must be begun not later than the 7 September 2025.

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:

Drawings

RODSTA-BUT-ZZ-00-DP-A-00002-PL1, RODSTA-BUT-ZZ-00-DP-A-01000-PL1, RODSTA-BUT-ZZ-00-DP-A-01001-PL1, RODSTA-BUT-T-00-DP-A-01022-PL1, RODSTA-BUT-T-01-DP-A-01023-PL1, RODSTA-BUT-T-02-DP-A-01024-PL1, RODSTA-BUT-T-R2-DP-A-01025-PL1, RODSTA-BUT-TA-XX-DE-A-01035-PL1, RODSTA-BUT-TB-XX-DE-A-01036-PL1, RODSTA-BUT-T-XX-DZ-A-01044-PL1, RODSTA-BUT-T-XX-DZ-A-01045-PL1, RODSTA-BUT-T-XX-DS-A-01053-PL1, RODSTA-BUT-ZZ-XX-DD-A-01055-PL1, RODSTA-BUT-T-XX-DD-A-01057-PL1, RODSTA-BUT-A-XX-DP-A-01060-PL1, RODSTA-BUT-B-XX-DP-A-01061-PL1, RODSTA-BUT-T-XX-DP-A-01062-PL1, RODSTA-BUT-ZZ-ZZ-DS-A-01068-PL1, RODSTA-BUT-ZZ-ZZ-DS-A-01070-PL1

RODSTA-BUT-ZZ-ZZ-DE-A-01072-PL1, RODSTA-BUT-ZZ-ZZ-DZ-A-01075-PL1, RODSTA-BUT-XX-XX-VS-A-01082-PL1, RODSTA-BUT-A-ZZ-SA-A-01090-PL1, RODSTA-BUT-TA-ZZ-SA-A-01092-PL1, RODSTA-BUT-TB-ZZ-SA-A-01093-PL1, RODSTA-BUT-ZZ-XX-RP-A-01110-PL1, RODSTA-LYR-XX-ZZ-DWG-L-1001-Rev 3, RODSTA-LYR-XX-ZZ-DWG-L-1002, RODSTA-LYR-XX-ZZ-DWG-L-3001, RODSTA-LYR-XX-ZZ-DWG-L-5001, RODSTA-LYR-XX-ZZ-DWG-L-5002, RODSTA-LYR-XX-ZZ-DWG-L-5003, RODSTA-LYR-XX-ZZ-DWG-L-8001, RODSTA-MET-ZZ-00-DR-E-6350-S2-P03, RODSTA-MET-ZZ-00-DR-E-6351-S2-P02, RODSTA-MET-ZZ-00-DR-ME-9001-S2-P04 and 900350-002 Rev 3 stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022

RODSTA-BUT-A-00-DP-A-01005-PL2, RODSTA-BUT-A-01-DP-A-01006-PL2, RODSTA-BUT-A-ZZ-DP-A-01007-PL2, RODSTA-BUT-A-R7-DP-A-01013-PL2, RODSTA-BUT-B-01-DP-A-01015-PL2, RODSTA-BUT-B-02-DP-A-01016-PL2, RODSTA-BUT-B-03-DP-A-01017-PL2, RODSTA-BUT-B-04-DP-A-01018-PL2, RODSTA-BUT-B-R4-DP-A-01019-PL2 stamped as received by the City Council, as Local Planning Authority, on the 10 August 2022

RODSTA-BUT-A-XX-DE-A-01030-PL2, RODSTA-BUT-A-XX-DE-A-01031-PL2, RODSTA-BUT-A-XX-DE-A-01032-PL2, RODSTA-BUT-B-XX-DE-A-01033-PL2, RODSTA-BUT-A-XX-DZ-A-01040-PL2, RODSTA-BUT-A-XX-DZ-A-01041-PL2, RODSTA-BUT-B-XX-DZ-A-01042-PL2, RODSTA-BUT-B-XX-DZ-A-01043-PL2, RODSTA-BUT-A-XX-DS-A-01050-PL2, RODSTA-BUT-A-XX-DS-A-01051-PL2, RODSTA-BUT-ZZ-00-DZ-A-01056-PL1, RODSTA-BUT-ZZ-ZZ-DS-A-01069-PL2, RODSTA-BUT-ZZ-ZZ-DS-A-01071-PL2, RODSTA-BUT-ZZ-ZZ-DE-A-01073-PL2, RODSTA-BUT-XX-XX-VS-A-01080-PL2 and RODSTA-BUT-XX-XX-VS-A-01081-PL2 stamped as received by the City Council, as Local Planning Authority, on the 19 August 2022

RODSTA-BUT-B-XX-DE-A-01034 Rev P04, RODSTA-BUT-B-00-DP-A-01014 Rev P05, RODSTA-BUT-B-XX-DS-A-01052 Rev P04, RODSTA-BUT-B-ZZ-SA-A-01091 Rev P02 and RODSTA-BUT-ZZ-00-DP-A-01001 Rev PL2 received by the City Council, as Local Planning Authority, on the 25 July 2023.

Supporting Documents

Air Quality Assessment (PRO-068835, June 2022), Archaeological Desk-based Assessment (SA/2022/25 Version 2), AVO Strategy Summary (RODSTA-MET-ZZ-XX-RP-ME-9715-S3-P02), Thermal Comfort Report (RODSTA-MET-ZZ-XX-RP-ME-9711-S3-P02), 3D Modelling & Level 2 AVO assessment (22013-M004-E), Façade Design Note (RODSTA-BUT-ZZ-XX-RP-A-01103-PL1), Broadband Connectivity Assessment (Issue 1.0, 07/06/2022), Construction Local Labour Proposal (dated 13 June 2022), Crime Impact Statement (2022/0141/CIS/01, Version B), Daylight & Sunlight (2118-ep-22-0706(DaySun Report), Design & Access Statement (RODSTA-BUT-ZZ-XX-RP-A-01100-PL1), Extended Phase One Habitat Survey (Preliminary Ecological Appraisal) (Version 3, 01.06.2022), Tree Bat Roost Survey Report (Version 3, 01.06.2022), Biodiversity Enhancement Measures (Version 3, 01.06.2022), Assessment of Environmental Standards Statement (RODSTA-MET-ZZ-XX-RP-Z-9951-P01), External Lighting Assessment (RODSTA-MET-XX-XX-RP-E-9102-S2-P02), Flood Risk Assessment and Drainage Strategy (079056-CUR-00-XX-RP-D-92001, V02), Phase 1 Preliminary Risk Assessment (079056-CUR-00-XX-DR-GE-001, V01), Phase II Geo-Environmental Assessment (UK21.5551, Issue 1), Heritage Assessment (RODSTA-BUT-ZZ-XX-RP-A-01101-PL1), Acoustic planning report (22013-R01-C), Transport Statement (RODSTA-HYD-ZZ-00-RP-A-4001-P2), Framework Travel Plan (RODSTA-HYD-ZZ-00-RP-A-05001-P2), Tree Survey and Constraints Report (Version 2, 01.06.2022), Arboricultural Impact Assessment (AIA) (Version 4, 01.06.2022), TV/FM & DAB Reception Survey Report (TBAER063, 12th May 2022), Planning Statement (Including Statement of Community Involvement and Affordable Housing Statement) (June 2022) and Wind Microclimate Assessment Report (18797, 8 June 2022) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022

Contaminated land assessment (GEA-22434-22-182) prepared by IDOM, Written Scheme of Investigation (WSI) for an archaeological evaluation, Rodney Street (27.07.22, Version 1) and Response to Highway Comments including construction tracking drawings stamped as received by the City Council, as Local Planning Authority, on the 9 August 2022

Email from Anne Hargreaves "Updated Carbon Emissions" stamped as received by the City Council, as Local Planning Authority, on the 18 August 2022.

- 079056 - Drainage Planning Details Rev V02 received by the City Council, as Local Planning Authority on 10 October 2023
- Definition of Waste Code of Practice Declaration Receipt received by the City Council, as Local Planning Authority, on the 19 January 2023
- Verification plan, Remediation Method Statement, Phase I and Phase II Assessment, Contaminated land assessment, Asbestos management plan, Cut and Fill Volumetrics received by the City Council, as Local Planning Authority, on the 13 January 2023
- Update to Remediation Strategy received by the City Council, as Local Planning Authority, on the 22 February 2023
- Dilapidation Survey received by the City Council, as Local Planning Authority, 10 October 2023
- Jersey Street Closure Email received by the City Council, as Local Planning Authority, 10 October 2023
- Disabled Parking Layout RODSTA-LYR-XX-ZZ-D---L-1004 Rev P05 and Residential Block B Ground Floor Plan RODSTA-BUT-B-00-DP-A-1014 Rev P04 received by the City Council, as Local Planning Authority, on the 4 January 2023
- The 13.0 Addendum Additional 1B2P prepared by Buttress received by the City Council as local planning authority on 25th July 2023
- The letter from Avison Young dated 24th July 2023
- The Construction Management Plan Rev 1 prepared by Wates dated 13 March 2023 received by the City Council as local planning authority on 25th July 2023
- The letter from Avison Young dated 24th July 2023
- The Fire Statement prepared by OFR dated 16 June 2023 received by the City Council as local planning authority on 25th July 2023

- The Internal Daylighting Report prepared by Method Consulting dated July 2023 received by the City Council as local planning authority on 25th July 2023
- Land to the west of Rodney Street, Wates Construction, Waste Management Strategy RODSTA-BUT-ZZ-XX-RP-A-01102 , Rev - PL2, S2 For information prepared by Buttress received by the City Council as local planning authority on 18th September 2023.

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) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or a method statement for the clearance including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the clearance works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) a) The development shall be carried out in accordance with the Construction Local Labour Proposal (dated 13 June 2022) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022

The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

5) (a) The development shall be implemented fully in accordance with the Flood Risk Assessment and Drainage Strategy (079056-CUR-00-XX-RP-D-92001, V02) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 and the 079056 - Drainage Planning Details Rev V02 received by the City Council, as Local Planning Authority, 10 October 2023

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) A programme of archaeological works for the development hereby approved shall be undertaken in line with the Written Scheme of Investigation (WSI) for an archaeological evaluation, Rodney Street (27.07.22, Version 1) stamped as received by the City Council, as

Local Planning Authority, on the 9 August 2022. The works are to be undertaken in accordance with the WSI, which covers the following:

(a). A phased programme and methodology of investigation and recording including:

- archaeological evaluation trenching;
- pending the results of the above, an open-area excavation if required (subject to a revised WSI).

Prior to the first occupation of the development, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(b). A programme for post-investigation assessment to include:

- production of a final report on the results of the investigations and their significance.

(c). deposition of the final report with the Greater Manchester Historic Environment Record.

(d). dissemination of the results of the archaeological investigations commensurate with their significance.

(e). provision for archive deposition of the report and records of the site investigation.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

7) a) The development hereby approved shall be carried out fully and only in accordance with the Phase 1 Preliminary Risk Assessment, Rodney Street, Ancoats, Curtins, Reference: 079056-CUR-00-XX-DR-GE-001 V01, 9 July 2021 and Phase II Geo-Environmental Assessment, Land off Rodney Street, EPS, Reference: UK21.5551, Issue 1, 17th December 2021 stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022, Contaminated land assessment (GEA-22434-22-182) prepared by IDOM stamped as received by the City Council, as Local Planning Authority, on the 9 August 2022 and Contaminated Land Assessment, Land to the West of Rodney Street, IDOM, GEA22434-22-182, July 2022 stamped as received by the City Council, as Local Planning Authority on the 17 August 2022, Definition of Waste Code of Practice Declaration Receipt received by the City Council, as Local Planning Authority, on the 19 January 2023, Verification plan, Remediation Method Statement, Phase I and Phase II Assessment, Contaminated land assessment, Asbestos management plan, Cut and Fill Volumetrics received by the City Council, as Local Planning Authority, on the 13 January 2023 and Update to Remediation Strategy received by the City Council, as Local Planning Authority, on the 22 February 2023.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the first occupation of a building of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development in that part of the site shall cease and/or the building in that part of

the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

8) The development shall be carried out in accordance with the Construction Management Plan Rev 1 prepared by Wates dated 13 March 2023 received by the City Council as local planning authority on 25th July 2023.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) The post development dilapidation correction works shall be completed in accordance with the Dilapidation Survey received by the City Council, as Local Planning Authority on 10 October 2023.

Reason - In the interest of minimising the impact on the condition of the carriageway pursuant to policy DM1 of the Manchester Core Strategy (2012).

10) The construction traffic access arrangements via Wadeford Close in the event Jersey Street Dilapidation Survey shall accord with the Jersey Street Closure Email received by the City Council, as Local Planning Authority on 10 October 2023. The approved details shall be implemented for the duration of the construction works.

Reason - In the interest of highway and pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

11) The brick for the development hereby approved shall be Wienerberger New Red Multi Gilt Stock.

Prior to any above ground works, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, ventilation/air brick details and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

12) The window reveals and soffits for the development shall be carried out in accordance with drawings RODSTA-BUT-A-XX-DZ-A-01040-PL2, RODSTA-BUT-A-XX-DZ-A-01041-PL2, RODSTA-BUT-B-XX-DZ-A-01042-PL2, RODSTA-BUT-B-XX-DZ-A-01043-PL2 stamped as

received by the City Council, as Local Planning Authority, on the 19 August 2022 (Apartments) and drawings RODSTA-BUT-T-XX-DZ-A-01044 - PL1 and RODSTA-BUT-T-XX-DZ-A-01045 - PL1 stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022

The extent of the window reveals and detailing will be as follows:

- Full brick reveal and full brick soffit.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

13) Notwithstanding drawing RODSTA-LYR-XX-ZZ-DWG-L-8001 Rev - stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022, prior to any above ground works, details of the siting, scale, appearance and material for the proposed boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

14) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement (RODSTA-MET-ZZ-XX-RP-Z-9951-P01) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 and Email from Anne Hargreaves "Updated Carbon Emissions" stamped as received by the City Council, as Local Planning Authority, on the 18 August 2022.

The development shall achieve a minimum of 10.5% improvement over Part L 2013.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of a building at the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) Prior to the first occupation of each building of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include:

- Verification report providing photographic evidence of construction as per design drawings.
- As built construction drawings if different from design construction drawings.
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

16) a) Notwithstanding drawings RODSTA-LYR-XX-ZZ-DWG-L-1001-REV 3 and RODSTA-LYR-XX-ZZ-DWG-L-3001-REV- stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022, prior to any above ground works, details of a hard and soft landscaping treatment scheme (including the proposed size and species of trees) shall be submitted for approval in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of each building of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

17) (a) Notwithstanding the Acoustic Planning Report (22013-R01-C) stamped as received by the City Council, as Local Planning Authority on 20 June 2022, prior to the first occupation of a building of the development a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation each building of the development.

Noise survey data must include measurements taken during a rush-hour period and nighttime to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (nighttime - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq
Gardens and terraces (daytime) 55 dB L Aeq

(b) Prior to the first occupation of each building of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria have been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall not be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed in writing with the City Council, as Local Planning Authority, and thereafter be retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

18) (a) Prior to the first occupation of a building of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation of each development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall not be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed in writing with the City Council, as Local Planning Authority. Any measures shall thereafter be retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

19) The waste management arrangements for the development hereby approved shall be carried out in accordance with the Land to the west of Rodney Street, Wates Construction, Waste Management Strategy RODSTA-BUT-ZZ-XX-RP-A-01102 , Rev - PL2, S2 For information prepared by Buttress received by the City Council as local planning authority on 18th September 2023.

The details shall be implemented prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

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

20) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of each building of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

21) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to

adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

22) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (2022/0141/CIS/01, Version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

23) Prior to the first occupation of the development, the siting, scale and appearance of the external cycle and refuse stores for each townhouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The cycle storage arrangements for apartment buildings A and B shall be carried out in accordance with drawings RODSTA-BUT-A-00-DP-A-01005 - PL2 and RODSTA-BUT-B-00-DP-A-01014 - PL2 stamped as received by the City Council, as Local Planning Authority, on the 10 August 2022.

The approved details shall be implemented prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycle parking provision at the development in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

24) Prior to the first occupation of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Footway improvement and reinstatement works around the perimeter of the application site. These footway improvements/reinstatement works shall include details of materials (including the use of high-quality material including natural stone where appropriate and in line with the Poland Street Zone Public Realm Strategy (2022). This relates to the footways along Jersey Street, Rodney Street and Butler Street.
- Stopping up of Wadeford Close including creation of No Waiting at Any Time Restrictions and creation of a loading bay.
- Alterations to the highway to form access from Butler Street including provision of appropriate tactile paving and dropped kerbs.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

25) Prior to the first occupation of the development hereby approved, a scheme of Traffic Regulation Order(s) (TROs) for the streets surrounding the development in Ancoats and Miles Platting shall be submitted for approval in writing by the City Council, as Local Planning Authority. The submitted scheme shall include an explanation as to the extent of the TRO(s) proposed and timescale for implementation.

The approved scheme shall be implemented in line with a timetable agreed in writing with the City Council as Local Planning Authority.

Reason - To ensure an appropriate and comprehensive review of existing Traffic Regulation Orders (TROs) is undertaken in Ancoats Phase 3 and the adjacent Miles Platting neighbourhood taking account of new development in the area and appropriate amendments and introduction of new TROs is progressed in line with a strategy pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

26) Prior to any above ground works, a Stage 1 Road Safety Audit and servicing plan for building B shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall detail the servicing and reversing distances for this building together with appropriate mitigation dependant on the outcome of the Road Safety Audit. Any approved mitigation shall be implemented prior to the first occupation of building B and thereafter retained and maintained for as long as the building is in use.

Reason - In the order to devise an appropriate servicing strategy for building B in the interest of highway and pedestrian safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

27) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

28) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the

local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

29) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of each building of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

30) Prior to the first occupation of the development, details and specifications of 7 kw fast charging electric car charging points for each townhouse and the car parking spaces associated with apartment buildings A and B shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

31) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches, roof alterations, outbuildings or upwards extensions at the townhouses shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

32) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the townhouses hereby approved other than those shown on the approved drawings outlined in condition 2.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

33) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further development in the form of upward extensions to the apartment buildings shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

34) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

35) In this condition "retained tree" means an existing tree, shrub or hedge which is shown as retained within the Arboricultural Impact Assessment (Version 4) stamped as received by the City Council, as Local Planning Authority on the 20 June 2022; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the buildings for their permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

36) The development hereby approved shall be carried out in accordance with the Framework Travel Plan (RODSTA-HYD-ZZ-00-RP-A-05001-P2) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development.
- ii) a commitment to surveying the travel patterns of residents during the first three months of the first use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

37) Prior to the first use of each building in the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the apartments and the townhouses shall be submitted for approval in writing by the City Council as Local Planning Authority. The air source heat pumps must also comply with the noise criteria as specified in condition 18. The approved details shall then be implemented prior to the first use of each building of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual and residential amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

38) The development hereby approved shall include for full disabled access to be provided to the residents courtyard and communal walkways and via the main entrances of the apartment blocks and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

39) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

40) Prior to the first occupation of the development, a signage strategy for the buildings shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement consent applications for the buildings.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

41) Prior to the first occupation of the development hereby approved, a detailed landscaped management plan for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenity of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

42) The location of and markings for accessible parking spaces for the two apartment buildings hereby approved shall accord fully and only with the Disabled Parking Layout RODSTA-LYR-XX-ZZ-D---L-1004 Rev P05 and the Residential Block B Ground Floor Plan RODSTA-BUT-B-00-DP-A-1014 Rev P04 both received by the City Council as local planning authority on 4 January 2023. These approved details shall be implemented as part of the development and be in place as relevant prior to the first occupation of each of the two apartment buildings within the development. The spaces shall thereafter be retained and maintained in situ.

Reason - To ensure sufficient accessible parking is provided as part of the development pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

21 Butler Street, Manchester, M40 7SW
7 Butler Street, Manchester, M40 7SW
25 Garforth Avenue, Manchester, M4 6JS
Flat 38, 2 Butler Street, Manchester, M4 6BZ
Flat 11, 2 Butler Street, Manchester, M4 6BZ
Flat 53, 2 Butler Street, Manchester, M4 6BZ
Flat 43, 2 Butler Street, Manchester, M4 6BZ
96 Jersey Street, Manchester, M4 6JD
98 Jersey Street, Manchester, M4 6JD
19 Butler Street, Manchester, M40 7SW
Roadrider Despatch, Harriett Street, Manchester, M4 6HB
22 Garforth Avenue, Manchester, M4 6JS
Flat 6, 2 Butler Street, Manchester, M4 6BZ
Flat 30, 2 Butler Street, Manchester, M4 6BZ
Flat 15, 2 Butler Street, Manchester, M4 6BZ
Flat 54, 2 Butler Street, Manchester, M4 6BZ
Flat 44, 2 Butler Street, Manchester, M4 6BZ
Flat 56, 2 Butler Street, Manchester, M4 6BZ
15 Butler Street, Manchester, M40 7SW
1 Gunson Street, Manchester, M40 7XR
Flat 34, 2 Butler Street, Manchester, M4 6BZ
Flat 29, 2 Butler Street, Manchester, M4 6BZ
Flat 26, 2 Butler Street, Manchester, M4 6BZ
Flat 13, 2 Butler Street, Manchester, M4 6BZ
Flat 12, 2 Butler Street, Manchester, M4 6BZ
Flat 25, 2 Butler Street, Manchester, M4 6BZ
Flat 23, 2 Butler Street, Manchester, M4 6BZ
Flat 62, 2 Butler Street, Manchester, M4 6BZ
Flat 52, 2 Butler Street, Manchester, M4 6BZ
Flat 46, 2 Butler Street, Manchester, M4 6BZ
Flat 45, 2 Butler Street, Manchester, M4 6BZ
100 Jersey Street, Manchester, M4 6JD
5 Rodney Street, Manchester, M4 6JJ
Flat 9, 2 Butler Street, Manchester, M4 6BZ
Flat 4, 2 Butler Street, Manchester, M4 6BZ
Flat 1, 2 Butler Street, Manchester, M4 6BZ
Flat 35, 2 Butler Street, Manchester, M4 6BZ
Flat 16, 2 Butler Street, Manchester, M4 6BZ
Flat 14, 2 Butler Street, Manchester, M4 6BZ
Flat 10, 2 Butler Street, Manchester, M4 6BZ
Flat 48, 2 Butler Street, Manchester, M4 6BZ
Flat 58, 2 Butler Street, Manchester, M4 6BZ
Flat 47, 2 Butler Street, Manchester, M4 6BZ
Flat 55, 2 Butler Street, Manchester, M4 6BZ
90 Jersey Street, Manchester, M4 6JD
Flat 5, 2 Butler Street, Manchester, M4 6BZ
Flat 3, 2 Butler Street, Manchester, M4 6BZ
Flat 2, 2 Butler Street, Manchester, M4 6BZ
Flat 37, 2 Butler Street, Manchester, M4 6BZ

Flat 32, 2 Butler Street, Manchester, M4 6BZ
Flat 19, 2 Butler Street, Manchester, M4 6BZ
Flat 63, 2 Butler Street, Manchester, M4 6BZ
Flat 51, 2 Butler Street, Manchester, M4 6BZ
88 Jersey Street, Manchester, M4 6JD
94 Jersey Street, Manchester, M4 6JD
17 Butler Street, Manchester, M40 7SW
7 Rodney Street, Manchester, M4 6JJ
3 Rodney Street, Manchester, M4 6JJ
Flat 7, 2 Butler Street, Manchester, M4 6BZ
Flat 36, 2 Butler Street, Manchester, M4 6BZ
Flat 31, 2 Butler Street, Manchester, M4 6BZ
Flat 21, 2 Butler Street, Manchester, M4 6BZ
Flat 18, 2 Butler Street, Manchester, M4 6BZ
Flat 24, 2 Butler Street, Manchester, M4 6BZ
Flat 40, 2 Butler Street, Manchester, M4 6BZ
Flat 57, 2 Butler Street, Manchester, M4 6BZ
92 Jersey Street, Manchester, M4 6JD
13 Butler Street, Manchester, M40 7SW
3 Gunson Street, Manchester, M40 7XR
Flat 8, 2 Butler Street, Manchester, M4 6BZ
Flat 39, 2 Butler Street, Manchester, M4 6BZ
Flat 28, 2 Butler Street, Manchester, M4 6BZ
Flat 49, 2 Butler Street, Manchester, M4 6BZ
Flat 61, 2 Butler Street, Manchester, M4 6BZ
Flat 59, 2 Butler Street, Manchester, M4 6BZ
Flat 50, 2 Butler Street, Manchester, M4 6BZ
Flat 41, 2 Butler Street, Manchester, M4 6BZ
86 Jersey Street, Manchester, M4 6JD
30 Butler Street, Manchester, M4 6JP
9 Rodney Street, Manchester, M4 6JJ
Flat 33, 2 Butler Street, Manchester, M4 6BZ
Flat 27, 2 Butler Street, Manchester, M4 6BZ
Flat 22, 2 Butler Street, Manchester, M4 6BZ
Flat 20, 2 Butler Street, Manchester, M4 6BZ
Flat 17, 2 Butler Street, Manchester, M4 6BZ
Flat 64, 2 Butler Street, Manchester, M4 6BZ
Flat 60, 2 Butler Street, Manchester, M4 6BZ
Flat 42, 2 Butler Street, Manchester, M4 6BZ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL