

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136330/FO/2023

Date registered valid: 20 April 2023

Proposal: Change of use from from Class E(b) food and drink to a Sui Generis Drinking Establishment

Address: 6 New Union Street, Manchester, M4 6FQ

Ward(s): Ancoats & Beswick Ward

Applicant: Ms Emma Eskdale House of Esk Ltd

Agent (if any): Lucy Furber Icen

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 June 2023

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 9 May 2023 Expired: 30 May 2023

Neighbour notifications

Printed: 9 May 2023 Expired: 30 May 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The area relates New Islington, a regeneration area to the North of Manchester's city centre which has historically been a part of Ancoats. The character of the area comprises a number of different uses, including residential, dining, drinking and office. The New Islington Marina, which runs between the Rochdale and Ashton canals, and Cotton Field Park opposite make up a large section of attractive public realm which is the focal point of the neighbourhood. This area experiences heavy footfall year-round due to an high quality and varied dining and drinking and has become a prominent leisure and nightlife destination for Mancunians in recent years. The site relates to House of Esk, a coffee house and cafe in the centre of the New Islington Marina, which contributes to the areas varied dining offer.

Description of development

The application relates to a change of use change of use from Class E(b) Sale of food and drink to a Sui Generis drinking establishment, owing to a restriction on the unit that prevents its use as drinking establishment.

Consultations & Notification Responses

Publicity - a notice was displayed on site to inform passers-by of the development. Letters were sent to surrounding occupiers informing them of the development. 45 representations were

received from members of the public as a result of this publicity. In summary, these were all supportive of the change of use. Comments focused on the existing good reputation and popularity of the business, the desirability of an additional drinking establishment on the marina and utility of later opening hours.

Highways Services - no objections.

Design for Security at Greater Manchester Police - no objections.

Environmental Health - acoustic condition requested.

Issues

The main policies that relate to this application are policies EC1 (Employment and Economic Growth in Manchester), CC1(Primary Economic Development Focus: City Centre and Fringe), C10 (Leisure and the Evening Economy), DM1 (Development Management) and SP1 (Spatial Principles) of the Manchester Core Strategy (2012) and saved policies DC22 (Footpath Protection) and DC26 (Development and Noise) of the Unitary Development Plan for Manchester (1995).

Principle

The application seeks a change of use to allow unit 2a at 6 New Union Street to be operated as a Sui Generis drinking establishment as this use is currently restricted for the unit under Condition 25 of app. ref. 108562/FO/2015/N1. The unit is located on the New Islington Marina, a popular dining and drinking destination just North of the city centre. Therefore, it is considered that there is a precedent for this type of use at the location as there are a number of other drinking establishments currently operating.

As evidenced by the large number of supportive public comments on the application, there is a market for an additional late night drinking establishment on the marina. The popularity of the leisure offer on the marina can be seen as a marker of the success of the regeneration surrounding area. The development would help contribute to this offer, creating additional choice for both locals and visitors.

The nature of the use, coupled with later opening hours, would also help contribute to the local economy. This is considered acceptable pursuant to policy EC1 of the Manchester Core Strategy, that identifies New Islington as a key location and seeks to improve the portfolio of employment premises, CC1 which seeks the provision of a range of economic development uses in the city centre and its fringe and C10 which supports development which supports the evening economy and contributes to the vitality of district centres.

Given the above, the proposed change of use is considered acceptable in principle.

Noise/Residential Amenity

Policy C10 of the MCS requires consideration of the impact of leisure uses on the neighbouring uses in terms of noise, traffic and disturbance as well as the cumulative impacts of new leisure uses.

The unit is currently operated as a food and drink establishment and the City Council is not aware of any complaints made regarding the current use. Furthermore, a number of public comments from local residents were supportive of the change of use.

There are two drinking establishments in the vicinity already, and in this context an additional drinking establishment is not considered to be excessive.

An acoustic report was submitted by the applicant, and this was assessed by Environmental Health. The findings of the report were considered acceptable, and a condition attached to this approval will ensure the findings are adhered to through a verification report and any mitigation measures are undertaken where instances of non-compliance are identified.

Crime

Secure by Design by Greater Manchester Police were consulted as part of the application. No concerns were raised, and the use was considered acceptable for the area.

Waste

A waste management plan was submitted by the applicant. As the bin stores are within the curtilage and serviced in line with surrounding operations, this was considered acceptable to Highways Services.

Transport

The site is in an accessible location due to its proximity to the city centre and the nearby New Islington tram stop. Owing to its location on the marina, many customers would be expected to arrive on foot. Highways did not consider the trips would unduly impact network capacity due to increased trip generation.

Outdoor seating

The proposed outside seating hours, closing at 2100hrs, are considered acceptable and an appropriate condition is attached to limit the hours to this time. These hours were considered acceptable by Environmental Health and the Greater Manchester Police.

Saved policy DC22 of the UDP (1995) states that the City Council 'will not normally allow development which would result in unacceptable inconvenience to local pedestrian movement'. The outdoor seating, which is already in situ, gives sufficient footway clearance and therefore Highways Services have no concerns regarding capacity to accommodate pedestrian footfall.

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.

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:

-Drawing - Proposed GF PLAN AND LOCATION PLAN received by the City Council, as local planning authority, on 22/02/2023

-Drawing - Proposed INTERNAL FLOOR PLAN

-Drawing - Proposed WASTE AND DELIVERY ACCESS

-Drawing - Proposed P30000 D LEVEL 00 GA PLAN

-Correspondence COVERING LETTER

-Supporting Information OPERATIONAL AND MANAGEMENT PLAN

received by the City Council, as local planning authority, on 31/03/2023

-Waste Management WASTE PROFORMA received by the City Council, as local planning authority, on 20/04/2023

-Noise assessment or information 23032-L02-SW DBX ACOUSTICS REPORT received by the City Council, as local planning authority, on 13/06/2023

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

Sunday to Thursday 09.00hrs - 22.00hrs

Friday & Saturday 09.00hrs - 23.00hrs

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

4) The waste management arrangements shall be carried out in accordance with the approved documents (Drawing - Proposed WASTE AND DELIVERY ACCESS received by the City Council, as local planning authority, on 31/03/2023 and Waste Management WASTE PROFORMA received by the City Council, as local planning authority, on 20/04/2023). The waste management arrangements shall be implemented prior to the first occupation of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)

5) The operational management arrangements shall be carried out in accordance with the approved document (Supporting Information OPERATIONAL AND MANAGEMENT PLAN). The waste management arrangements shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - to ensure the development is operated in accordance with the approved details pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)

6) a) The development shall be implemented in accordance with approved acoustic assessment, 'Noise assessment or information 23032-L02-SW DBX ACOUSTICS REPORT' received by the City Council, as local planning authority, on 13/06/2023, in order to secure a reduction in the level of noise emanating from the site.

b) Within three months of the date of this approval, a verification report to confirm the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report shall be submitted in writing to the City Council, as local planning authority. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to Saved policy DC26 of the Unitary Development Plan (1995) and policies SP1 and DM1 of the Manchester Core Strategy (2012).

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

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

8) The development hereby approved shall only allow the use of external areas within the application site in accordance with the approved schedule of days and hours (daily between 09:00 and 21:00) and shall not allow for the use of amplified sound or any music in these external areas at any time.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

9) 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 at Unit 2a 6 New Union Street shall be used for any purpose other than the purpose of a restaurant, bar and cafe (Sui Generis) 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).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 27, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
New Islington Free School, 10 Hugh Oldham Way, Manchester, M4 6EY
Flat 3, 1 Keepers Quay, Manchester, M4 6GJ
Flat 1, 1 Keepers Quay, Manchester, M4 6GJ
Flat 4, 1 Keepers Quay, Manchester, M4 6GJ
Flat 2, 15 Keepers Quay, Manchester, M4 6LG
2 Keepers Quay, Manchester, M4 6JL
6 Keepers Quay, Manchester, M4 6JL
8 Keepers Quay, Manchester, M4 6JL
4 Keepers Quay, Manchester, M4 6JL
Flat 299, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 297, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 285, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 279, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 277, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 276, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 252, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 249, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 244, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 235, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 226, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 222, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 186, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 183, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 178, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 175, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 149, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 141, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 123, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 108, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 106, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 99, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 77, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 67, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 24, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 23, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 13, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 301, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 294, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 290, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 289, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 267, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 263, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 243, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 239, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 236, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 233, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 224, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 217, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 214, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 206, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 205, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 200, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 190, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 177, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 168, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 165, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 161, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 145, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 127, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 105, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 100, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 98, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 95, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 90, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 84, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 82, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 81, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 68, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 63, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 59, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 58, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 56, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 51, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 44, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 40, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 38, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 11, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 2, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Mooring 40, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA
Mooring 37, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA
Flat 269, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 2, 1 Keepers Quay, Manchester, M4 6GJ
New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA
8 New Union Street, Manchester, M4 6FQ
Flat 39, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 7, 1 Keepers Quay, Manchester, M4 6GJ
Flat 6, 1 Keepers Quay, Manchester, M4 6GJ
Flat 9, 1 Keepers Quay, Manchester, M4 6GJ
Flat 10, 1 Keepers Quay, Manchester, M4 6GJ

3 Keepers Quay, Manchester, M4 6GL
Flat 8, 1 Keepers Quay, Manchester, M4 6GJ
Flat 5, 1 Keepers Quay, Manchester, M4 6GJ
Flat 49, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 1, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 1, 15 Keepers Quay, Manchester, M4 6LG
10 Keepers Quay, Manchester, M4 6JL
12 Keepers Quay, Manchester, M4 6JL
Flat 264, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 262, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 261, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 250, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 248, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 245, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 229, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 221, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 220, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 219, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 216, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 211, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 194, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 184, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 180, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 172, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 171, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 169, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 159, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 146, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 139, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 136, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 125, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 89, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 83, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 50, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 48, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 22, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 10, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 8, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 6, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 5, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 3, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Mooring 30, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA
Flat 298, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 287, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 274, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 265, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW
Flat 215, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 210, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 202, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 199, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 198, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 197, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 193, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS
Flat 189, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

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Flat 150, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 144, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 142, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 140, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 147, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 137, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 133, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 124, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 118, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 115, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 101, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 135, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 93, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 92, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 91, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 85, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 36, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 57, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 46, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 96, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR
Flat 21, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 19, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 18, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 17, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 12, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Flat 4, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ
Mooring 31, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Appendix 2 – Planning constraints

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