

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136865/FO/2023 and 136866/LO/2023

Date registered valid: 16 May 2023

Proposal: External works to the existing building associated with continued use within Use Class E (Commercial, Business and Service).

Address: Listed building consent for internal and external works associated with continued use within Use Class E (Commercial, Business and Service).
Neptune Mill , Chapeltown Street, Manchester

Ward(s): Piccadilly Ward

Applicant: Capital & Centric (Rush) Limited

Agent (if any): Neil Lucas Avison Young

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Recommendation:

136865/FO/2023 : Approve

136866/LO/2023: Approve

Date of recommendation: 18-08-23

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 24-02-23

Standard consultations:

Printed: 18 May 2023 Expired: 8 June 2023

Neighbour notifications

Printed: 18 May 2023 Expired: 8 June 2023

Site notices

Posted: 19 May 2023 Expired: 9 June 2023

Press adverts

Published: 23 May 2023 Expired: 6 June 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II (Listed by attachment)

Conservation area: N/A

Tree Preservation Order: N/A

The application relates to a 1 / 4 storey (plus lift overrun) brick former mill building formerly known as Chapeltown Mill which forms part of a group of buildings known as the Crusader Mill complex. The buildings main elevations are to Baird Street (facing the Metrolink) and Congou Street. It also has elevations to a service yard shared with the adjacent Crusader Works (a residential development) and an adjacent double height warehouse building at the junction of Congou Street and Chapeltown Street. The adjacent Crusader Mill is Grade II Listed and the building, which is the subject of this application, is listed by attachment. The building was built as the final phase of the Crusader Works complex, possibly in response to a devastating fire in 1861. The main Crusader Works was developed during the 1840's as a machine workshop.

The gable wall to Congou Street overlooks a narrow cleared site which although not owned by the applicants, features a fire escape from the building and the applicants state that they have a legal right to a means of escape across some of that land. The single storey element of the building lies adjacent to the rear service yard. The building is physically connected to the Crusader Mill complex via a closed bridge link at level 4. The line of the roof parapet is broken by a vertical stairwell and a lift shaft, with an adjoining stairwell, to the southern and northern ends of the elevation respectively. The roof top additions to both projections are visually quite crude.

The original windows to the building have been replaced by UPVC windows and a number of small windows have been inserted in the Congou Street gable wall. This gable features a narrow brick flue. It is noted that the single storey element of the building from which the building is currently entered was largely constructed in the late C20th.

The interior of the building comprises timber floors with downstand beams below supported by cast iron columns. Within the attic level the underside of the roof is clad in timber boarding. The trusses are anchored through the beams of the floor below with slender tie rods.

The residential apartments known as Crusader Works are to the east of the building and beyond this is the 10 storey new build Phoenix apartment tower. In total these buildings contain 126 apartments.

The building has most recently been used as offices including as a site office for the adjacent residential developments.

The site is highly accessible to the city centre area. The site is located within 400m of the rail and metrolink connections at Manchester Piccadilly Train. There are several bus stops nearby the site also. Travis Street, and Sheffield Street provide have bus stops which serve routes southwards.

There is also a bus stop at Great Ancoats Street, Old Mill Street Bus Stop, which operates routes serving access to the wider area also.

The site lies within Flood Zone 1 and is at low risk of flooding.

Description of area

The site is situated within the Piccadilly area of Manchester City Centre. The surrounding area is characterised by a mix of uses, primarily residential and some commercial and associated parking. Beyond Chapeltown Street to the north is a residential apartment complex, known as Thomas Telford Basin, comprising part 3 and part 4 storeys which overlook the canal. There is also an apartment complex of similar scale located westwards of the site at 35, 37, and 39 Chapeltown Street.

The Ashton Canal Tow Path is located on the northern side of the canal. To the south of the site beyond Fair Street is the metrolink tram line which travels north east towards Etihad stadium and Ashton-under-Lyme, and south west to Piccadilly Station. Towards the west of the site is surface car parking beyond which is the rear of Piccadilly Train Station and a multistorey car parking. 2.8 The site sits within an area undergoing significant regeneration, designated within Manchester Piccadilly Strategic Regeneration Framework area, the HS2 Manchester Piccadilly SRF and the adjacent Portugal Street East SRF, as further outlined in the section 6 of this SPS.

Description of development

Planning and listed building consent is sought for internal and external works. These principally relate to a repurposing / refurbishment of the building as upgraded office space above ground floor commercial uses (as permitted under Class E of the UCO). The intention in terms of the ground floor is to create an inclusive ground floor social hub for businesses and residents in the local area community providing food and beverage / commercial units.

There are several existing historical elements of the layout, such as the staircases, lift shafts and window openings. These will be retained and the layout proposed will be based around these features.

The proposals include the following works:

- Removal of single storey element of building to create new entrance formed from a glazed screen in the exposed eastern elevation facing the courtyard;
- Insertion of new entrance doors in locations of existing entrances and by adapting an existing window. Doors to match style of existing windows with brick header detail;
- Removal of existing stud partition walls and sub-division walls to create open floorplates;
- Creation of a new entrance lobby and WCs off the open-plan reception and breakout area would be created at ground floor level. The floor plan would be sub-divided with a pair of enclosed offices, with glazed partitions facing the reception, on either side of a central passageway, and would separate the reception area from the principal open-plan office to that floor. A further enclosed office and WC/store would be formed next to the western staircase. A block of WCs would be placed to the eastern end of the 2nd floor, which would remain as open-plan workspace. At 3rd floor level WCs, stores and kitchen areas would be placed to both ends of the open-plan floor. At 4th floor level the existing enclosure to the store and WCs adjoining the western staircase would be retained. New WCs would be

placed to the western end of the floor plan, which would otherwise be retained as a single space.

- Replacement of existing UPVC windows with steel windows to match those in the adjacent Crusader Works building;
- Creation of 'refuse store' adjoining the existing lift shaft and insertion of new louvered door at ground floor level;
- Modification of an opening at second floor level on the north elevation to create a Juliet balcony to match those immediately above and below;
- Removal of obsolete features, such as the modern ventilation flue that extends from a 1st floor window of the southern elevation would be removed;
- Localised repairs to external brickwork and pointing;
- Application of mural to gable end facing Congou Street and to lift overrun;
- Landscaping of area facing Baird Street between this building and Crusader Mill;
- Refurbishment of Roof to include replacement of concrete tiles with Welsh Slate and insertion of 2 banks of steel framed conservation rooflights and blocks of triple and double rooflights incorporated between the reinstated linear rooflights and the parapet. Those additional rooflights would be placed between the purlins of the roof to avoid disturbing the roof structure;
- Installation of new Cast Iron Rain Water Goods;
- Insertion of M&E / services hung from ceilings within exposed ducting;
- Internally, details such as timber beams would be cleaned, removing the existing paint to expose the original material;
- The existing ventilation flue and ad hoc canopy to the ground floor entrance of the southern elevation would be removed and the external brickwork would be repaired, including re-pointing and replacing spalled bricks, as necessary.

Provision will be made in the base build for a kitchen extract riser from the ground floor to the roof.

Consultations & Notification Responses

136865/FO/2023

Publicity – The application was advertised as affecting a listed building and a site notice was displayed adjacent to the site. The occupiers of neighbouring properties were notified about the application. 2 representations (from the same property) were received objecting to the proposals on the following grounds:

- The inclusion of an entryway via the East Side, facing Crusader Mill in a location where no entrance exists would cause disamenity to existing residents who have apartments facing

into the courtyard. It is entirely unnecessary to include a main entrance way on this side of the building.

- The proposal of food and beverage is likely to result in an increase of disruptive noise as customers enter and leave the property late into the evening, when there is otherwise no such noise.
- The increase disruption that the proposals will cause, and loss of privacy will adversely impact on property values.

This objection is not to the entire development, which I am of the opinion would be positive for this part of the city, and is in respect of the entryway on the east-side and noise issues

Head of Highways – No objections.

Head of Environmental Health – Have stated that they have no objections subject to conditions relating to construction management, control of noise from any new plant, fume extraction, noise from the commercial uses at ground floor hours of operation and servicing hours. They have subsequently been made aware of the fact that this application is a continued use within Use Class E (Commercial, Business and Service) so technically no new use (ground floor offices can change within Class E without permission) they have been informed that of these items only noise from any new plant proposed and impacts from any fume extraction in terms of noise and odours can be controlled through this application and this has been acknowledged.

GMEU- Have no objections but have requested informative relating to Bats and Nesting Birds.

TFGM (Metrolink) – No objections subject to agreement of a Construction Management Plan that takes into account any potential impact on Metrolink operation.

Greater Manchester Police (Design for Security) – No objection subject to the recommendations contained in the Crime Impact Statement being implemented.

136866/LO/2023

Publicity – The application was advertised as a listed building consent and a site notice was displayed adjacent to the site. No representations have been received

Issues

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

Section 12. Achieving Well- Designed Places- States that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 Conserving and enhancing the historic environment – states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

In terms of the NPPF the following should also be noted:

Paragraph 193 states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197 In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

Sections 16 and 66 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.

The alignment with the above policies is discussed below.

Core Strategy – Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

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

Policy SP1 (Spatial Principles), - which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including: -

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- Provide good access to sustainable transport provision.

Policy DM1 (Development Management) – Which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.

- Vehicular access and car parking.

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN 3 Heritage – which states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity

DC26.1 Development and Noise - which details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

DC26.5 Development and Noise – which states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate

ISSUES

Design Issues, relationship to context and impact on the Character of the Listed Building - It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

The proposed change of use would help secure the full use of the property in a prominent location within the HS2 SRF Area. The existing site is somewhat dilapidated and in need of investment to restore its historic features and bring it into a beneficial and vibrant use. The development will complement the neighbouring development at Crusader.

The building contains many original features and the general approach to these is one of repair, refurbishment and reinstatement. The proposals aim to maintain, enhance and expose the surviving highly significant building elements and features throughout the most complete and highest significant parts of the building. The building would be enhanced internally and externally, and inappropriate modern additions would be removed exposing more of the original historic fabric and restoring an appreciation of the original volume of the spaces within the building.

Whilst there would be some harm from interventions such as the application of a murals to the external fabric and the insertion of the rooflights it is noted that in terms of the murals, these would be conditional on them being installed and removable in a way which would not harm the fabric of the parts of the building to which they are being applied and in terms of the rooflights it is noted that such features were historically present on the roof. That harm is balanced by the public benefits of activating the building and retaining and enhancing existing employment space(Economic and Social), providing enhanced public realm (Social and

Environmental) between this and Crusader Mill and the heritage (Environmental) benefits which as well as the expression of the original fabric and space include removal of the non original single storey extension to reveal the whole of the gable wall facing Crusader Mill, the replacement of the inappropriate UPVC windows and quality of the proposed ground floor openings and the better integration both visually and in terms of design quality with the wider Crusader Mill complex.

The proposals will cause no harm to the special architectural or historic interest heritage interest of the building, and will, on balance enhance that interest and the ability to understand and appreciate it.

It is considered that the combined physical (direct) impacts on the former Chapeltown Mill will be moderate beneficial, avoiding any unmitigated conflict with the conservation of the identified designated heritage assets, whilst greatly contributing to wider conservation objectives established in national and local policy.

The proposed internal and external changes would overall be beneficial in nature and any harm would be less than substantial. The works would enhance the character and fabric of the listed building and the harm would be outweighed by the public benefits.

Whilst it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is considered that the proposals would be beneficial in the context of the architectural and historic character and fabric of the listed building.

On the above basis the proposals are considered on balance to be acceptable.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the character and setting of listed buildings as required by virtue of S66 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 195, 197, 199, 200 and 202 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development plan and as such would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policy DC 19.1.

Impacts on Amenity /Noise

As the proposals are for the continuation of an existing Class E use, there is not scope for attaching any conditions to any consent granted to control noise other than the noise from proposed plant. It is not considered that the location of the main office entrance facing the courtyard would attract the volumes of people to congregate here that would cause a nuisance to adjoining neighbours.

On this basis the proposals are consistent with policies SP1 and DM1 of the Core Strategy and saved UDP policy DC 26.

Crime and Disorder - The increased impression of activity from the re-use of this building would improve security and surveillance. It is noted that the recommendations from consultation with GMP Secure by Design have been incorporated into the final design of the development. Subject to compliance with this and in view of the above the proposals are consistent with Core Strategy Policy DM1.

Waste and Recycling - Refuse and recycling facilities would be provided within internal bins stores and within the rear storage area for moving for collection.

In view of the above it is considered that this is consistent with Core Strategy policy DM1.

Objectors comments

It is not uncommon in a mixed use City Centre environment to have commercial uses adjacent to residential uses. The existing entrance to the building is whilst in a slightly different location still within the courtyard and could under current permitted use rights be used by office occupiers. Given the permitted use rights for Class E under the UCO the City Council cannot control the use of ground floor for the more active and potentially noisier ground floor activities. However any potential nuisance from uses which might include an element of alcohol sales would be controlled under the Licensing Act. The impact of a loss on privacy on property values is not a planning matter.

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:

136865/FO/2023 : Approve

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Location Plan PD 0001 Rev P2, Existing Site Plan CD 001 Rev P1 and Proposed Site Plan CD 1001 Rev P2;

(b) Dwgs Proposed Ground Floor Plan 1002 Rev P2, Proposed 1st Floor Plan 1003 Rev P3, Proposed 2nd Floor Plan 1004 Rev P3, Proposed 3rd Floor Plan 1005 Rev P3, Proposed 4th Floor Plan 1006 Rev P3, Proposed Roof Plan 1007 Rev P2, Proposed South Elevation 1008 Rev P4, Proposed North Elevation 1009 Rev P5, Proposed East and West Elevation 1010 Rev P4, Proposed section AA 1011 Rev P3, Proposed Section BB 1012 Rev P3, Proposed Detail Section 1013 Rev P2, Proposed Fabric Details 1 1014 Rev P2 and Proposed Fabric Details 2 1015 Rev P3; Strip Out and Alterations - Ground Floor 2001 Rev P3, Strip Out and Alterations - 1st Floor 2002 Rev P4, Strip Out and Alterations - 2nd Floor 2003 Rev P4, Strip Out and Alterations - 3rd Floor 2004 Rev P4, Strip Out and Alterations - 4th Floor 2005 Rev P4, Media Cleaning - Ground Floor 2006 Rev P3, Media Cleaning - 1st Floor 2007 Rev P3, Media Cleaning - 2nd Floor 2008 Rev P3, Media Cleaning - 3rd Floor 2009 Rev P3, Media Cleaning - 4th Floor 2010 Rev P3, External Fabric - East Gable Offshoot 2011 Rev P2, External Fabric - Roof 2012 Rev P2, External Fabric - South Elevation 2013 Rev P2, External Fabric - North Elevation 2014 Rev P2 and External Fabric - East and West Elevations 2015 Rev P3;

(c) Dwgs External Walls Ground Floor Plan 2101 Rev P4, External Walls 1st Floor Plan 2102 Rev P3, External Walls 2nd Floor Plan 2103 Rev P3, External Walls 3rd Floor Plan 2104 Rev P3, External Walls 4th Floor Plan 2105 Rev P3, External Walls South Elevation 2106 Rev P3, External Walls North Elevation 2107 Rev P4, External Walls - East and West Elevations 2108 Rev P3;

(d) Dwgs Internal Walls & Linings Ground Floor Plan 2201 Rev P3, Internal Walls & Linings 1st Floor Plan 2202 Rev P3, Internal Walls & Linings 2nd Floor Plan 2203 Rev P3, Internal Walls & Linings 3rd Floor Plan 2204 Rev P3 and Internal Walls & Linings 4th Floor Plan 2205 Rev P3; Floor and Stair Elements Ground Floor Plan 2301 Rev P2, 1st Floor Plan 2301 Rev P3, 2nd Floor Plan 2303 Rev P3, 3rd Floor Plan 2304 Rev P3 and 4th Floor Plan 2305 Rev P3;

(e) Dwg Roof Plan 2701 Rev P4;

(f) Dwgs Door & Window Schedule 3001 Rev P4, Aluminium Window Elevations - 1/2 3002 Rev P3, Aluminium Window Elevations - 2/2 3003 Rev P3, Aluminium Door Elevations - 1/3 3004 Rev P4 and Aluminium Door Elevations - 2/3 3005 P5, External Door Sleeves 3006 Rev P2 and Internal Glazed Screen Elevations 3/3 3008 Rev P1;

(g) Dwgs Ceilings Ground Floor Plan 3501 Rev P3, Ceilings Ground 1st Floor Plan 3502 Rev P3, Ceilings Ground 2nd Floor Plan 3503 Rev P3, Ceilings Ground 3rd Floor Plan 3504 Rev P3 and Ceilings Ground 4th Floor Plan 3505 Rev P3;

(h) Dwgs External Works Proposed Site Plan 9001 Rev P4

(i) Avison Young Response to Consultee Comments letter (Highways) 06-07-23

(j) Sections 3,4,5 and 6 Crime Impact Assessment VERSION B: 10th May 2023 stamped as received on 12-05-23

(k) Neptune Mill, Chapeltown St, Manchester, Waste Management Strategy 353 PD 0003 (P2) April 2023 stamped as received on 12-05-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC7, CC9, EN3 and DM 1 and saved Unitary Development Plan policies DC19.1 and DC26.

3) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) a programme for: providing details of all repair and cleaning works and methodologies; for inspection of samples of these works; a quality control management statement; and for implementation of these works.

(b) The agreed works shall be implemented in accordance with the programme following sign off of samples;

(c) A schedule of and programme for the submission of samples of all internal and external materials;

(d) The material samples shall be submitted and approved in writing in accordance with the above programme;

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.

4) Final details of the method of extraction of any fumes, vapours and odours from any kitchen within each ground floor unit shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses.

The details of the approved scheme shall be implemented prior to occupancy of each unit and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance or documents which supersede this guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

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

5) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Prior to any implementation of any plant associated with (a) the office accommodation and (b) each ground floor commercial use

a scheme for the acoustic insulation of any plant including externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

The approved scheme(s) shall be completed before the (a) office accommodation and (b) each ground floor commercial use premises are occupied and a verification report(s) submitted for approval by the City Council as local planning authority for each of (a) and (b) and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved details shall be implemented and remain in place for as long as the above uses are operational

The approved details shall be implemented and remain in place for as long as the above uses are operational

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

7) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the times shall be confined to 10:00 to 18:00

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

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.

8) Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority in consultation with TFGM Metrolink, which should include;

- *Display of an emergency contact number;
- *Details of Wheel Washing if appropriate;
- *Compound locations where relevant;
- *Location, removal and recycling of waste;
- *Routing strategy and swept path analysis;
- *Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works; and
- *Parking of construction vehicles and staff;

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.

The development shall be carried out in accordance with the approved construction management plan.

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

9) The development shall be carried out in accordance with Sections 3,4,5 and 6 Crime Impact Assessment VERSION B: 10th May 2023 stamped as received on 12-05-23 the development shall only be carried out in accordance with these approved details and within 3 months of completion, the applicant will provide evidence that the approved details have been fully implemented and agreed with GMP design for Security for approval by the City Council as Local Planning Authority.

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

10) Prior to commencement of development final details of the landscaped areas as set out in Dwg 353 CD 9001 P4 and a programme for delivery shall be submitted and approved in writing by the City Council as Local Planning Authority

The landscaping scheme shall then be implemented in accordance with the approved timescale.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to the setting of the building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

11) a) Prior to the commencement of the development (excluding demolition), details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. 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).

12) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Fire and acoustic separation works.
- b) Final details of M&E services including a strategy for any fume extraction from the commercial units.
- c) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;
- d) Details of any structural strengthening works and other structural interventions .
- e) A method statement for the removal of the extension and making good.
- f) A detailed audit of all internal and external features of historic and industrial interest and details of how these will be reused, refurbished or reinstated;
- g) A schedule of paint sampling including all painted surfaces such as the cast iron columns, timbers and walls as a record and in order to inform the proposed decoration;
- h) Details of the proposed cycle store and maintenance station;

A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

13) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) A strategy and details of works associated with removal and replacement of windows and any required making good.
- b) Timber repairs;
- c) Building cleaning internal and external;
- d) External and internal repairs;
- e) Details of the works associated with the insertion of the rooflights including the relocation of the purlins and details of interface with slate roof;
- f) Details of the grilles within the elevations;
- g) Details of installation of cast iron RWP's;
- h) Works to and finishes within the stairwell;
- i) Details of any proposed dampproofing;
- j) Details of formation of new doorways to Baird Street and making good of new openings;
- k) Details of making good parts of the building that are to be the subject of removals
- l) Proposed wall, ceiling floor finishes, including new materials and works to the existing finishes. This should include the product specifications;
- m) Works to cast iron columns & timbers including decoration which should be based on a historic paintwork analysis;
- n) Details of repairs and upgrade of existing roof;
- o) A strategy and details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;
- p) Final specification of new main entrance door and doors to Baird Street elevation;
- (q) Fixings location and positions in the reveals of the new Juliet Balconies;
- (r) Detailed design of louvres within 1st floor window opening on North Elevation and
- (s) Final finish to block work behind glazing within lift shaft.

A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

15) Before any mural as shown in dwgs Proposed South Elevation 1008 Rev P4, Proposed North Elevation 1009 Rev P5, Proposed East and West Elevation 1010 Rev P4 are installed on (a) the gable wall facing Congou Street and (b) the stair core / lift overrun details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Design brief / parameters for the mural;

(b) Details of repair works to the surfaces to which the murals are to be applied;

(c) A specification and method of application ensure that there is no permanent damage to the surfaces to which the installations are being applied; and

(d) Details how the murals can be removed without damage to the surfaces to which they are applied.

Reason

In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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

136866/LO/2023

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- (a) Location Plan PD 0001 Rev P2, Existing Site Plan CD 001 Rev P1 and Proposed Site Plan CD 1001 Rev P2;
- (b) Dwgs Proposed Ground Floor Plan 1002 Rev P2, Proposed 1st Floor Plan 1003 Rev P3, Proposed 2nd Floor Plan 1004 Rev P3, Proposed 3rd Floor Plan 1005 Rev P3, Proposed 4th Floor Plan 1006 Rev P3, Proposed Roof Plan 1007 Rev P2, Proposed South Elevation 1008 Rev P4, Proposed North Elevation 1009 Rev P5, Proposed East and West Elevation 1010 Rev P4, Proposed section AA 1011 Rev P3, Proposed Section BB 1012 Rev P3, Proposed Detail Section 1013 Rev P2, Proposed Fabric Details 1 1014 Rev P2 and Proposed Fabric Details 2 1015 Rev P3;
Strip Out and Alterations - Ground Floor 2001 Rev P3, Strip Out and Alterations - 1st Floor 2002 Rev P4, Strip Out and Alterations - 2nd Floor 2003 Rev P4, Strip Out and Alterations - 3rd Floor 2004 Rev P4, Strip Out and Alterations - 4th Floor 2005 Rev P4, Media Cleaning - Ground Floor 2006 Rev P3, Media Cleaning - 1st Floor 2007 Rev P3, Media Cleaning - 2nd Floor 2008 Rev P3, Media Cleaning - 3rd Floor 2009 Rev P3, Media Cleaning - 4th Floor 2010 Rev P3, External Fabric - East Gable Offshoot 2011 Rev P2, External Fabric - Roof 2012 Rev P2, External Fabric - South Elevation 2013 Rev P2, External Fabric - North Elevation 2014 Rev P2 and External Fabric - East and West Elevations 2015 Rev P3;
- (c) Dwgs External Walls Ground Floor Plan 2101 Rev P4, External Walls 1st Floor Plan 2102 Rev P3, External Walls 2nd Floor Plan 2103 Rev P3, External Walls 3rd Floor Plan 2104 Rev P3, External Walls 4th Floor Plan 2105 Rev P3, External Walls South Elevation 2106 Rev P3, External Walls North Elevation 2107 Rev P4, External Walls - East and West Elevations 2108 Rev P3;
- (d) Dwgs Internal Walls & Linings Ground Floor Plan 2201 Rev P3, Internal Walls & Linings 1st Floor Plan 2202 Rev P3, Internal Walls & Linings 2nd Floor Plan 2203 Rev P3, Internal Walls & Linings 3rd Floor Plan 2204 Rev P3 and Internal Walls & Linings 4th Floor Plan 2205 Rev P3; Floor and Stair Elements Ground Floor Plan 2301 Rev P2, 1st Floor Plan 2301 Rev P3, 2nd Floor Plan 2303 Rev P3, 3rd Floor Plan 2304 Rev P3 and 4th Floor Plan 2305 Rev P3;
- (e) Dwg Roof Plan 2701 Rev P4;
- (f) Dwgs Door & Window Schedule 3001 Rev P4, Aluminium Window Elevations - 1/2 3002 Rev P3, Aluminium Window Elevations - 2/2 3003 Rev P3, Aluminium Door Elevations - 1/3 3004 Rev P4 and Aluminium Door Elevations - 2/3 3005 P5, External Door Sleeves 3006 Rev P2 and Internal Glazed Screen Elevations 3/3 3008 Rev P1;
- (g) Dwgs Ceilings Ground Floor Plan 3501 Rev P3, Ceilings Ground 1st Floor Plan 3502 Rev P3, Ceilings Ground 2nd Floor Plan 3503 Rev P3, Ceilings Ground 3rd Floor Plan 3504 Rev P3 and Ceilings Ground 4th Floor Plan 3505 Rev P3;
- (h) Dwgs External Works Proposed Site Plan 9001 Rev P4
- (i) Avison Young Response to Consultee Comments letter (Highways) 06-07-23
- (j) Sections 3,4,5 and 6 Crime Impact Assessment VERSION B: 10th May 2023 stamped as received on 12-05-23
- (k) Neptune Mill, Chapeltown St, Manchester, Waste Management Strategy 353 PD 0003 (P2) April 2023 stamped as received on 12-05-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC7, CC9, EN3 and DM 1 and saved Unitary Development Plan policies DC19.1 and DC26.

3) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) a programme for: providing details of all repair and cleaning works and methodologies; for inspection of samples of these works; a quality control management statement; and for implementation of these works.

(b) The agreed works shall be implemented in accordance with the programme following sign off of samples;

(c) A schedule of and programme for the submission of samples of all internal and external materials;

(d) The material samples shall be submitted and approved in writing in accordance with the above programme;

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.

4) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a) Fire and acoustic separation works.

b) Final details of M&E services including a strategy for any fume extraction from the commercial units.

c) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;

d) Details of any structural strengthening works and other structural interventions .

e) A method statement for the removal of the extension and making good.

f) A detailed audit of all internal and external features of historic and industrial interest and details of how these will be reused, refurbished or reinstated;

- g) A schedule of paint sampling including all painted surfaces such as the cast iron columns, timbers and walls as a record and in order to inform the proposed decoration;
- h) Details of the proposed cycle store and maintenance station;

A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) A strategy and details of works associated with removal and replacement of windows and any required making good.
- b) Timber repairs;
- c) Building cleaning internal and external;
- d) External and internal repairs;
- e) Details of the works associated with the insertion of the rooflights including the relocation of the purlins and details of interface with slate roof;
- f) Details of the grilles within the elevations;
- g) Details of installation of cast iron RWP's;
- h) Works to and finishes within the stairwell;
- i) Details of any proposed dampproofing;
- j) Details of formation of new doorways to Baird Street and making good of new openings;
- k) Details of making good parts of the building that are to be the subject of removals
- l) Proposed wall, ceiling floor finishes, including new materials and works to the existing finishes. This should include the product specifications;
- m) Works to cast iron columns & timbers including decoration which should be based on a historic paintwork analysis;
- n) Details of repairs and upgrade of existing roof;
- o) A strategy and details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;
- p) Final specification of new main entrance door and doors to Baird Street elevation;
- q) Fixings location and positions in the reveals of the new Juliet Balconies.

A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Before any mural as shown in dwgs Proposed South Elevation 1008 Rev P4, Proposed North Elevation 1009 Rev P5, Proposed East and West Elevation 1010 Rev P4 are installed on (a) the

gable wall facing Congou Street and (b) the stair core / lift overrun details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Design brief / parameters for the mural;
- (b) Details of repair works to the surfaces to which the murals are to be applied;
- (c) A specification and method of application ensure that there is no permanent damage to the surfaces to which the installations are being applied; and
- (d) Details how the murals can be removed without damage to the surfaces to which they are applied.

Reason

In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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

Informatives

1) Whilst the building to be converted has been assessed as very low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester
Greater Manchester Ecology Unit

Fourth Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Flat 314, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
First Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Flat 116, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 114, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 513, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 505, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 501, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 408, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 401, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 315, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 312, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 302, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 301, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 221, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 215, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 205, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 105, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 18, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 12, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
45 Thomas Telford Basin, Manchester, M1 2NH
54 Thomas Telford Basin, Manchester, M1 2NH
Flat 124, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 516, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 511, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 508, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 507, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 409, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 403, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 318, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 311, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
55 Thomas Telford Basin, Manchester, M1 2NH
Flat 506, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 504, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
46 Thomas Telford Basin, Manchester, M1 2NH
58 Thomas Telford Basin, Manchester, M1 2NH
57 Thomas Telford Basin, Manchester, M1 2NH
52 Thomas Telford Basin, Manchester, M1 2NH
50 Thomas Telford Basin, Manchester, M1 2NH
51 Thomas Telford Basin, Manchester, M1 2NH
53 Thomas Telford Basin, Manchester, M1 2NH
Flat 223, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 225, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 226, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 224, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 206, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 207, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 208, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 204, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 210, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
2A Baird Street, Manchester, M1 2WX
62 Chapeltown Street, Manchester, M1 2WQ
Flat 209, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 107, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 8, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 7, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
47 Thomas Telford Basin, Manchester, M1 2NH
49 Thomas Telford Basin, Manchester, M1 2NH
Flat 123, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 307, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 108, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 104, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 103, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 22, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 17, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
59 Thomas Telford Basin, Manchester, M1 2NH
Second Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Flat 125, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 512, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 410, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 405, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 222, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 213, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 110, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 109, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 102, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 101, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 20, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 14, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 24, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 3, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
63 Thomas Telford Basin, Manchester, M1 2NH
Flat 502, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 402, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 323, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 322, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 321, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 320, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 313, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 309, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 305, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 216, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 214, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 212, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 202, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 106, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 19, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 9, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 4, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
48 Thomas Telford Basin, Manchester, M1 2NH

Flat 119, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 118, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 509, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 407, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 404, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 319, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 317, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 310, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 308, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 203, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 201, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 23, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 10, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 6, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 5, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 1, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
56 Thomas Telford Basin, Manchester, M1 2NH
Flat 503, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 406, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 316, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
60 Thomas Telford Basin, Manchester, M1 2NH
61 Thomas Telford Basin, Manchester, M1 2NH
62 Thomas Telford Basin, Manchester, M1 2NH
64 Thomas Telford Basin, Manchester, M1 2NH
Ground Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Flat 122, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 121, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 120, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 117, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 115, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 515, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 514, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 510, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 303, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 306, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 304, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 219, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 220, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 218, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 217, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 211, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 111, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 112, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 113, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 16, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 21, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 15, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 11, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Third Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Flat 2, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

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

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