

Planning

Growth & Development

Delegated officer report for planning application

Application no.	136484/FO/2023		
Date registered valid:	14 March 2023		
Proposal:	Retention of a 30 metre high mast with associated antennae for a temporary period of 12 months.		
Address:	Land Bounded By Wilmott Street, Chester Street And Hulme Street, Manchester , M15 6BD		
Ward(s):	Deansgate		Ward
Applicant:	EE (UK) Ltd & Hutchison UK 3G Ltd		
Agent (if any):	Damian Hosker WHP Telecoms Limited		
Case officer:	Angela		Leckie
	Tel: 0161 234		4651
	Email: angela.leckie@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	04 05 23		
Application details			
Type of application:	Full Application Consent		
Development type:	Minor Other		
Date of site visit:	5 April 2023		
Standard consultations:			
Printed:	28 March 2023	Expired:	18 April 2023
Neighbour notifications			
Printed:	28 March 2023	Expired:	18 April 2023
Site notice			
Posted:	5 April 2023	Expired:	26 April 2023
Press advert			
Published:	4 April 2023	Expired:	25 April 2023
Departure from Development Plan:	No		
Environmental Statement:	Not required		

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application lies within part of the City Centre known as First Street which is a key regeneration area within the City Centre. First Street is in a pivotal location between the strategic regeneration areas of Manchester's Civic Quarter, Whitworth Street West and Great Jackson Street, and the residential area of Hulme. It is also located within Corridor Manchester.

There are a variety of uses in the surrounding area including offices, hotel, retail and bar and restaurant uses as well as the HOME Arts Centre and an established residential population that has grown over the past 15 years.

The closest residential properties are at Macintosh Mill, Chorlton Mill and Cambridge Mill and within the adjacent Great Jackson Street area which includes Deansgate Square.

The Site is not within a Conservation Area. There are a number of listed buildings close to the site including Macintosh Mill, Mill chimney stack on west side of junction with Cambridge Street, Chorlton new mill and attached chimney, Chorlton Old Mill, Mill on north east corner of junction with Chester street and Chatham Mill, These are all Grade II Listed.

The site is identified as a future development plot within the First Street Strategic Regeneration Framework 2018 (updated 2020).

Description of development

Consent is sought for the retention of a 30 metre high mast with associated antennae for a temporary period of 12 months. The temporary mast would be replaced by a permanent solution on the nearby Vita Building on Jack Rosenthal Street (approved at appeal app ref no 131282/TEL/2021). The Mast was installed under Emergency Powers under the The Town and Country Planning (General Permitted Development) Order 1995 which permit the:

“use of land in an emergency for a period not exceeding 18 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use”.

The temporary Site was agreed with Manchester City Council (Development Team) to maintain coverage in this area for EE, H3G & Emergency Services. It replaced the coverage which was lost on the old site which was on the rooftop of the old Percy Brothers building on Cambridge Street which is now derelict, if not demolished. The Development Team have confirmed their support for it to be in place for a further 12 months.

The applicants have stated that this specific proposal forms part of an integral requirement for EE Ltd, ESN and H3G LTE to expand their respective 5G telecommunications network across Manchester specifically in this instance to enhance 5G coverage levels and network capacity within the M15 area.

The site is required to provide new 5G coverage for EE Ltd in order to improve coverage in the M15 area of Manchester. The cell search areas for 5G are extremely constrained with a typical cell radius of approximately 250m meaning that it would not be feasible to site the column outside of this locale.

Consultations & Notification Responses

Publicity – The application was advertised as affecting the setting of a listed building and a site notice was displayed adjacent to the site. Occupiers of adjacent properties were also notified about the application. No representations have been received.

Head of Highways – Has no objections

Cadent Gas – Have no objections

Issues

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 - 'Spatial Principles' refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 - 'Development Management' states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy EN3 - 'Heritage' states that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled

ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Policy CC9 - 'Design and Heritage' states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policy of the Unitary Development Plan is also considered relevant:

Saved policy DC17 'Telecommunications' states that the Council will normally approve applications for telecommunications development if the Council can be satisfied that the development has been sited and designed to minimise its impact on residential amenity and in environmentally sensitive area. Wherever possible, the Council will expect the potential of existing buildings and masts, including the sharing of such facilities to be explored.

Saved Policy DC19 - 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The Council will also seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

The revised National Planning Policy Framework (NPPF) (2021)

The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role

Section 10 - Supporting High Quality Communications.

Paragraph 115 states that:

'Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications) equipment should be sympathetically designed and camouflaged where appropriate'.

Section 12 - Achieving Well Designed Places.

Paragraph 130 refers to the need to ensure that policies and decisions should ensure that new developments add to the overall quality of the area, are visually attractive, are sympathetic to local character and history, establish a strong sense of place and optimise the potential of a site.

Paragraph 134 goes on to state that:

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes

The principal issue relates to the need for the equipment and its impact upon amenity and adjacent listed buildings as consequence of the siting, character and appearance of the proposed installation.

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.

Paragraph 199 states 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 (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 200 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.

Paragraph 201 states that: 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.

Paragraph 202 states that: 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.

First Street (SRF) and Masterplan (2018) – The original First Street SRF in March 2011 aimed to create a new business destination. It recognised that First Street must be embedded within its wider neighbourhood in order to unlock its full potential and provide the stimulus for wider physical

regeneration activity. An addendum to the SDF was endorsed in July 2020. Whilst the addendum is focused on the plots west of Medlock Street, it also reiterates the economic context of the regeneration area and the demand for office space in the city.

The SRF identifies three distinct areas: First Street North (FSN), First Street Central (FSC) and First Street South (FSS). Once completed, the area is expected to deliver up to 2.5 million sq. ft. of commercial space, 324,300 sq. ft. of retail, leisure and hotels, 1 million sq. ft residential development, 73,300 sq. ft. of civic, cultural and amenity space, 225,000 sq. ft of car parking and other uses. The area is identified as having the potential to support 10,000 jobs. The proposal is within First Street Central and is entirely consistent with the vision for FSC.

The 2018 Framework updated the development principles for the First Street Central area of the masterplan, particularly Plots 9 and 10, to consider the potential for greater scale and density on these plots to ensure that First Street can meet the level of demand in the area and maximise its contribution to the City's economic growth

The proposed emphasis on the provision of public open space and enhanced connectivity through the site, will better support key design and development objectives noted in the First Street SRF. This reflects that proposals should include extensive, high-quality public realm and enhance connections towards the City Centre.

Principle of the continued location of the Equipment on the site for a further 12 month period.

A letter issued to Local Planning Authorities from the Department for Digital, Culture, Media and Support, dated 24 May 2021 made clear that the Government considers that digital connectivity is considered now, more than ever – vital to enable people to stay connected and businesses to grow. The demand for mobile data is increasing rapidly, and the COVID-19 pandemic has highlighted how important it is that we all have access to reliable, high quality mobile connectivity.

It is stated further that The National Planning Policy Framework ("the Framework") for England states that planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology, such as 5G.

The Framework is clear that decisions on applications should be made as quickly as possible, and within statutory timescales. Local planning authorities must determine applications on planning grounds only and they should not seek to prevent competition between different operators or question the need for an electronic communications system.

The application site is a key development plot within the First Street SRF Area and the continued use of this location for the equipment is not in the interests of bringing forward the site for regeneration. In addition, for reasons set out below the equipment has a detrimental impact on the setting of adjacent listed buildings. However, it is noted that consent is only sought for a 12 month period and that a new location for the equipment is in the process of being secured.

The NPPF states that in terms of siting telecoms equipment firstly consideration should be given to sharing any existing telecommunication structures in the area, secondly consideration is then given to utilising any suitable existing structures or buildings and thirdly sites for freestanding ground-based installations are investigated.

Due to the temporary nature of the installation no alternative site options have been investigated.

Whilst a new site for the equipment has been identified, has planning permission and is in the process of being procured it is accepted that it will take between 6 and 12 months to get the legal agreement in place to utilise that site and to commission the equipment in its new location.

No consent for redevelopment is currently in place and it is considered that the retention of the Mast on the site for a further 12-month period would not undermine the regeneration objective for the site in the short term.

Siting and Appearance and Impact on Setting of Listed Buildings

The 30m mast has introduced a tall structure which is to some degree noticeable, particularly to passers-by (both on foot and in a vehicle) and nearby residential occupiers. However, this does not necessarily mean that on a temporary basis any unacceptable level of harm has resulted or that there is an overwhelming, undue impact. In this instance, it is considered that given the temporary nature of the Mast, the applicant has minimised the impact by practicable and appropriate siting and design, balancing the siting and appearance of the installation against technical requirements and material planning policy and guidance which advocates a presumption in favour of such equipment.

The mast is taller than the surrounding street furniture and trees, however the proposal position close to the main highway and with the other street furniture the mast and cabinets provides some assimilation into the street scene.

Highway Services have no objection.

Whilst the Mast would be read as part of the wider street scene along with lighting units and other street signage, due to its height it would be a distinctive element which would have a level of visual intrusion which for a temporary period, would have a level of adverse impact on the setting of some adjacent listed buildings. The level of harm is considered to be less than substantial and must be outweighed by the public benefits.

Health and Safety - The role of the planning system is not to duplicate existing controls under other legislation and is not the place to determine health safeguards for this specific type of development. It is the Governments' view that if a proposed development conforms to International Compliance for Public Exposure Guidelines for Public Exposure to Electromagnetic Fields established by the International Commission on Non Ionising Radiation Protection (ICNIRP), further consideration of this issue should not be necessary by the Local Planning Authority.

An ICNIRP Certificate referencing the March 2020 guidance has been submitted with the application.

Conclusion

As noted above the retention of the mast would not compromise the delivery of development on this site.

Given current policy and Government support for telecommunication installations, the current ongoing temporary need to ensure coverage lost from the mast on the Percy Brothers Building, coupled with a degree of mitigation from the siting and appearance of the proposed installation, it is considered that the principle of the proposed retention is on a temporary basis is acceptable.

This does however have to be balanced against the visual impacts on the setting of adjacent listed buildings. As any harm is considered to be 'less than substantial', paragraph 202 of the NPPF requires that the impact of the development on the setting should be evaluated against the

mitigation that would be provided from the wider public benefits of the scheme which in this case, is the maintenance for a temporary period (pending the installation on the Vita Building) of a greatly enhanced communications network for businesses, residents and visitors in this location. This in turn would contribute to the wider economic output of the area, as well as social improvements.

As such, it is considered that on a temporary 12 month basis the proposal complies with the overarching policy framework which outlines a general presumption in favour of telecommunication development whilst delivering public benefits which outweigh the harm to affected heritage assets.

The proposal is therefore considered to be in accordance with saved UDP policies DC17.1, with policies DC19.1 and EN3, CC9, DM1 and SP1 of the Core Strategy, the NPPF and with the requirements of Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

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:

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 discussions about the need for the equipment, its coverage and the longer term strategy for providing that coverage.

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

1) The permission hereby granted is for a limited period only, expiring on 09-05-24 and the use and structures comprising the development for which permission is hereby temporarily granted is required to be discontinued on that date and removed from site within one month of the use ceasing.

Reason - The site and wider area are expected to undergo significant changes as a result of regeneration being promoted by the City Council and it will be necessary to reconsider the suitability and acceptability of the use of this site following this temporary period. This temporary permission will allow the City Council to reconsider the consequences of development on the site which are not foreseeable beyond the expiry of this temporary permission, pursuant to the Manchester Core Strategy policies SP1, CC1, CC9, CC10 and DM1.

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

(a) Site Location Plan 567499 MAN429 37904 M004 GA Rev D stamped as received on 14-03-23;

(b) Dwgs 1567499_MAN429_37904_M004_GA Rev D - 003 ACCESS PLAN, 1567499_MAN429_37904_M004_GA Rev D PROPOSED SHARED ELEVATION A and 1567499_MAN429_37904_M004_GA Rev D PROPOSED SHARED SITE PLAN stamped as received on 14-03-23; and

(c) Declaration of Conformity with ICNIRP stamped as received on 29-03-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, SP1 and DM1 of the Core Strategy for the City of Manchester and saved policies E3.3, DC17.1, and DC19.1 of the Unitary Development Plan for the City of Manchester; of the Manchester Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Greater Manchester Police

Flat F154, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F137, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F135, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 101, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 95, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 79, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 70, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 63, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 58, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 57, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 29, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 3, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat C71, New Medlock House, Chester Street, Manchester, M15 6JY
Flat E110, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E106, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C75, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C62, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C60, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C54, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C52, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B51, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B29, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A16, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A11, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 5, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat B40, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B37, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B33, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B34, New Medlock House, Chester Street, Manchester, M15 6JY
Flat 14, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 10, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 6, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 36, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 37, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 8, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat E121, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat F133, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E125, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E124, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E107, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E114, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E113, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E108, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E104, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D100, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D96, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D91, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D86, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D81, New Medlock House, Chester Street, Manchester, M15 6JZ

Flat C74, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C72, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C65, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C58, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B35, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B31, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A14, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A2, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A1, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 39, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 38, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 17, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 56, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 93, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 73, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 64, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 31, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 26, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 22, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 16, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 12, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 65, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 94, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 88, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 78, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 54, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 47, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 45, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 42, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 35, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 28, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 24, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 17, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 14, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 1, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 7, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 5, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 4, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 42, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 35, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat E118, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E116, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E119, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E117, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat A21, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A20, New Medlock House, Chester Street, Manchester, M15 6JX
Bate And Taylor Architects, Macintosh House, 4A Cambridge Street, Manchester, M1 5GG
Unit 1, New Medlock House, Chester Street, Manchester, M15 6DD
Flat E123, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat F142, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F134, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E127, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E112, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E101, New Medlock House, Chester Street, Manchester, M15 6JZ

Flat D97, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D94, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D90, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D83, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D79, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C73, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C70, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C68, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C67, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C57, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C56, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B50, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B43, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B27, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A10, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A8, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A4, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 44, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 32, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 1, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat F155, New Medlock House, Chester Street, Manchester, M15 6JX
Flat B24, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A18, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 34, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 29, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 33, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 92, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat E120, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D93, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D92, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D87, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D85, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D82, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D80, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat 11, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 9, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 45, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 43, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 24, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 12, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat F145, New Medlock House, Chester Street, Manchester, M15 6JX
Flat G158, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F157, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F156, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F143, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F136, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E129, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E128, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D88, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C78, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C76, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C64, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C63, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B46, New Medlock House, Chester Street, Manchester, M15 6JY

[illegible]

Flat F153, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F151, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F149, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F132, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E126, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E122, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E109, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E102, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D89, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C66, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C59, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B49, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B44, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B41, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B26, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A23, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 3, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 26, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 25, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 19, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 50, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 2, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 99, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 77, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 71, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 60, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 37, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 33, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 18, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 10, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 76, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 91, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 83, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 82, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 74, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 67, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 41, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 38, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 32, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 4, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat E131, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat F152, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F141, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F138, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E130, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E105, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E103, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D98, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D95, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C69, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C61, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C53, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B47, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A17, New Medlock House, Chester Street, Manchester, M15 6JX

Flat A15, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A7, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A6, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A3, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 7, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 22, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 20, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 18, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 15, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Unit 2, New Medlock House, Chester Street, Manchester, M2 5WA
Flat F147, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F139, New Medlock House, Chester Street, Manchester, M15 6JX
Flat D99, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D84, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C55, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B42, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B38, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B32, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B30, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B28, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A22, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A12, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 28, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 23, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 41, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 31, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 27, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 21, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 16, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 13, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF
Flat 66, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 85, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 81, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 75, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 55, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 52, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 48, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 46, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 39, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 36, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 23, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 13, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 2, Parkway Gate, 50 Chester Street, Manchester, M15 6JE

Appendix 2 – Planning constraints

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

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL