

Planning

Growth & Development

Delegated officer report for planning application

Application no.	136296/FO/2023		
Date registered valid:	8 March 2023		
Proposal:	Change of Use of Levels 1 and 2 of the Base building from office use (Use Class E) to Education use (Use Class F.1a) together with external alterations to the east elevation facade and landscaping to accommodate the inclusion of a new fire escape door.		
Address:	Base , Greenheys Lane, Manchester Science Park, Manchester, M15 6LR		
Ward(s):	Hulme		Ward
Applicant:	Bruntwood SciTech Ltd		
Agent (if any):	Miss Jennifer Chatfield Deloitte LLP		
Case officer:	Emily Tel: 0161 234 Email: emily.booth@manchester.gov.uk		Booth 4193
Recommendation:	Approve		
Date of recommendation:	12 May 2023		

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 5 May 2023

Standard consultations:

Printed: 8 March 2023 Expired: 29 March 2023

Neighbour notifications

Printed: 8 March 2023 Expired: 29 March 2023

Site notice

Posted: 16 March 2023 Expired: 6 April 2023

Press advert

Published: 14 March 2023 Expired: 4 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

This application Site comprises the Base Building which is located on Greenheys Lane within Manchester Science Park. The building was approved under planning permission ref: 125018/FO/2019 in October 2019 and completed construction in July 2022.

The building is not within a conservation area and is not listed.

The building is a five-storey building comprising offices (Use Class E) and ancillary workshop and maker space and mechanical plant. It also has associated disabled car and cycle parking and landscaping. The Base building was developed with the aim to provide occupiers with high-quality space without the premium associated with City Centre letting costs. It was also specifically designed to enable the flexibility to accommodate larger occupants, should the interest be identified.

Surrounding uses include a mosque, a school, the University of Manchester, residential properties and shops, and lab space and office space for science and tech uses within Manchester Science Park.

The building is fully accessible as existing.

Description of development

Planning permission is sought to use the first and second floors of the building as an education use (Use Class F.1a).

A new door would also be created in an existing window opening on the east elevation of the building to provide an additional fire escape. This would match the appearance and design of the other doors of that type at the building. A small area of landscaping would be removed to allow a short pathway to be created.

24-hour use would be retained.

Consultations & Notification Responses

Highway Services - Confirmed that the proposals are acceptable subject to conditions relating to cycle parking and a travel plan.

Environmental Health - Recommended conditions to restrict construction hours and servicing hours and to require implementation of the submitted waste strategy.

Work & Skills Team - Confirmed that a local labour condition was not required.

Greater Manchester Police - Advised that the existing BASE building has Secured by Design accreditation and the proposed escape door should be certified to a burglary resistant standard (i.e., LPS 1175 SR 2) to maintain this accreditation.

Transport For Greater Manchester - Requested an increase in cycle parking and improvements to the Travel Plan.

Publicity - The application was advertised in the local press; a site notice was displayed on site and letters were sent to surrounding occupiers. The following responses were received:

1no. objection, which is summarised as follows:

There are no pedestrian crossings here on Greenheys Lane and its already a dangerous place to cross at certain times. A safe crossing zone should be built beforehand and an unsafe zebra crossing or a curve in the road would not be sufficient. A crossing with lights is needed such as the new one near the dental hospital.

1no. supportive comment, which is summarised as follows:

We are very supportive of this application. It will add to the vibrancy of the area, the mix of uses, people and businesses. It supports employment growth and investment in education particularly in STEM subjects and cementing the City's status as a world leading learning centre.

Cadent Gas - Confirmed no objection.

Issues

Issues

Core Strategy

The main issues for consideration relate to the impact of the proposals on the impact on amenity, highway services and the availability of disabled access. The main policies that relate to this proposed development are the Core Strategy Policies SP1 (Spatial Principles), CC5 (Transport), CC7 (Mixed Use Development), CC10 (A Place for Everyone), C1 (Centre Hierarchy), T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), EC8 (Central Manchester), EN1 (Design Principles and Strategic Character Areas), EN19 (Waste) and DM1 (Development Management).

The Core Strategy Development Plan Document 2012-2027 was adopted on 11 July 2012 and is the key document in Manchester's Local Development Framework. It sets out the long-term strategic planning policies for Manchester. 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.

Legislative requirements

S149 (Public Sector Equality Duty) of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is among the protected characteristics.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

The Principle of the Use -

Manchester Science Park was created to provide a campus for start-up, scale up and global businesses in life science, medtech, digital tech, advanced materials, cyber security, computer engineering and other science and technology related uses. The proposed use is an education provider, which is a departure from the use by science and tech organisations that requires assessment.

The proposed occupier comprises a partnership between London College of Accountancy (LCA) and the University of Bolton. The proposals would provide undergraduate and post-graduate education within the Accounting and Business sector, with a focus on Health and Social Care, and Healthcare Business Administration. The University of Bolton would be the occupier.

Having delivered London based university programmes, for Anglia Ruskin University and University of Northampton, to 10,000 students over the past 15 years, LCA is in the process of expanding its offer across the UK's regional cities through a replicable partnership model with other universities. LCA has selected Manchester as the first such teaching campus in the north of England.

The University of Bolton has identified Base as a preferred location for their first Manchester based teaching campus as it could provide the opportunity to build strong synergistic links with the local business community; creating training and employment pathways for students, whilst also helping address the demand for qualified accountants that are an essential part of sustainable business growth. Base provides the required quantum and quality of space and is also ideally located at the heart of Manchester Science Park and the Oxford Road Corridor's thriving business ecosystem.

The provision of additional accountancy courses is aligned with Greater Manchester Work and Skills Strategy and Priorities and responds to the fact that accountants are one of the most in demand occupational sectors.

The courses would be available for local people and those from further afield, providing higher education to students who would otherwise be unable to study in Manchester because of more stringent entrance requirements at other institutions. The University of Bolton aims to attract undergraduate entrants from low-income backgrounds, low socio-economic groups and from postcodes where participation in higher education is low, in addition to UK domiciled EU residents.

Increasing participation in higher education among harder to reach groups can help to reduce inequalities, improve social mobility and raise aspirations among communities, which in turn can support economic growth and increase productivity.

The target is for 22% of the student body to be from postcodes and/or groups with low participation in Higher Education. Achieving this target would mean an above average proportion of students from low participation areas would be participating in higher education at LCA. Furthermore, the University of Bolton is seeking to recruit the majority of students from within the Greater Manchester conurbation, thereby strengthening education and employment pathways for the City's residents.

The University of Bolton courses are currently expected to include:

Undergraduate Courses:

- BSc (Hons) Health and Social Care
- BSc (Hons) International Business Management
- BSc (Hons) Business and Marketing
- BSc (Hons) Business and Tourism Management
- BSc (Hons) Finance and Accounting

Postgraduate Courses:

- Master of Business Administration (International)

As part of an on-going process of programme enhancement, we have been advised that the Occupier would work alongside the University of Bolton, Bruntwood and employers across Manchester Science Park and the wider Oxford Road Corridor to evolve the sector focus of courses on offer, thereby ensuring students have the necessary skills and experience to secure employment opportunities and maximise graduate retention.

The Occupier would positively contribute towards the diversification of the graduate stream within Manchester and further enhance the Oxford Road Corridor as the strategic centre for Greater Manchester's knowledge economy. The proposed use would support Manchester Science Parks' essential contribution towards the Corridor's wider ecosystem as it will provide sector focussed higher education courses, alongside spaces for start-up businesses.

Neither University has objected to the change of use or raised any concerns or further actions for the Applicant to address.

The existing floorspace is not currently occupied and therefore the proposed Change of Use would not result in the loss or relocation of economically productive jobs.

The development would create 12 subcontractors supporting 80 FTE jobs over the 15-17 week fit out period. Total net GVA from the construction phase would generate around £25 million within the Manchester economy. An estimated 30 FTE jobs would be supported upon opening for the 2023/2024 academic year. This is expected to increase to 60 permanent FTEs and by 2025/26 an additional 30 FTE lecturers will be recruited. 4 FTE contracted cleaners and security staff will also be accommodated at the Site from 2023/24. This equates to 94 FTEs from 2026/27 onwards for the Occupier with the remaining floors of Base remaining as commercial office floorspace. Over the first 10 years based on full occupation around £127.9m will be spent locally supporting an average of 103 FTE jobs and generating GVA of £55.6m through spending in the local economy (excluding housing costs). Overall, across the first ten years, the total GVA is expected to £100.9m, a net reduction in £49.1m compared to what was estimated for the consented use. However, with consideration of the anticipated Human Capital Productivity Uplift (£68.5m), the overall operational benefits of the proposed Change of Use is estimated to be £169.4m over the first ten years of operation. These impacts would have a minor beneficial impact on the local economy.

When considered against the Manchester Science Park SRF 2018 indicative masterplan, the overall change of floorspace equates to 0.26% of the 1.3 million sq. ft of workspace and laboratory space that is anticipated to be brought forward. As such, the overriding characteristic and industry focus of Manchester Science Park would be maintained, in line with the operational model and objectives for Manchester Science Park.

The education use would serve to meet an identified need for accountancy graduates, make a positive contribution to the Manchester Science Park and Oxford Road Corridor ecosystem and ensure Manchester Science Park's strategic objectives can be maintained in the long term.

Places for Everyone draft Policy JP-P 5 states that significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted, by enabling the delivery of new further and higher education, and adult training and by supporting the continued growth and success of the university sector through enabling the delivery of new and improved facilities.

The use would help to upskill and provide employment growth to support growing businesses within MSP and the Oxford Road Corridor.

The use would offer course that would support the start-up businesses within the Science Park in addition to providing education to students. It is only acceptable in this location for the above reasons and that the space taken is minimal.

Given the above the use is considered to be in accordance with policies C1, EC8, SP1, DM1 and CC7 of the Core Strategy for the City of Manchester.

Visual Amenity -

The alterations to the building to create an additional door would integrate well as it would replicate the existing door on the east elevation using the same design and materials. The alterations are required in order to meet fire regulations. The loss of a small amount of soft landscaping is unfortunate but is a very small part of the overall amount of soft landscaping and is required for the use to meet fire regulations.

Given the above the use is considered to be in accordance with policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

Relationship to Transport Infrastructure -

The site is well accessed by sustainable modes with a high level of pedestrian and cycling infrastructure across the surrounding area. Bus services operate in close proximity of the site along both Oxford Road. The closest bus stop is on Greenheys Lane less than 15m away from the western entrance to the site. These services also allow connections to Oxford Road and Piccadilly Train Station.

The building has 66 cycle parking spaces, which includes 42 allocated secure cycle parking spaces accommodated internally within the building and 24 spaces on the external Sheffield Cycle Stands. The Site also includes three permanent accessible car parking spaces within the immediate vicinity of the building.

Fully occupied there could be up to a maximum of 500 students and 58 staff present at site at any one time. However, this is considered the worst-case scenario, and it is anticipated that daily staff and students would not regularly reach this capacity.

The City Council as Highways Authority have confirmed that the proposals are acceptable subject to imposing conditions for an amended travel plan and an increase in cycle parking spaces. These conditions will be attached to the decision.

The Applicant is exploring the opportunities for a new pedestrian crossing along Greenheys Lane as part of the forthcoming Greenheys planning application, as has been discussed with the LPA and Highways as part of pre-application discussions for those proposals. It is therefore not considered necessary for the Base Change of Use proposals to deliver a crossing.

Given the above, it is considered that the proposal is in accordance with policies T1, T2, DM1 and SP1 of the Core Strategy.

Waste and Recycling -

The waste would be stored in the existing waste manage facility at the building.

Given the above, it is considered that the proposal is in accordance with policies DM1 and EN19 of the Core Strategy.

Full access and Inclusive Design -

Level access existing into the building and three 17-person passenger lifts provide access to all floors. All floors are level as are the surrounding landscaping and streets.

Access into the building is through a level revolving door with an adjacent pass door provided for users who do not wish to or cannot use a revolving door.

Both existing staircases and the new staircase are Part K and M and BS 5395 compliant.

Each floor has an accessible WC, and all facilities including cycle store, showers etc. include accessible provision.

The building was designed to comply with Part M Building Regulations.

The proposed development would not adversely impact on any relevant protected characteristics in accordance with S149 (Public Sector Equality Duty) of the Equality Act 2010.

The proposals would therefore be consistent with sections 8 and 12 of the National Planning Policy Framework and Policies SO1, SO5, SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester and saved UDP policy DC14.2.

Crime and Disorder -

The proposed uses would bring additional vitality to the area. The development would enliven the street scene and help to provide natural surveillance of the public realm.

A condition would require the development to maintain 'Secured by Design' accreditation in the creation of the new door.

In view of the above the proposals are consistent with policies SP1 and DM1 of the Core Strategy.

Conclusion -

The use would be consistent with national and local planning policy, and would promote a quality neighbourhood, economic development and sustainable travel patterns.

The use would offer course that would support the start-up businesses within the Science Park in addition to providing education to students. It is only acceptable in this location for the above reasons and that the space taken is minimal.

An objection has been received and has been addressed above however, it is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities including the Adopted Core Strategy, the relevant Strategic Regeneration Frameworks and the Community Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues and allowed determination.

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

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

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

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

The location plan referenced 0237 BA-BAR-01-XX-DR-A-05-0501 Rev - received by the City Council as local planning authority on 17 February 2023

The drawings referenced:

0237 BA-BAR-01-XX-DR-A-05-0511
0237 BA-BAR-01-XX-DR-A-05-0521
BA-BDP-01-XX-DR-L-(9-)L101 Rev R02
BAS-BDP-ZZ-00-PL-A-2001 Rev P04
BAS-BDP-ZZ-01-PL-A-2001 Rev P04
BAS-BDP-ZZ-02-PL-A-2001 Rev P04
BAS-BDP-ZZ-MZ-PL-A-2001 Rev P04
BAS-BDP-ZZ-XX-SE-A-3801 Rev P05
BAS-BDP-ZZ-XX-SE-A-3802 Rev P03

all received by the City Council as local planning authority on 6 March 2023

The Design and Access Statement -Addendum prepared by Bridge Architects received by the City Council as local planning authority on 6 March 2023

The Environmental Noise Assessment Report Rev A dated August 2019 prepared by BDP received by the City Council as local planning authority on 6 March 2023

External Plant Noise Assessment dated January 2022 prepared by Stroma received by the City Council as local planning authority on 6 March 2023

Building Services Noise Commissioning Measurements dated October 2022 prepared by Stroma received by the City Council as local planning authority on 6 March 2023

Plant Noise Egress Report dated October 2022 prepared by BDP received by the City Council as local planning authority on 6 March 2023

The Operational Management Strategy prepared by the University of Bolton Manchester received by the City Council as local planning authority on 6 March 2023

The Planning Statement prepared by Deloitte received by the City Council as local planning authority on 6 March 2023

The Waste Management Strategy dated 11 September 2019 prepared by Curtins received by the City Council as local planning authority on 6 March 2023

The Waste Management Strategy note prepared by Curtins dated 19 August 2022 received by the City Council as local planning authority on 6 March 2023

The Interim Travel Plan dated 11 September 2019 prepared by Curtins received by the City Council as local planning authority on 6 March 2023

The Transport Statement dated 11 September 2019 prepared by Curtins received by the City Council as local planning authority on 6 March 2023

The Transport Statement Addendum prepared by Curtins received by the City Council as local planning authority on 6 March 2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, CC4, EN1 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and Sections 6, 7 and 12 of the National Planning Policy Framework.

3) The premises shall be used for any purpose in Class F1(a) (Provision of Education) and for no other purpose within Class F1(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory instrument revoking and re-enacting that Order.

Reason - In the interests of protecting the nature of use of the accommodation and the use of the surrounding complex pursuant to policies DM1, CC7 and SP1 of the Unitary Development Plan for the City of Manchester and in accordance with the description detailed in the application.

4) (a) Prior to the first use of the development hereby approved, the cycle spaces, as indicated on drawing referenced BA-BAR-01-XX-DR-A-05-0511 and BA-BDP-01-XX-DR-L-(9-)L101 Rev R02 and described within paragraph 2.1.2 of the Transport Statement Addendum prepared by Curtins all received by the City Council, as Local Planning Authority, on 6 March 2023 shall be implemented and retained and maintained in situ for as long as the development remains in use.

(b) Within six months of the first use of the educational use, the number of cycle spaces shall be reviewed annually as part of the travel plan requirements of condition 5 of this planning permission (commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional cycle spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures and air quality pursuant to policies SP1, T1, T2, EN14 and DM1 of the Manchester Core Strategy (2012).

5) Within six months of the commencement of the use of levels 1 and 2 of the building hereby approved, a revised Travel Plan which is consistent with the Interim Travel Plan submitted as part of the application and which takes into account the information about travel patterns gathered following the opening of the building and the impacts of the use of the building for the purpose hereby approved shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the building, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

6) The additional escape door hereby approved shall be certified to a burglary resistant standard (i.e. LPS 1175 SR 2).

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.

7) When the development is operational, no loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00, Monday to Saturday,
no deliveries/waste collections on Sundays/Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

8) The approved scheme for the storage and disposal as detailed within the Waste Management Strategy prepared by Curtins and the Waste Management Strategy Note prepared by Curtins dated 19 August 2022 both received by the City Council as local planning authority on 6 March 2023 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

Informatives

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

2) The permission hereby granted does not grant or imply grant of planning permission for the installation of externally mounted plant and equipment.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Work & Skills Team
Greater Manchester Police
Transport For Greater Manchester

2E Bronte Street, Manchester, M15 6QL
36F Greenheys Lane, Manchester, M15 6NQ
Unit 47, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 23, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
10 Greenheys Lane, Manchester, M15 6NQ
Unit 24, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
1B Bronte Street, Manchester, M15 6QL
Room 3 Flat 6, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 6, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 4 Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 1, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 1 Flat 1, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Units 52 To 56, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 59, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
10 Bronte Street, Manchester, M15 6QL
Unit 37, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
12 Bronte Street, Manchester, M15 6QL
1A Bronte Street, Manchester, M15 6QL
Unit 14, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Room 4 Flat 6, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 1 Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 4, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 4, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Unit 11, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 1, 7A Greenheys Lane, Manchester, M15 6NQ
Unit 7, Rutherford House, Pencroft Way, Manchester, M15 6SZ
34F Greenheys Lane, Manchester, M15 6NQ
34C Greenheys Lane, Manchester, M15 6NQ
18B Greenheys Lane, Manchester, M15 6NQ
36D Greenheys Lane, Manchester, M15 6NQ
36C Greenheys Lane, Manchester, M15 6NQ
24F Greenheys Lane, Manchester, M15 6NQ
Unit 50, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 45, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 39, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Units 1 And 2, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
5C Bronte Street, Manchester, M15 6QL
Room 1 Flat 6, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 4 Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 4 Flat 2, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 1 Flat 2, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 2, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 1 Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU

Room 1 Flat 4, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 5 Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
36B Greenheys Lane, Manchester, M15 6NQ
24E Greenheys Lane, Manchester, M15 6NQ
24C Greenheys Lane, Manchester, M15 6NQ
24D Greenheys Lane, Manchester, M15 6NQ
7A Greenheys Lane, Manchester, M15 6NQ
Unit 4, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 3, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Ahmadiyya Muslim Association, Dar-W-Amaan Mosque, 15 Greenheys Lane, Manchester, M15 6NQ
Flat E, 4 Aquarius Street, Manchester, M15 6AQ
2A Aquarius Street, Manchester, M15 6AQ
Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
28D Greenheys Lane, Manchester, M15 6NQ
34B Greenheys Lane, Manchester, M15 6NQ
36E Greenheys Lane, Manchester, M15 6NQ
Unit 25, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 15, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 43, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
2D Bronte Street, Manchester, M15 6QL
1E Bronte Street, Manchester, M15 6QL
28F Greenheys Lane, Manchester, M15 6NQ
34A Greenheys Lane, Manchester, M15 6NQ
18A Greenheys Lane, Manchester, M15 6NQ
36A Greenheys Lane, Manchester, M15 6NQ
Units 60 To 64, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 58, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 40, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 49, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 28, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 20, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 13, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 5, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 12, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 31, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 18, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
2C Aquarius Street, Manchester, M15 6AQ
1F Bronte Street, Manchester, M15 6QL
26A Greenheys Lane, Manchester, M15 6NQ
26F Greenheys Lane, Manchester, M15 6NQ
9 Greenheys Lane, Manchester, M15 6NQ
3B Bronte Street, Manchester, M15 6QL
1C Bronte Street, Manchester, M15 6QL
8 Bronte Street, Manchester, M15 6QL
3A Bronte Street, Manchester, M15 6QL
2B Aquarius Street, Manchester, M15 6AQ
26D Greenheys Lane, Manchester, M15 6NQ
3C Bronte Street, Manchester, M15 6QL
2C Bronte Street, Manchester, M15 6QL
6 Bronte Street, Manchester, M15 6QL
Unit 33, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 54, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Rutherford House, Pencroft Way, Manchester, M15 6SZ

3F Bronte Street, Manchester, M15 6QL
ABDULS SUPERMARKET, 1 Greenheys Lane, Manchester, M15 6NQ
Ahmadiyya Muslim Association, Flat, 15 Greenheys Lane, Manchester, M15 6NQ
1D Bronte Street, Manchester, M15 6QL
Units 6-8 And Part 9, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Flat 6, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 4, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 2, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 1, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Units 7 To 8 And Part 9, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
3E Bronte Street, Manchester, M15 6QL
3D Bronte Street, Manchester, M15 6QL
Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Unit 4, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Mcdougall Centre, Burlington Street, Manchester, M15 6HQ
7 Greenheys Lane, Manchester, M15 6WP
14 Bronte Street, Manchester, M15 6QL
Unit 11, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 10, Rutherford House, Pencroft Way, Manchester, M15 6SZ
26C Greenheys Lane, Manchester, M15 6NQ
26B Greenheys Lane, Manchester, M15 6NQ
The Old Abbey Inn, 20 Pencroft Way, Manchester, M15 6SY
13 Greenheys Lane, Manchester, M15 6NQ
Unit 12A, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 12B, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 3, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 26, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 27, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
12 Greenheys Lane, Manchester, M15 6NQ
First Floor, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 6, Synergy House, Guildhall Close, Manchester, M15 6SY
Unit 5, Synergy House, Guildhall Close, Manchester, M15 6SY
3 Greenheys Lane, Manchester, M15 6NQ
3 Bronte Street, Manchester, M15 6QL
Unit 32, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 44, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 9A, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 9B, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 12, Rutherford House, Pencroft Way, Manchester, M15 6GZ
Unit 14, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 15A, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 15B, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Room 5 Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 1 Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 4 Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 5 Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Unit 6, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 3, 7A Greenheys Lane, Manchester, M15 6NQ
Unit 2, 7A Greenheys Lane, Manchester, M15 6NQ

ROBERTSON COOPER LIMITED, Unit 5, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Flat C, 4 Aquarius Street, Manchester, M15 6AQ
Flat B, 4 Aquarius Street, Manchester, M15 6AQ
Unit 10, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
24A Greenheys Lane, Manchester, M15 6NQ
Unit 57, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 38, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
4 Bronte Street, Manchester, M15 6QL
28E Greenheys Lane, Manchester, M15 6NQ
28B Greenheys Lane, Manchester, M15 6NQ
Unit 22, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 16, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
26E Greenheys Lane, Manchester, M15 6NQ
2A Bronte Street, Manchester, M15 6QL
Unit 30, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Room 5 Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 4 Flat 4, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Unit 8 And 9, Rutherford House, Pencroft Way, Manchester, M15 6SZ
IPEC LIMITED, Unit 2, Rutherford House, Pencroft Way, Manchester, M15 6SZ
18D Greenheys Lane, Manchester, M15 6NQ
Unit 51, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 48, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 46, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 41, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 17, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
28C Greenheys Lane, Manchester, M15 6NQ
18C Greenheys Lane, Manchester, M15 6NQ
28A Greenheys Lane, Manchester, M15 6NQ
24B Greenheys Lane, Manchester, M15 6NQ
Unit 42, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 35, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
5B Bronte Street, Manchester, M15 6QL
2B Bronte Street, Manchester, M15 6QL
Room 4 Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 1 Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 2, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 1, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Unit 6, Rutherford House, Pencroft Way, Manchester, M15 6SZ
PREMAITHA HEALTH LTD, Unit 1, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Flat D, 4 Aquarius Street, Manchester, M15 6AQ
Flat A, 4 Aquarius Street, Manchester, M15 6AQ
34E Greenheys Lane, Manchester, M15 6NQ
2F Bronte Street, Manchester, M15 6QL
Unit 36, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 34, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 29, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 21, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 19, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Flat F, 4 Aquarius Street, Manchester, M15 6AQ
5A Bronte Street, Manchester, M15 6QL

34D Greenheys Lane, Manchester, M15 6NQ

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

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL