

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135999/JO/2023

Date registered valid: 17 January 2023

Proposal: Variation of condition 1 attached to 131621/FO/2021 to amend the temporary time period to December 2024

Address: Castlefield Viaduct , Manchester

Ward(s): Deansgate Ward

Applicant: Mr Richard Pearse National Trust

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 13 March 2023

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 2 February 2023

Standard consultations:

Printed: 1 February 2023 Expired: 22 February 2023

Neighbour notifications

Printed: 1 February 2023 Expired: 22 February 2023

Site notice

Posted: 2 February 2023 Expired: 23 February 2023

Press advert

Published: 7 February 2023 Expired: 28 February 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Listed

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area

The site is section of the Grade II listed 1892 Castlefield Viaduct that starts at the car park of Deansgate Metrolink Station in the east and runs alongside the Metrolink line towards Cornbrook. The site is 330m long and straddles Castlefield Basin with its canal structures and rail viaducts below. The viaduct is supported on a series of cast iron columns that both sit within the canal and around it. The area has a variety of uses, including offices, residential and leisure.

Applications referenced: 131621/FO/2021 and 131622/LO/2021 allowed the National Trust propose to use the viaduct as a free-to-access park as an initial pilot project between June 2022 and July 2023 (that forms part of this application), with a view to a permanent scheme (subject to a further planning application) if the pilot is a success. The permission allowed the creation of a welcome area, a section of the viaduct as existing, a section with gardens created by planters and an event space building with a glass window giving views of the rest of the viaduct beyond. Two compostable toilets, a welcome kiosk, seating and planters would be installed in the welcome area. Geo-cell gravel with bound gravel on top would be laid to provide a walkway through the centre of the site, with look-out areas along the viaduct. Guarding rails and information boards would be installed along the viaduct. All the additions would be removable.

A Non-Material Amendment was recently approved in January 2023 to amended the description of the development of application referenced 131621/FO/2021 to extend the duration of the use to 31st December 2024.

Description of development

Permission is now sought to amended Condition 1 of application referenced 131621/FO/2021 to amended the temporary time period granted from December 2023 to 31st December 2024. The justification provided for this is as follows:

- Since opening in July 2022, Castlefield Viaduct has been exceptionally successful, with demand far exceeding our original expectations, thereby limiting our capacity to accommodate visitors.
- Allowing additional time for this initial trial phase of the development would enable them to welcome more visitors, and in doing so obtain a greater depth and diversity of views to inform the Phase Two permanent scheme (which will be subject to a new planning application in the future - work is already underway to prepare for this).
- The extension would enable more public benefit to be generated from the initial temporary capital investment as more visitors can be welcomed to site. This will also support the city centre economy bringing more people into the area to shop and dwell. Feedback has been overwhelmingly positive, and we forecast continued high demand for visits.
- The 12.8 FTE local jobs created by the viaduct would be extended supporting employment in the city.
- The National Trust has demonstrated that they can operate the site successfully in terms of health and safety, impact on the local community and impact on local infrastructure i.e. transport networks, anti-social behaviour; it therefore suggests risks of negative impacts associated with a short operational extension for the pilot are low.
- They are developing the next phase of works 'Phase Two'. The National Trust remains committed to the project, but it is unlikely Phase Two will be open until 2025. The extension will therefore shorten the period between Phase One and Phase Two when the site is closed to the public and not delivering public benefit.

Consultations & Notification Responses

Highway Services - Highways have no objection to the amendment to the operating time period.

Environmental Health - In principle they have no problems with this, but they could just do with some sort of confirmation that the site will continue to operate as already approved and that there won't be any changes to the existing proposed use or operation other than the extension of time.

MCC Flood Risk Management - We recommend the proposal can be APPROVED with no drainage condition for this application. This is due to the drainage scheme for Temporary Phase 1 being approved under CDN/21/0941.

Parks & Events - No comments from a Parks perspective, we have made some really great linkages in terms of programming and engagement across our two organisations.

Greater Manchester Police - No comments received.

United Utilities Water PLC - No comments received.

Canal & River Trust - The Trust has no comments to make on this proposal.

Environment Agency - No comments received.

Transport For Greater Manchester - Metrolink have no comments to make in respect of this.

Greater Manchester Archaeological Advisory Service - As noted in the supporting statement submitted with the application, this scheme has proved to be enormously successful and has attracted considerably more visitors to date than was anticipated. Extending the time period of the trial phase will enable more visitors to appreciate this hugely significant heritage asset, reduce the period of closure between the Phase 1 trial and the proposed Phase 2 permanent scheme, and obtain a greater depth and diversity of views to inform the Phase 2 design.

As such, GMAAS has no objection to the proposed variation of Condition 1 and continues to wholeheartedly support the scheme.

Greater Manchester Ecology Unit - They have no comment to make.

Network Rail - No comments received.

Greater Manchester Pedestrians Society - No comments received.

Manchester Water Safety Partnership - No comments received.

Publicity - The application was advertised in the local press as a major development and as affecting the setting of a listed building. A notice was displayed on site and letters were sent to surrounding occupiers. Two responses were received confirming support. These have been summarised as follows:

I really support this extension - having visited the site a couple of times whilst it was open the first time and really enjoyed the experience.

I would just encourage the plans to extend the site further along the viaduct to be approved and acted on as soon as possible and any necessary strengthening work to be encouraged so that people can wander along the park freely without guided tours, hopefully with another access point at the other end to avoid the current health and safety issues so that people can use the viaduct park to get from one place to another.

Issues

The main issues to consider in assessing this application are the principle of the use, the impact on amenity in terms of noise and lighting, visual amenity, the impact on ecology and biodiversity, whether the proposal would preserve or enhance the character and appearance of Castlefield Conservation Area and the impact it would have on the character and appearance of the listed structure. The application should be considered against the following policies: sections 6 Building a strong and competitive economy, 7 (Ensuring the Vitality of Town Centres), 8 (Promoting healthy and safe communities, 9 (Promoting Sustainable Transport), 11 (Making Effective Use of Land), 12 (Achieving Well-Designed Places), 14 (Meeting the challenge of climate change, flooding and coastal change), 15 (Conserving and enhancing the natural environment) and 16 (Conserving and Enhancing the Historic Environment of the National Planning Policy Framework (NPPF); Core Strategy Policies SP1 (Spatial Principles), CC5 (Transport), CC9 (Design and Heritage), CC10 (A Place for Everyone), T2 (Accessible Areas of Opportunity and Need), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), EN8 (Adaptation to Climate Change), EN9 (Green Infrastructure), EN11 (Quantity of Open Space, Sport and Recreation), EN12 (Area Priorities for Open Space, Sport and Recreation), EN14 (Flood Risk), EN15 (Biodiversity and Geological Conservation), EN16 (Air Quality), EN17 (Water Quality), EN18 (Contaminated Land), EN19 (Waste) and DM1 (Development Management); and saved Unitary Development Plan (UDP) policies DC18.1 Conservation Areas, DC19.1 Listed Buildings, DC20 Archaeology, DC26.1 and DC26.5 Development and Noise.

Amendments to Condition Wording

Condition 1 (Temporary Use)

Condition 1 will be amended to allow the temporary use as a use to continue until 31 December 2024 as the use didn't start until July 2022 and enable them to welcome more visitors until the end of December in 2024 instead of 2023 will allow more people to benefit from this park and allow the applicant to obtain a greater depth and diversity of views to inform the Phase Two permanent scheme, which would allow improvements to the listed viaduct structure and an improved appearance externally.

Allowing the use to operate rather than being removed while the permanent scheme is prepared would not allow this and would remove the public benefit given by this highly beneficial and free to visit use.

Heritage Considerations

The better understanding of the effects of the use on the structure and the works that need to be done would be beneficial to the Grade II Listed viaduct and would allow greater appreciation and visibility of this heritage asset. The continued use is therefore considered to be beneficial.

Other Conditions -

Conditions 3 (Design Items, Parts 1 & 2), 4 (CMP), 5 (CEMP), 6a (Preliminary Risk Assessment), 6b (Contamination Remediation Strategy), 7 (Waste), 8 (Event Opening Hours), 9a & 9b (Acoustics), 10a (Acoustic Report), 10b (Acoustic Validation), 11 (Signage Strategy), 12 (Drainage), 13 (Lighting Strategy), 14 (Wildlife Report), 15 (Biodiversity Monitoring Report), 16 (Fencing / Guarding Design), 17 (Electro Magnetic Compatibility Statement) and 20 (Bicycle Parking) have also been amended to reflect information submitted in discharge of conditions on previous applications to discharge conditions (CDN/21/0941, CDN/22/0110 and CDN/22/0847).

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 for planning permission officers shall work with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. Officers worked with the applicant at pre-application stage and during the planning application to ensure an acceptable outcome.

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 31st December 2024 and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The land shall be reinstated within six months of the expiry of this approval in accordance with a scheme previously approved and timetable of implementation to be submitted to and approved in writing by the City Council local planning authority before this permission expires.

Reason - The use and works hereby approved are of a temporary nature only, pursuant to Core Strategy Policies SP1, CC3, EN3 and DM1.

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

The location plan referenced 122019 (PL)001 Rev A

Drawing numbers:

(PL) 100 Rev D
(PL) 300 Rev C
(PL) 301 Rev C
(PL) 302 Rev C
(PL) 303 Rev C
(PL) 400 Rev B
(PL) 700 Rev D
(DIA)004 Rev A

Design & Access Statement Planning Revision A by Twelve Architects dated 19 November 2021;

Statement of Heritage Significance Parts 1 and 2 Issue 01 by Purcell dated June 2021;

Heritage Impact Assessment Issue 02 by Purcell dated September 2021;

Planning Supporting Statement by National Trust dated September 2021;

Castlefield Viaduct ARUP Report by ARUP dated 3rd September 2021;

Operational Overview September 2021 by National Trust;

Record of Structural Review Form REP/282210/C001 Draft 1 by Arup dated 27 July 2021;

Structural Survey for Highways England by Balfour Beatty dated 7 September 2020;

Stage 3 Fire Strategy by Arup dated 7 September 2021;

Construction Management Plan Framework and Principles by National Trust;
Noise Survey Report reference: PC2387-ZZ-XX-RP-Z-0010 dated 3 September 2021 by Royal HaskoningDHV;
Bat Survey Report dated September 2021 by Urban Green;
Preliminary Ecological Appraisal dated April 2021 by Urban Green;
Drainage Assessment reference: PC2387-RHD-ZZ-XX-RP-Z-0004 dated 7 May 2021 by Royal HaskoningDHV;
Initial Flood Risk Appraisal reference: PC2387-RHD-ZZ-XX-RP-Z-003 dated 26 April 2021 by Royal HaskoningDHV;
Summary Feasibility Report reference: PC2387-RHD-ZZ-XX-RP-Z-0005 dated 11 May 2021 by Royal HaskoningDHV;
Full Utility drawing 0421-RH-14204;
Land Quality Desk Study and Preliminary Risk Assessment Report reference: PC2387-RHD-ZZ-XX-RP-Z-0002 dated 10 May 2021 by Royal HaskoningDHV;
Land Quality Interpretative Ground Investigation and Generic Quantitative Risk Assessment Report reference: PC2387-RHD-ZZ-XX-RP-Z-0009 dated 13 August 2021 by Royal HaskoningDHV;
Environmental Standards Statement by National Trust;
Castlefield Viaduct: Operational Overview by National Trust;
Crime Impact Statement version A: 7th September 2021 URN: 2021/0347/CIS/01 by Greater Manchester Police;
Travel Plan as amended by the Cvia Planning Feedback document received by the City Council on 3 November 2021;
Transport Statement VN211993 dated September 2021 by Vectos.

Received by the City Council as Local Planning Authority on 15 December 2021:

-Document Referenced 'Castlefield Viaduct, Listed Building Consent 131622/LO/2021 Condition 3 Rev'

Received by the City Council as Local Planning Authority on 22 April 2022:

-Email from Gianni Spagnoli dated 22 April 2022
-Document referenced Entrance Signage_rev1
-Material Samples

The Construction Management Plan and Construction Logistics Plan Job no.: 2021-0807 received by the City Council as Local Planning Authority on 15 December 2021

The Construction Environment Management Plan project no. UG922 prepared by Urban Green received by the City Council as Local Planning Authority on 15 December 2021.

The Land Quality Desk Study and Preliminary Risk Assessment Report Reference: PC2387-RHD-ZZ-XX-RP-Z-0002 dated 10 May 2021 received by the City Council as Local Planning Authority on 15 December 2021 and the email from Gianni Spagnoli dated 21 March 2022 and the Castlefield Viaduct CDN/21/0941 Condition 6 Contaminated Land Response to Remediation Strategy Review reference: PC2387-RHD-ZZ-XX-CO-Z-0017 received by the City Council as Local Planning Authority on 03 March 2022

The Signage Strategy Document received by the City Council as Local Planning Authority on 15 December 2021.

The Noise Survey Report Reference: PC2387-ZZ-XX-RP-Z-0010 dated 03 September 2021 and the email from Tim Britton dated 06 December 2021.

The Drainage Assessment ref. PC2387-RHD-ZZ-XX-RP-Z-0004 dated 07 May 2021 received by the City Council as Local Planning Authority on 15 December 2021 and the Memo ref. PC2387-RHD-ZZ-XX-NT-D-0005 dated 16 December 2021 received by the City Council as Local Planning Authority on 15 February 2022

The Biodiversity Monitoring Strategy project no. UG922 prepared by Urban Green dated 10 December 2021 received by the City Council as Local Planning Authority on 15 December 2021

The measures detailed within the Submission for Planning Condition 14 Received by the City Council as Local Planning Authority on 15 December 2021 shall be incorporated into the development and maintained for the duration of the use hereby approved.

The document referenced PC2387-RHD-ZZ-XX-CO-Z-0015 dated 4 February 2022 prepared by HASKONINGDHV UK LTD received by the City Council as Local Planning Authority on 25 February 2022

The Biodiversity Monitoring Strategy project no. UG922 prepared by Urban Green dated 10 December 2021 received by the City Council as Local Planning Authority on 15 December 2021

The Submission for Planning Condition 16 received by the City Council as Local Planning Authority on 15 December 2021

The File Note reference 4-05-06 prepared by ARUP Received by the City Council as Local Planning Authority on 15 December 2021

The Waste Management Proforma and the Drawing referenced: Refuse Strategy Diagram no. (DIA)008 received by the City Council as Local Planning Authority on 25 February 2022

The document referenced PC2387-RHD-ZZ-XX-CO-Z-0015 dated 4 February 2022 prepared by HASKONINGDHV UK LTD received by the City Council as Local Planning Authority on 25 February 2022

The drawings referenced:

- CVI-ARUP-ZZ-GF-DR-E-002501 Lighting Layout Sheet 1
- CVI-ARUP-ZZ-GF-DR-E-002502 Lighting Layout Sheet 2
- CVI-ARUP-ZZ-GF-DR-E-002503 Lighting Illuminance Layout
- CVI-ARUP-ZZ-XX-SP-VP-000001 MEP Particulars Specification

Received by the City Council as Local Planning Authority on 25 February 2022.

The document referenced: 282210-00 dated 11 February 2022 prepared by ARUP

The document referenced: Glare Potential Appraisal, LTG001, Issue 1 dated 14 February 2022

Email dated 04 October 2022

The Supporting Statement dated January 2023 and prepared by the National Trust received by the City Council as local planning authority on 17 January 2023

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

3) The development hereby approved the following shall have been carried out in accordance with the following information:

Received by the City Council as Local Planning Authority on 15 December 2021:

-Document Referenced 'Castlefield Viaduct, Listed Building Consent 131622/LO/2021 Condition 3 Rev'

Received by the City Council as Local Planning Authority on 22 April 2022:

-Email from Gianni Spagnoli dated 22 April 2022
-Document referenced Entrance Signage_rev1
-Material Samples

These approved details shall be complied with and maintained for the duration of the use hereby approved.

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.

4) The construction of the development shall have been carried out fully and only in accordance with the Construction Management Plan and Construction Logistics Plan Job no.: 2021-0807 received by the City Council as Local Planning Authority on 15 December 2021.

Reason - To safeguard the amenities of nearby residents, in the interests of highway safety and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

5) All demolition, ground works, vegetation clearance) and construction shall have been carried out fully and only in accordance with Construction Environment Management Plan project no. UG922 prepared by Urban Green received by the City Council as Local Planning Authority on 15 December 2021.

This approved CEMP shall have been adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason - In order to provide protection to flora and fauna, pursuant to Policy EN15 of the Core Strategy.

6) The measures for investigating the site as detailed within the Land Quality Desk Study and Preliminary Risk Assessment Report Reference: PC2387-RHD-ZZ-XX-RP-Z-0002 dated 10 May 2021 received by the City Council as Local Planning Authority on 15 December 2021 and the email from Gianni Spagnoli dated 21 March 2022 and the Castlefield Viaduct CDN/21/0941 Condition 6 Contaminated Land Response to Remediation Strategy Review reference: PC2387-RHD-ZZ-XX-CO-Z-0017 received by the City Council as Local Planning Authority on 03 March 2022 shall have been completed prior to the development hereby approved commencing.

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

7) Waste shall be stored and disposed of in accordance with the Waste Management Proforma and the Drawing referenced: Refuse Strategy Diagram no. (DIA)008 received by the City Council as Local Planning Authority on 25 February 2022. The facilities shall have been implemented in full and shall remain in situ whilst the development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

8) The use shall not be operated outside the following hours, except for special events:-

1 June 2022 to 31 December 2022 - 9am to 5pm daily.

1 January 2023 to 17th February 2023 - closed.

18th February 2023 to June 2023 - 9am to 5pm daily.

Special events shall operate in accordance with the following:

-Events would take place between 6-9pm and would include:

-Maximum 50 visitors on site

-No live or amplified music, only spoken word

-No alcohol

-No parking - visitors will arrive by train, tram or on foot

-Minimum 3 members of National Trust staff supervising

-Security and evacuation systems live

-The last person to leave site quietly and considerately by 9.30pm

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.

9) The premises shall have been acoustically insulated and treated to limit the breakout of noise in accordance with the document referenced PC2387-RHD-ZZ-XX-CO-Z-0015 dated 4 February 2022 prepared by HASKONINGDHV UK LTD received by the City Council as Local Planning Authority on 25 February 2022 and shall comply with the approved document for the duration of the use hereby approved.

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.

10) Externally mounted ancillary plant, equipment and servicing shall have been selected and/or acoustically treated in accordance with the Noise Survey Report Reference: PC2387-ZZ-XX-RP-Z-0010 dated 03 September 2021 and the email from Tim Britton dated 06 December 2021 as validated by the Document referenced PC2387-RHD-ZZ-XX-CO-Z-0015 dated 4 February 2022 prepared by HASKONINGDHV UK LTD received by the City Council as Local Planning Authority on 25 February 2022 in order to secure a reduction in the level of noise emanating from the site. These approved measures shall have been implemented in full before the use commenced.

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.

11) The signage for the use hereby approved shall be carried out and maintained in accordance with the Signage Strategy Document received by the City Council as Local Planning Authority on 15 December 2021.

Reason - In the interests of visual amenity to enable careful attention to signage details is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

12) Foul and surface water shall be drained on separate systems as detailed within the Drainage Assessment ref. PC2387-RHD-ZZ-XX-RP-Z-0004 dated 07 May 2021 received by the City Council as Local Planning Authority on 15 December 2021 and the Memo ref. PC2387-RHD-ZZ-XX-NT-D-0005 dated 16 December 2021 received by the City Council as Local Planning Authority on 15 February 2022 for the duration of the use hereby approved.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

13) Lighting at the site shall have been installed and shall be maintained in accordance with the following details:

The drawings referenced:

- CVI-ARUP-ZZ-GF-DR-E-002501 Lighting Layout Sheet 1
- CVI-ARUP-ZZ-GF-DR-E-002502 Lighting Layout Sheet 2
- CVI-ARUP-ZZ-GF-DR-E-002503 Lighting Illuminance Layout
- CVI-ARUP-ZZ-XX-SP-VP-000001 MEP Particulars Specification

Received by the City Council as Local Planning Authority on 25 February 2022.

The document referenced: 282210-00 dated 11 February 2022 prepared by ARUP

The document referenced: Glare Potential Appraisal, LTG001, Issue 1 dated 14 February 2022

No other external lighting shall be installed without prior consent from the City Council as local planning authority.

Reason - To prevent the works from disturbing bats and to ensure that the operational requirements of the Metrolink system are met in the interests of safety, pursuant to Policies S06, EN15 and DM1 of the Core Strategy.

14) The measures detailed within the Submission for Planning Condition 14 Received by the City Council as Local Planning Authority on 15 December 2021 shall have been incorporated into the development and shall be maintained for the duration of the use hereby approved.

Reason - To enhance, restore or create new biodiversity either on-site or adjacent to the site in order to contribute to linkages between valuable or potentially valuable habitat areas, pursuant to Policy EN15 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

15) Bat foraging activity shall be monitored in accordance with the report on the monitoring of the bat foraging activity across the site (the Biodiversity Monitoring Strategy project no. UG922 prepared by Urban Green dated 10 December 2021 received by the City Council as Local Planning Authority on 15 December 2021) in accordance with these approved details.

Reason - The site has been identified as being of high value for foraging bats and a monitoring programme is required to ensure that the site retains this status, pursuant to Policies S06, EN15 and DM1 of the Core Strategy.

16) The fencing/guarding and boundary treatment to the site shall have been implemented in accordance with the Submission for Planning Condition 16 received by the City Council as Local Planning Authority on 15 December 2021. The approved boundary treatment shall be maintained for the duration of the use.

Reason - In the interests of visual amenity and to ensure that a safe and secure boundary treatment is installed that prevents access to the operational Metrolink network, pursuant to policies EN3 and DM1 of the Core Strategy and saved policies DC18.1, DC19.1 of the Unitary Development Plan for the City of Manchester.

17) The development shall comply with the File Note reference 4-05-06 prepared by ARUP Received by the City Council as Local Planning Authority on 15 December 2021 for the duration of the use hereby approved.

Reason - In the interests of safeguarding Metrolink infrastructure pursuant to policy DM1 of the Core Strategy.

18) Level access shall be provided into and throughout all publicly accessible areas of the site for all people, including those whose mobility is impaired for the duration of the use hereby approved.

Reason - To ensure that satisfactory access for people with disabilities is provided pursuant to policy DM1 of the Core Strategy.

19) No amplified sound or any music shall be produced or played in any part of the site outside the event space building for the duration of the use hereby approved.

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

20) The space and facilities for bicycle parking as shown on the Drawing referenced Cycle Stand Details no. (95)003 received by the City Council as Local Planning Authority on 25 February 2022 shall have been implemented and shall be retained and reserved for bicycle parking for as long as the use is in operation.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Parks & Events
Greater Manchester Police
United Utilities Water PLC
Canal & River Trust
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Network Rail
Greater Manchester Pedestrians Society
Manchester Water Safety Partnership

Flat 3, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 1, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 4, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 1, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 16, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 611, 37 Potato Wharf, Manchester, M3 4BD
Flat G11, 37 Potato Wharf, Manchester, M3 4BB
Flat 304, 1 Rice Street, Manchester, M3 4JL
Flat 310, 1 Rice Street, Manchester, M3 4JL
Flat 502, 1 Rice Street, Manchester, M3 4JL
Flat G1, 1 Rice Street, Manchester, M3 4JL
Flat 710, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G01, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 105, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 204, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 209, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 211, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 503, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 504, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 509, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 208, 1 Rice Street, Manchester, M3 4JL
Flat 110, 1 Rice Street, Manchester, M3 4JL
Flat 111, 1 Rice Street, Manchester, M3 4JL
Flat 201, 1 Rice Street, Manchester, M3 4JL
Apartment 8, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 75, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 64, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 49, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 66, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 61, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 58, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 56, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 23, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 21, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 12, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 9, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 14, Rochdale House, Slate Wharf, Manchester, M15 4SX

Flat 8, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 2, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 11, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 5, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 6, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 4, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 708, 37 Potato Wharf, Manchester, M3 4BD
Flat 707, 37 Potato Wharf, Manchester, M3 4BD
Flat 706, 37 Potato Wharf, Manchester, M3 4BD
Flat 614, 37 Potato Wharf, Manchester, M3 4BD
Flat 604, 37 Potato Wharf, Manchester, M3 4BD
Flat 314, 37 Potato Wharf, Manchester, M3 4BB
Flat 306, 37 Potato Wharf, Manchester, M3 4BB
Flat 404, 1 Rice Street, Manchester, M3 4JL
Flat 601, 1 Rice Street, Manchester, M3 4JL
Flat 408, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 409, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G03, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G06, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 108, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 111, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 206, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 208, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 303, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 312, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 313, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 402, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 508, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 602, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 608, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 612, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 706, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
4 Castle Street, Manchester, M3 4LZ
Flat G8, 1 Rice Street, Manchester, M3 4JL
Flat 204, 1 Rice Street, Manchester, M3 4JL
Flat 104, 1 Rice Street, Manchester, M3 4JL
Flat 107, 1 Rice Street, Manchester, M3 4JL
Apartment 73, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 70, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 76, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 71, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 68, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 55, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 54, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 46, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 44, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 1, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 31, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 25, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 15, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 17, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 14, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 7, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 17, Rochdale House, Slate Wharf, Manchester, M15 4SX

Flat 13, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 7, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 2, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 11, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 8, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 3, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 10, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 5, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 608, 37 Potato Wharf, Manchester, M3 4BD
Flat 311, 37 Potato Wharf, Manchester, M3 4BB
Flat 310, 37 Potato Wharf, Manchester, M3 4BB
Flat 308, 37 Potato Wharf, Manchester, M3 4BB
Flat 501, 1 Rice Street, Manchester, M3 4JL
Flat 307, 37 Potato Wharf, Manchester, M3 4BB
Flat 402, 1 Rice Street, Manchester, M3 4JL
Flat 307, 1 Rice Street, Manchester, M3 4JL
Flat 503, 1 Rice Street, Manchester, M3 4JL
Flat 502, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 703, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 112, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 202, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 513, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 611, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 613, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 701, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 702, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
CHAPMAN TAYLOR LIMITED, Second Floor Left, 4 Castle Street, Manchester, M3 4LZ
Flat 112, 1 Rice Street, Manchester, M3 4JL
Flat 101, 1 Rice Street, Manchester, M3 4JL
Apartment 77, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 67, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 36, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 74, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 65, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 62, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 6, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 27, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 2, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 11, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 12, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 17, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 15, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 607, 37 Potato Wharf, Manchester, M3 4BD
Flat G12, 37 Potato Wharf, Manchester, M3 4BB
Flat 606, 37 Potato Wharf, Manchester, M3 4BD
Flat 312, 37 Potato Wharf, Manchester, M3 4BB
Flat 113, 37 Potato Wharf, Manchester, M3 4BB
Flat 406, 1 Rice Street, Manchester, M3 4JL
Flat 407, 1 Rice Street, Manchester, M3 4JL
Flat 306, 1 Rice Street, Manchester, M3 4JL
Flat 207, 1 Rice Street, Manchester, M3 4JL
Flat 201, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 207, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 210, Whitworth, 39 Potato Wharf, Manchester, M3 4BH

Flat 305, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 308, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 309, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 412, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 603, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 610, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 209, 1 Rice Street, Manchester, M3 4JL
Apartment 69, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 42, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 12, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 37, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 59, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 57, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 41, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 20, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 9, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 6, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 13, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 705, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 405, 1 Rice Street, Manchester, M3 4JL
Flat 303, 1 Rice Street, Manchester, M3 4JL
Flat 308, 1 Rice Street, Manchester, M3 4JL
Flat 309, 1 Rice Street, Manchester, M3 4JL
Flat 505, 1 Rice Street, Manchester, M3 4JL
Apartment 22, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 7, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 63, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 60, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 52, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 702, 37 Potato Wharf, Manchester, M3 4BD
Flat 114, 37 Potato Wharf, Manchester, M3 4BB
Flat 110, 37 Potato Wharf, Manchester, M3 4BB
Flat 109, 37 Potato Wharf, Manchester, M3 4BB
Flat G10, 37 Potato Wharf, Manchester, M3 4BB
Flat G09, 37 Potato Wharf, Manchester, M3 4BB
Flat 304, 37 Potato Wharf, Manchester, M3 4BB
Flat 402, 37 Potato Wharf, Manchester, M3 4BD
Flat 309, 37 Potato Wharf, Manchester, M3 4BB
Flat 410, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 511, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 103, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 310, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 109, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 110, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 205, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 401, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 407, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 604, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Second Floor Right, 4 Castle Street, Manchester, M3 4LZ
Flat G4, 1 Rice Street, Manchester, M3 4JL
Flat 203, 1 Rice Street, Manchester, M3 4JL
Flat 205, 1 Rice Street, Manchester, M3 4JL
Flat 105, 1 Rice Street, Manchester, M3 4JL
Flat 103, 1 Rice Street, Manchester, M3 4JL

Apartment 53, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 51, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 3, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 17, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 15, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 4, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 3, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 9, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 307, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 506, 1 Rice Street, Manchester, M3 4JL
Flat 203, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 306, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 501, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 505, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 606, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 210, 1 Rice Street, Manchester, M3 4JL
Flat G2, 1 Rice Street, Manchester, M3 4JL
Flat 109, 1 Rice Street, Manchester, M3 4JL
Flat 108, 1 Rice Street, Manchester, M3 4JL
Flat 106, 1 Rice Street, Manchester, M3 4JL
Flat G07, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 104, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 411, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Apartment 32, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 28, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 16, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 10, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Galloway, Rice Street, Manchester, M3 4JL
Apartment 50, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 48, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 43, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 33, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 29, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 19, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 40, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 10, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 6, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 2, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 3, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 1, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 4, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 4, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 14, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 10, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 5, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 13, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 2, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 1, Medlock House, Slate Wharf, Manchester, M15 4SW
Nucleus, 21 Rice Street, Manchester, M3 4JL
Flat 210, 37 Potato Wharf, Manchester, M3 4BB
Flat 714, 37 Potato Wharf, Manchester, M3 4BD
Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Serviced Apartment 85, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
First Floor, Bass Warehouse, 4 Castle Street, Manchester, M3 4LZ

Y H A Manchester, Potato Wharf, Manchester, M3 4NB
Dukes 92, 19 - 25 Castle Street, Manchester, M3 4LZ
First Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Arches 8 And 9, Catalan Square, Duke Street, Manchester, M3 4WD
Basement To Fourth Floor, Wellington Mills, Duke Street, Manchester, M3 4NF
Flat 13, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 15, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 7, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 9, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 8, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 5, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 10, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 12, Rochdale House, Slate Wharf, Manchester, M15 4SX
Third Floor, 2 - 4 Castle Street, Manchester, M3 4LZ
Second Floor, 4 Castle Street, Manchester, M3 4LZ
Second Floor, Giants Basin, Potato Wharf, Manchester, M3 4NB
Third Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Level 1 2 And 3, 21 Castle Street, Manchester, M3 4SW
Levels 4 And 5, 21 Castle Street, Manchester, M3 4LZ
Ground Floor To Second Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Ground Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
East Wing Ground Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
West Wing Third Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Flat 612, 37 Potato Wharf, Manchester, M3 4BD
Catalan Square, Duke Street, Manchester, M3 4WD
Flat 201, 37 Potato Wharf, Manchester, M3 4BB
Arch 10, Bridgewater Street, Manchester, M3 4NN
Flat 203, 37 Potato Wharf, Manchester, M3 4BB
Flat 107, 37 Potato Wharf, Manchester, M3 4BB
Flat 211, 37 Potato Wharf, Manchester, M3 4BB
Flat 207, 37 Potato Wharf, Manchester, M3 4BB
Flat 206, 37 Potato Wharf, Manchester, M3 4BB
Flat 705, 37 Potato Wharf, Manchester, M3 4BD
Flat 613, 37 Potato Wharf, Manchester, M3 4BD
Flat G07, 37 Potato Wharf, Manchester, M3 4BB
Flat 212, 37 Potato Wharf, Manchester, M3 4BB
Second Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Flat 513, 37 Potato Wharf, Manchester, M3 4BD
Flat G02, 37 Potato Wharf, Manchester, M3 4BB
Apartment 9, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Basement, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Flat 710, 37 Potato Wharf, Manchester, M3 4BD
Flat 303, 37 Potato Wharf, Manchester, M3 4BB
Flat G06, 37 Potato Wharf, Manchester, M3 4BB
Flat 205, 37 Potato Wharf, Manchester, M3 4BB
Flat 704, 37 Potato Wharf, Manchester, M3 4BD
Flat 703, 37 Potato Wharf, Manchester, M3 4BD
Flat 610, 37 Potato Wharf, Manchester, M3 4BD
Flat 609, 37 Potato Wharf, Manchester, M3 4BD
Flat 601, 37 Potato Wharf, Manchester, M3 4BD
Flat 602, 37 Potato Wharf, Manchester, M3 4BD
Flat 514, 37 Potato Wharf, Manchester, M3 4BD
Flat 501, 37 Potato Wharf, Manchester, M3 4BD
Flat 405, 37 Potato Wharf, Manchester, M3 4BD

Flat 103, 37 Potato Wharf, Manchester, M3 4BB
Flat 106, 37 Potato Wharf, Manchester, M3 4BB
Flat 105, 37 Potato Wharf, Manchester, M3 4BB
Flat 104, 37 Potato Wharf, Manchester, M3 4BB
Flat 102, 37 Potato Wharf, Manchester, M3 4BB
Flat G01, 37 Potato Wharf, Manchester, M3 4BB
Flat 410, 1 Rice Street, Manchester, M3 4JL
Flat 401, 1 Rice Street, Manchester, M3 4JL
Flat G09, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G11, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G08, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 101, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G10, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 102, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 214, 37 Potato Wharf, Manchester, M3 4BB
Flat 213, 37 Potato Wharf, Manchester, M3 4BB
Flat 209, 37 Potato Wharf, Manchester, M3 4BB
Flat 603, 37 Potato Wharf, Manchester, M3 4BD
Flat 403, 37 Potato Wharf, Manchester, M3 4BD
Flat 404, 37 Potato Wharf, Manchester, M3 4BD
Flat 302, 37 Potato Wharf, Manchester, M3 4BB
Flat 202, 37 Potato Wharf, Manchester, M3 4BB
Flat 204, 37 Potato Wharf, Manchester, M3 4BB
Flat 301, 37 Potato Wharf, Manchester, M3 4BB
Flat 111, 37 Potato Wharf, Manchester, M3 4BB
Flat 112, 37 Potato Wharf, Manchester, M3 4BB
Flat G03, 37 Potato Wharf, Manchester, M3 4BB
Flat 101, 37 Potato Wharf, Manchester, M3 4BB
Flat G13, 37 Potato Wharf, Manchester, M3 4BB
Flat G08, 37 Potato Wharf, Manchester, M3 4BB
Flat G05, 37 Potato Wharf, Manchester, M3 4BB
Flat G04, 37 Potato Wharf, Manchester, M3 4BB
Flat 10, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 10, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 13, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 20, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 8, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 19, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 18, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 11, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 14, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 12, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 7, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 9, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 6, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 5, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 7, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 208, 37 Potato Wharf, Manchester, M3 4BB
Flat 711, 37 Potato Wharf, Manchester, M3 4BD
Flat 712, 37 Potato Wharf, Manchester, M3 4BD
Flat 713, 37 Potato Wharf, Manchester, M3 4BD
Flat 510, 37 Potato Wharf, Manchester, M3 4BD
Flat 508, 37 Potato Wharf, Manchester, M3 4BD
Flat 512, 37 Potato Wharf, Manchester, M3 4BD

Flat 511, 37 Potato Wharf, Manchester, M3 4BD
Flat 506, 37 Potato Wharf, Manchester, M3 4BD
Flat 509, 37 Potato Wharf, Manchester, M3 4BD
Flat 505, 37 Potato Wharf, Manchester, M3 4BD
Flat 503, 37 Potato Wharf, Manchester, M3 4BD
Flat 409, 37 Potato Wharf, Manchester, M3 4BD
Flat 413, 37 Potato Wharf, Manchester, M3 4BD
Flat 411, 37 Potato Wharf, Manchester, M3 4BD
Flat 407, 37 Potato Wharf, Manchester, M3 4BD
Flat 408, 37 Potato Wharf, Manchester, M3 4BD
Flat 414, 37 Potato Wharf, Manchester, M3 4BD
Flat 502, 37 Potato Wharf, Manchester, M3 4BD
Flat 504, 37 Potato Wharf, Manchester, M3 4BD
Flat 412, 37 Potato Wharf, Manchester, M3 4BD
Flat 410, 37 Potato Wharf, Manchester, M3 4BD
Flat 406, 37 Potato Wharf, Manchester, M3 4BD
Flat 403, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 405, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 711, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Crosby Lend Lease, Potato Wharf, Manchester, M3 4LA
Flat 404, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 709, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 712, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 713, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 301, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 2, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 9, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 11, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 8, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 12, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 3, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 7, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 6, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 14, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 4, Bridgewater House, Slate Wharf, Manchester, M15 4SW
CENTRE SCREEN PRODUCTIONS LTD, First Floor West Wing, Eastgate, 2 - 4 Castle Street,
Manchester, M3 4LZ
Flat 14, Medlock House, Slate Wharf, Manchester, M15 4SW
East Wing Third Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Ground Floor West Wing, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Ground Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
ANDERS ELITE, First Floor East Wing, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
21 Castle Street, Manchester, M3 4LZ
Ground Floor, Giants Basin, Potato Wharf, Manchester, M3 4NB
PRAETURA CAPITAL LLP, Third Floor, Giants Basin, Potato Wharf, Manchester, M3 4NB
Giants Basin, Potato Wharf, Manchester, M3 4NB
Wellington Mills, Duke Street, Manchester, M3 4NF
Deputy Wardens Flat, Y H A Manchester, Potato Wharf, Manchester, M3 4NB
The Lock Keepers Cottage, 14 Castle Street, Manchester, M3 4LZ
Flat 507, 37 Potato Wharf, Manchester, M3 4BD
Flat 313, 37 Potato Wharf, Manchester, M3 4BB
Flat 108, 37 Potato Wharf, Manchester, M3 4BB
Flat 408, 1 Rice Street, Manchester, M3 4JL
Flat 409, 1 Rice Street, Manchester, M3 4JL

Flat 305, 1 Rice Street, Manchester, M3 4JL
Flat 704, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 106, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 107, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 113, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 212, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 213, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 406, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 506, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 507, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 605, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 609, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G6, 1 Rice Street, Manchester, M3 4JL
Flat G7, 1 Rice Street, Manchester, M3 4JL
Flat 202, 1 Rice Street, Manchester, M3 4JL
Apartment 47, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 45, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 39, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 82, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 80, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 72, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 5, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 35, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 16, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 16, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 11, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 1, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 13, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 5, Rochdale House, Slate Wharf, Manchester, M15 4SX
Flat 8, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 3, Irwell House, Slate Wharf, Manchester, M15 4SW
Flat 1, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 605, 37 Potato Wharf, Manchester, M3 4BD
Flat 12, Medlock House, Slate Wharf, Manchester, M15 4SW
Flat 709, 37 Potato Wharf, Manchester, M3 4BD
Flat 701, 37 Potato Wharf, Manchester, M3 4BD
Flat 401, 37 Potato Wharf, Manchester, M3 4BD
Flat 305, 37 Potato Wharf, Manchester, M3 4BB
Flat 403, 1 Rice Street, Manchester, M3 4JL
Flat 206, 1 Rice Street, Manchester, M3 4JL
Flat G02, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G04, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G05, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 302, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 304, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 311, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 413, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 510, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 512, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 601, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 607, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 707, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 708, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Ground Floor, 4 Castle Street, Manchester, M3 4LZ

Lower Ground Floor, 4 Castle Street, Manchester, M3 4LZ
Flat 211, 1 Rice Street, Manchester, M3 4JL
Flat 212, 1 Rice Street, Manchester, M3 4JL
Flat 301, 1 Rice Street, Manchester, M3 4JL
Flat 302, 1 Rice Street, Manchester, M3 4JL
Flat G3, 1 Rice Street, Manchester, M3 4JL
Flat G5, 1 Rice Street, Manchester, M3 4JL
Flat 102, 1 Rice Street, Manchester, M3 4JL
Apartment 83, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 34, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 26, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 24, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 2, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 18, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 79, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 78, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 4, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 38, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 30, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 14, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 11, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 6, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Apartment 406, The 360 Building, 1 Rice Street, Manchester, M3 4JL
Apartment 204 MOHO, 42 Ellesmere Street, Castlefield Manchester, M15 4fy

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
Conservation Area - Castlefield Conservation Area 1979
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 (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL