

Planning**Growth & Development****Delegated officer report for planning application**

Application no. 136141/VO/2023

Date registered valid: 3 February 2023

Proposal: City Council Development - Public realm improvements and associated works across 3 character areas including Ancoats Green (Area A), Prussia Street Arm Greenway (Area B) and Jersey Green (Area C).

Address: Land Bound By Portugal Street To The North, Wadeford Close To The East, And The Rochdale Canal To The South, Manchester

Ward(s): Ancoats & Beswick Ward

Applicant: Manchester City Council

Agent (if any): Mrs Hannah Graham Deloitte LLP

Case officer: Jennifer Atkinson
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Recommendation: Approve

Date of recommendation: 27.03.2023

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 8 February 2023 Expired: 1 March 2023

Neighbour notifications

Printed: 8 February 2023 Expired: 1 March 2023

Site notice

Posted: Expired:

Press advert

Published: 14 February 2023 Expired: 7 March 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The Site is approximately 1.81ha and is located within the Poland Street NDF area.

The Site comprises three main areas:

Ancoats Green: The northern portion of the Site currently consists of Ancoats Green which comprises lawn and trees, and a series of paths which link Portugal Street and Wadeford Close. The northern and western boundaries of Ancoats Green benefit from a series of mature trees which create a sense of enclosure. Currently, Ancoats Green is partially fenced to the north along Portugal Street and east in front of Tribe residences.

Prussia Street Greenway: The centre of the Site currently contains the historic infilled Prussia Street canal arm, which crosses under the original stone bridge on Jersey Street. An application was made in April 2022 for the re-levelling of the bridge and removal of the black poplar tree as part of the wider public realm initiatives in the Poland Street Neighbourhood Development Framework (NDF) area (application ref. 133406/VO/2022).

Jersey Green: Land at the southeast of the Site is Jersey Green which is situated to the east of the Jersey Wharf Site which was granted approval in January 2022 (application ref: 133769/FO/2022). To the west of the Site also lies two other previously approved schemes the Ancoats Mobility Hub approved July 2021 (application ref: 130627/FO/2021) and Eliza Yard approved July 2021 (application ref: 130354/FO/2021).

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The application site is located in the Poland Street Zone which is an area of Ancoats which comprises mainly of low rise commercial uses and surface car parks. A number of planning permission now exist which will support the areas transition into a mixed use residential led neighbourhood.

Description of development

The proposed works can be summarised as follows:

Ancoats Green: The northern portion of the Site currently consists of Ancoats Green which is comprised of grassland with trees sitting along each boundary as well as at the centre. Currently Ancoats Green is partially fenced to the north along Portugal Street and east in front of Tribe residences. As part of the proposed public realm improvements Ancoats Green will be an activated space creating a multifunctional green heart to the neighbourhood which fosters a sense of community.

Prussia Street Greenway: The centre of the Site currently contains the historic infilled Prussia Street canal arm, which crosses under the original stone bridge on Jersey Street. An application was made in April 2022 for the re-levelling of the bridge and removal of the black poplar tree as part of the wider public realm initiatives in the Poland Street Neighbourhood Development Framework (NDF) area (application ref. 133406/VO/2022). The proposals for Prussia Street Greenway is a simple green linear corridor, creating a connection from Portugal St to Rochdale Canal edge. The design celebrates the hidden alignment of the Prussia Street Canal Arm through drainage design and plant selection.

Jersey Green: At the southeast of the Site is Jersey Green which is situated to the east of the Jersey Wharf Site which was granted approval in January 2022 (PP ref: 133769/FO/2022). As part of proposed public realm improvements, the intention with Jersey Green is to maintain its current layout with minimal yet impactful interventions to the green. Interventions include improvements to footpaths, additional seating opportunities, wildflower lawn and improved connectivity to the wider neighbourhood.

Consultations & Notification Responses

Publicity The application has been publicised by way of a site and press notice. Letters have also been sent to an extensive area of residents and neighbours.

One letter of support has been received in respect of this matter. This states that support is provided to the proposal. They would like to see the inclusion of adult fitness equipment away from the children's play area as part of this development such as an outdoor pull up bar, dip bars etc. This has been part of other public realm development and was raised as part of the public consultation but has not been included as part of the development. This should be included as a way to encourage health and fitness for all ages.

Highway Services advise that the scheme is primarily intended for use by those living in the locality and no car parking is provided. It is anticipated that the proposal are unlikely to generate a significant increase in the level of vehicular trips and therefore do not raise any network capacity concerns.

The footpaths are being repositioned within Ancoats Green and Jersey Green and confirmation is required as to whether this require formal diversion. Pedestrian and cycle connectivity is

provided to the Mobility Hub on Poland Street through to the centre of Ancoats and to the Rodney Street development. Links are also created too Eliza Yard and Jersey Wharf via the Prussia Walk. Pedestrian access is provided from Oldham Road and crossings are provided on Jersey Street to access Jersey Green with onward connectivity provided to Miles Platting across the Rochdale Canal. These arrangements are acceptable.

With regard to the Jersey Green proposals, the unwanted fly parking would be removed. The Mozart Close properties have their own parking.

It is proposed to upgrade the existing paving materials from bitmac to Yorkstone paving on Wadeford Close, Portugal Street and Jersey Street.

For maintenance purposes vehicle access is provided to Ancoats Green via the Rodney Street development and from Jersey St to Jersey Green which is acceptable.

A construction management plan should be agreed.

Flood Risk Management advise that a drainage scheme needs to be produced.

Environment health advise that further additional details are required in respect of the ground conditions. Details of lighting and construction management should be agreed together with event management details.

Neighbourhood Services (Trees) advise that they have no objection to the tree removal and replanting.

Greater Manchester Archaeology Advisory Service (GMAAS) advise that a condition needs to be imposed on the planning permission in respect of archaeological works.

Greater Manchester Ecology Unit (GMEU) advise that the trees have been surveyed for bat roosting potential and were assessed as negligible risk with the majority retained. New lighting is proposed but there will be no significant change along the boundary with the canal with the remainder of the site of only low foraging and commuting value. A small number of trees are proposed for removal which has the potential to impact on nesting habitats. No works should be undertaken in bird nesting season. The Rochdale Canal SBI is located along one boundary of the public open space. No significant public realm works are occurring along this boundary with one tree being removed. This would have negligible impact on the ecological value of the canal. There would be an overall net gain in biodiversity value as a result of development. Bird and bat boxes should also be provided.

Environment Agency advise that the previous use of the development site as a former canal and wharf presents a risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a Principal Aquifer. The application's ground investigation report demonstrates that it will be possible to manage the risks posed to controlled waters by this development. Further detailed information will however be required before built development is undertaken. Conditions are therefore required to agree the remediation strategy at the site. There shall be no drainage infiltration at the site.

Canal and River Trust advise that area C is adjacent to the canal. The Trust welcome the retention of the stone coping stones and improvements to the canal side path including wildflower planting. The Trust also welcome the works to celebrate the Prussia Arm. The majority of the canal side trees would be retained apart from T90. Its removal should be undertaken with care in order to not damage the canal. A construction management plan does

not deal with protection of the canal but given the limited works this should suffice. The ongoing management of the area is key. There is a large population of geese who could affect the planting.

Policy

Manchester Core Strategy (2012) relevant policies include SP1, EN1, EN3, CC9, T1, T2, EN15, EN16, EN17, EN18, EN19 and DM1.

Unitary Development Plan for the City of Manchester (1995) relevant saved policies DC18, DC20 and DC26.

Ancoats and New Islington Neighbourhood Development Framework (2016 and 2020)

Ancoats and New Islington NDF – Poland Street Zone (2020)

NPPF

Ancoats Conservation Area declaration

The significance of the Ancoats Conservation Area is derived from the former cotton spinning mills, which dominate the area and are principally located adjacent to the Rochdale Canal and the nearby housing. Historically throughout the area, there have always been commercial and residential buildings. This juxtaposition, and interlinking of manufacturing, transport and residential uses meant that Ancoats functioned as the first industrial estate in the world.

Furthermore, the concentration of mill buildings within Ancoats has become an important landmark in the history of the Industrial Revolution. Murray Mills, McConnel and Kennedy Mill, along with others in the area, represent a clear chronology of development of cotton mill architecture from 1800 to the 1920s.

Although the area is dominated by the mill buildings, the Conservation Area also contains other Listed Buildings of differing character.

Issues

Principle of the development and contribution towards regeneration

The proposal would revitalise the Ancoats Green public open space and integrate it into adjacent new development (Mobility Hub and Rodney Street). The open space would have informal childrens play equipment (which would be fully accessible to all) as well as improvement to planting and species mix across the site. New boundary treatment and wayfinding would be provided.

There would be enhanced links to the south along the Prussia Arm which would provide an enhanced route from Jersey Street to the green.

The final improvement would be to the area along the canal which would remove the nuisance fly parking and replace with new enhanced open space.

The proposal are considered to be acceptable in principle providing a new green focal point for the Ancoats community.

Phasing

The main construction activities are yet to be determined as a contractor has not yet been selected.

It is currently envisaged that the works will be undertaken in phases, in line with when each development area becomes available for works to commence. The currently envisaged phases of work are outlined below:

- Phase 1 – Ancoats Green.
- Phase 2 – Jersey Green.
- Phase 3 – Prussia Street Greenway.

The most effective route to delivering Phase 1 of the works on Ancoats Green will be to close the entirety of the park across the full duration of the works. This is in order to prevent any risk to the public and to prevent any antisocial behaviour caused by a lack of surveillance and the narrow walking route that would be present if sectional closures were instead implemented.

Visual amenity

Ancoats Green: Ancoats Green will be an activated space creating a multifunctional green heart to the neighbourhood which fosters a sense of community. Within this character area inclusive formal and informal play provision will offer exciting play opportunities for children over the age of three. An open lawn space will be retained within the centre of the green and will have minimum design intervention so it can remain flexible and be used for a range of activities. To the north of the site a flexible hard open space known as 'Ancoats Place' will provide an opportunity for Community Uses to spill out into the Green. Wetland planting which collects water from run-off creating a dynamic habitat for wildlife, has been proposed within the Green and at the edges of the Green. The existing cherry trees on Site will be retained and additional cherry trees will also be provided along the southern boundary of Ancoats Green into the neighbouring Ancoats Mobility Hub Development. Additionally, a potential future Growing Area has been identified to the north of the site, which will be managed by the community. Glass bottle shaped Entrance Gateways are proposed at the three main entrance points to the Green, celebrating the Site's heritage.

Prussia Street Greenway: Prussia Street Greenway will create a simple green linear corridor, providing a connection from Portugal Street to the Rochdale Canal edge. The design will celebrate the hidden alignment of the infilled Prussia Street Canal Arm through drainage design and plant selection. To the north of the Greenway a raised composite decking walkway at the entrance to Ancoats Green. The design will also provide access to future development along the west side of the Greenway. On the east side of the Greenway planting is proposed to create Rain Gardens. Reclaimed coping stone from the Jersey Street bridge demolition (application ref. 133406/VO/2022) has been incorporated into the design along the edges of the rain gardens.

Jersey Green: Due to the Site's current popularity with the community, the intention is to maintain Jersey Green's current layout with minimal yet impactful interventions to the green. Interventions include improvements to footpaths, additional seating opportunities, wildflower lawn and improved connectivity to the wider neighbourhood.

Materials have been chosen to enhance sustainability with 32% of surface materials being reclaimed. For example, Reclaimed granite setts from Albert Square and old coping stones from the Jersey Street bridge demolition will be utilised to reduce embodied carbon and to champion the sustainable use of materials

Impact on the historic environment

The proposal would have limited impact on the historic environment. The improvements to the green infrastructure and links across the site would respond positively to the historical canal arms and improve the setting of the conservation area and nearby listed buildings.

Impact on Archaeology

There is evidence of a former glass works at the site. GMAAS acknowledge that there is limited breaking ground at the site and therefore recommend a watching brief. This should form a condition of the planning approval.

Impact on Trees

There are 47 trees which have been surveyed at the application site. There are 13 category A records that include individual trees, 27 Category B trees and 8 Category C trees. There is also one category U trees.

12 trees are proposed for removal within. In addition to tree removal self-seeded shrubs will also be removed, particularly within the northern boundary of Jersey Green and then along the canal edge to avoid damage to the canal coping.

The 2:1 replacement approach means a minimum of 24 semi-mature trees will replace the 12 trees removed within the site.

Impact on Ecology

A portion of the public realm works affects the Rochdale Canal SBI. The majority of the trees at the site would be retained resulting in negligible impact on the bats. Consideration should be given to new lighting at the development to ensure its suitable and would not impact negatively on bats. This should form part of the conditions of the planning approval.

There shall be no vegetation removal in bird nesting season and this should form part of the conditions of the approval. Bird and bat boxes should be agreed as part of the approval. Overall there would be a diversification of planting and enhancements to planting at the site creating new habitats. There would be biodiversity net gain as result of the development which is acceptable.

Noise and disturbance

Ancoats Green is an existing green space within the heart of the area. The proposal would increase permeability and attractiveness of the site which could increase the noise and disturbance in the area. New development in the area would ensure that natural surveillance of the site is improved which would help ensure that noise and disturbance stays within reasonable levels.

Lighting

Details of new lighting should be agreed by planning condition.

Accessibility

The design has been developed with level access and generous footpath where possible. Accessible seating for all has also been prioritised by ensuring seating is not located under trees for the visually impaired. Materiality has been considered to provide smooth textures to facilitate ease of movement for wheelchair and pram users around the Site.

Mounds will be implemented in and around play space in order to facilitate compliant access for wheelchair users. Play equipment including the slide and tube slide, roundabout and trampoline will also be designed to be accessible to ensure inclusivity for all users.

Highways and transport considerations

The proposal would not have an unacceptable impacts on the local highway network. There would be the requirement to divert and stop up footpaths and to improve existing footways with an enhanced material specification. This would be agreed by planning condition.

Flood Risk/surface drainage

A drainage strategy shall be agreed in line with the comments of the Flood Risk Management Team.

Ground conditions

There are known ground condition constraints at the application site due to the previous land uses. A condition would be required to agree the final details of the remediation strategy and to ensure that a watching brief is maintained throughout the construction. A verification report would be required after the works have been completed.

Construction management

Environmental Health and Highway Services both require a construction management plan in order to ensure that there are no amenity or highways implications on the surrounding residential area and businesses. A condition should be imposed on the planning permission to secure this in the interest of air quality and pedestrian and highway safety.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights

conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the proposal. Further work and discussion have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

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) Prior to the commencement of development, a detailed phasing plan (including indicative timescales for implementation) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall then be carried out in accordance with the phasing plan and timescales agreed.

Reason - The development is to be carried out on a phased basis and details must therefore be agreed in this regard to ensure that a comprehensive development provided at this site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and the Angel Meadow Development Framework.

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

1826-01-CIV-XX-XX-D-C-20001 Rev P02, 1826-01-CV-XX-XX-D-C-20002 Rev P02, 1826-01-CIV-XX-XX-D-C-20003 Rev P02, 1826-01-CIV-XX-XX-D-C-20004 Rev P02, 1826-01-CIV-XX-XX-D-C-20005 Rev P02, 1826-01-CIV-XX-XX-D-C-20006 Rev P02, 1826-01-CIV-XX-XX-D-C-30001 Rev P02, 1826-01-CIV-XX-XX-D-H-42003 Rev P01, 2895-PLA-XX-XX-DR-L-4002 Rev P05, 2895-PLA-XX-XX-DR-L-0003 Rev P04, 28950PLA-XX-XX-DR-L-0002 Rev P06, 2895-PLA-XX-XX-DR-L-1000 Rev P05, 2895-PLA-XX-XX-DR-L-2000 Rev P04, 2895-PLA-XX-XX-DR-L-2001 Rev P04, 2895-PLA-XX-XX-DR-L-3007 Rev P02, 2895-PLA-XX-XX-DR-L-3008 Rev P04, 2895-PLA-XX-XX-DR-L-4000 Rev P05, 2895-PLA-XX-XX-DR-L-4001 Rev P06 and 2895-PLA-XX-XX-DR-L-4003 Rev P05 received by the City Council, as Local Planning Authority, on the 3 February 2023.

Planning Statement prepared by Deloitte LLP; Design and Access Statement prepared by Planit-IE; Heritage Statement prepared by KM Heritage; Archaeological Desk Based Study

prepared by Salford Archaeology; Archaeology Phase 2 Supporting Letter prepared by Greater Manchester Archaeological Advisory Service; Flood Risk Assessment prepared by Civic Engineers; Statement of Consultation prepared by Deloitte LLP; Phase II Geoenvironmental Site Assessment prepared by E3P; Preliminary Ecological Assessment prepared by Amenity Tree; Tree Bat Roost Assessment prepared by Amenity Tree; Tree Survey and Constraints Report prepared by Amenity Tree; Assessment of Biodiversity prepared by Amenity Tree; Transport Statement prepared by Civic Engineers; Construction Management Plan prepared by Faithful & Gould; Crime Impact Statement prepared by GMP; and, Illustrative Implementation Plan prepared by Planit-IE received by the City Council, as Local Planning Authority, on the 3 February 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

4) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

5) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plan 2895-PLA-XX-XX-DR-L-2000 Rev P04 received by the City Council, as Local Planning Authority, on the 3 February 2023; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

7) Notwithstanding the SuDs strategy (ref 1826-01-CIV-XX-XX-D-C-30001 REV P02) received by the City Council, as Local Planning Authority, on the 3 February 2023, (a) a phase of the development shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- A finalised drainage layout showing all components, outfalls, levels and connectivity;
- Evidence of consultation with the Canal and Rivers Trust on feasibility of discharging surface water to the Rochdale Canal. An email of consultation will suffice.
- Details of surface water attenuation that offers a reduction in surface water runoff rate to a maximum 5l/s. A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant parties.
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

(b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

8) A phase of development shall not commenced until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in

accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - archaeological watching brief to monitor any ground-breaking works.
2. A programme for post-investigation assessment to include:
 - production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policies EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

9) A phase of the development shall not commence until a detailed construction management plan outlining working practices during construction have been submitted for approval in writing by the Local Planning Authority, which should include;

- o Details of works close to the Rochdale Canal and measures to prevent debris, spills into the canal network;
- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Consultation with local residents/local businesses;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

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

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

10) a) Before a phase of the development commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground

contamination, ground water contamination and/or ground gas relevant to the site shall be submitted for approval in writing by the City Council as local planning authority.

The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted for approval in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted for approval in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy (as approved within part (a) of this condition and prior to the first use of a phase of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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 policy EN18 of the Manchester Core Strategy (2012).

11) No drainage systems for the infiltration of surface water to the ground are permitted. Any proposals for such systems shall be submitted for approval in writing by the City Council, as Local Planning Authority, prior to the commencement of a phase of development and must be supported by an assessment of the risks to controlled waters. The phase of the development shall be carried out in accordance with the approved details.

Reason - To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants pursuant to policy EN18 of the Manchester Core Strategy (2012).

12) Prior to the first use of a phase of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The scheme shall include the following:

- Verification report providing photographic evidence of construction; and

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved scheme for that phase shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

13) Notwithstanding drawing 28950-PLA-XX-XX-DR-L-1000 REV P05 received by the City Council, as Local Planning Authority, on the 3 February 2023, (a) prior to any hard landscaping being laid for a phase of the development, samples and specifications of the hard landscaping materials shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved scheme shall be implemented prior to the first use of the phase of the development.

Reason - To ensure that a satisfactory hard landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

14) The soft landscaping shall be carried out in accordance with drawing 28950-PLA-XX-XX-DR-L-2001 REV P04. The approved scheme shall be implemented prior to the first use of the phase of the development.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory hard landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

15) Notwithstanding drawings 28950-PLA-XX-XX-DR-L-4001 REV P06 and 28950-PLA-XX-XX-DR-L-4003 REV P05, prior to the installation of any street furniture and play equipment associated with a phase of the development, final details and samples shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved scheme shall be implemented prior to the first use of a phase of the development.

Reason - To ensure that a satisfactory furniture and play equipment for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

16) Prior to the first use of a phase of the development, a detailed landscaped management plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas will be maintained

including maintenance schedules and repairs. The management plan shall then be implemented as part of the phase of development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

17) The boundary treatment shall be carried out in accordance with drawing 2895-PLA-XX-XX-DR-L-4002 Rev P05 received by the City Council, as Local Planning Authority, on the 3 February 2023. The approved details shall be implemented as part of the each phase of the development and be in place prior to the first occupation of development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

18) The development hereby approved shall include a site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first use of a phase of the development, full details of such a scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first use of the relevant phase of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

19) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

20) Prior to the first use of a phase of the development hereby approved, details of bird, bat and bee boxes to be provided (including location and specification) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the relevant phase of the development and thereafter retained and maintained.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

21) Prior to the first use of a phase of the development, a signage strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for

the phase of the development and used to inform any future advertisement applications for the development.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

22) (a) The development shall be carried out in accordance with the Assessment of Biodiversity prepared by Amenity Tree received by the City Council, as Local Planning Authority, on the 3 February 2023.

Prior to the first use of a phase of the development agreed, a verification report will be required to validate that the works undertaken conforms to the recommendations approved in part (a) of this planning condition including the developments contribution towards biodiversity net gain.

In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance. A verification report and measures shall be agreed until such a time as the development in that phase comply with parts (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - In the interest of securing a biodiversity mitigation strategy pursuant to policies SP1, EN9, EN17 and DM1 of the Manchester Core Strategy (2012).

23) Prior to the first use of a phase of the development, details for the use of the operational use of external areas for events shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The Operating Schedule shall contain the following details:

- a. A scaled layout plan showing the proposed event area, including layout of furniture and demarcation of the area;
- b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;
- c. Details of the proposed furniture, including any barriers;
- d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;
- e. days and hours of operation.

The approved plan shall be implemented upon first use of the commercial uses in phase C1 and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Environment Agency
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
United Utilities Water PLC
Canal & River Trust

36 Butler Street, Manchester, M4 6JP
38 Butler Street, Manchester, M4 6JP
40 Butler Street, Manchester, M4 6JP
15 Garforth Avenue, Manchester, M4 6JS
18 Garforth Avenue, Manchester, M4 6JS
14 Garforth Avenue, Manchester, M4 6JS
8 Garforth Avenue, Manchester, M4 6JS
4 Garforth Avenue, Manchester, M4 6JS
Flat 27, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 26, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 23, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
162 Oldham Road, Manchester, M4 6BQ
Flat 3, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
28 Rodney Street, Manchester, M4 6JJ
7 Rodney Street, Manchester, M4 6JJ
Flat 38, Engels House, 35 Navigation Street, Manchester, M4 6ER
Unit 3, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Units 2-4, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Unit 12, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Unit 9, City Court Trading Estate, Poland Street, Manchester, M4 6AL
184 - 186 Oldham Road, Manchester, M4 6BQ
CLIVE HURT PLANT HIRE LIMITED, Clarion Street, Manchester, M4 5HE
Unit 5, City Court Trading Estate, Poland Street, Manchester, M4 6AL
14 Danesdale Drive, Manchester, M4 7BR
10 Danesdale Drive, Manchester, M4 7BR
Unit 7, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Flat 35, Engels House, 35 Navigation Street, Manchester, M4 6ER
95 Oldham Road, Manchester, M4 5FS
Flat 2, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 1, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 57, 2 Butler Street, Manchester, M4 6BZ
Flat 14, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 11, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 49, 2 Butler Street, Manchester, M4 6BZ
Flat 48, 2 Butler Street, Manchester, M4 6BZ
Flat 38, 2 Butler Street, Manchester, M4 6BZ
Flat 29, 2 Butler Street, Manchester, M4 6BZ
Flat 37, 2 Butler Street, Manchester, M4 6BZ
Flat 32, 2 Butler Street, Manchester, M4 6BZ
Flat 28, 2 Butler Street, Manchester, M4 6BZ
Flat 27, 2 Butler Street, Manchester, M4 6BZ

Flat 3, 2 Butler Street, Manchester, M4 6BZ
Unit 10, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Unit 1, City Court Trading Estate, Poland Street, Manchester, M4 6AL
18 Danesdale Drive, Manchester, M4 7BR
22 Danesdale Drive, Manchester, M4 7BR
17 Redcliffe Drive, Manchester, M4 7BS
10 Stephen Hunt Street, Manchester, M4 6JX
17 Rodney Street, Manchester, M4 6JJ
22 Stephen Hunt Street, Manchester, M4 6JX
B & S SIGNWAY LTD, Unit 2, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Unit 1, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Flat 18, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 9, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 15, 2 Butler Street, Manchester, M4 6BZ
Unit 13, City Court Trading Estate, Poland Street, Manchester, M4 6AL
98 Jersey Street, Manchester, M4 6JD
86 Jersey Street, Manchester, M4 6JD
Flat 13, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 9, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
10 Garforth Avenue, Manchester, M4 6JS
Flat 30, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 29, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 17, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 64, 2 Butler Street, Manchester, M4 6BZ
Flat 60, 2 Butler Street, Manchester, M4 6BZ
Flat 12, 2 Butler Street, Manchester, M4 6BZ
Flat 47, 2 Butler Street, Manchester, M4 6BZ
Flat 43, 2 Butler Street, Manchester, M4 6BZ
Flat 41, 2 Butler Street, Manchester, M4 6BZ
Flat 11, 2 Butler Street, Manchester, M4 6BZ
Flat 9, 2 Butler Street, Manchester, M4 6BZ
Unit 8, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Flat 28, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Serviced Apartment 6, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 1, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 20, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 19, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 15, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 8, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 54, 2 Butler Street, Manchester, M4 6BZ
Flat 52, 2 Butler Street, Manchester, M4 6BZ
Flat 22, 2 Butler Street, Manchester, M4 6BZ
Flat 21, 2 Butler Street, Manchester, M4 6BZ
Flat 20, 2 Butler Street, Manchester, M4 6BZ
Flat 17, 2 Butler Street, Manchester, M4 6BZ
Flat 4, 2 Butler Street, Manchester, M4 6BZ
Flat 11, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
34 Butler Street, Manchester, M4 6JP
54 Butler Street, Manchester, M4 6JP
11 Garforth Avenue, Manchester, M4 6JS
Flat 22, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 45, 2 Butler Street, Manchester, M4 6BZ
Unit 12, City Court Trading Estate, Poland Street, Manchester, M4 6AL
7 Gunson Street, Manchester, M40 7XR

Roadrider Despatch, Harriett Street, Manchester, M4 6HB
166 Oldham Road, Manchester, M4 6BQ
Flat 24, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 16, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 7, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
32 Butler Street, Manchester, M4 6JP
50 Butler Street, Manchester, M4 6JP
58 Butler Street, Manchester, M4 6JP
19 Garforth Avenue, Manchester, M4 6JS
25 Garforth Avenue, Manchester, M4 6JS
Flat 33, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 59, 2 Butler Street, Manchester, M4 6BZ
Flat 42, 2 Butler Street, Manchester, M4 6BZ
Flat 25, 2 Butler Street, Manchester, M4 6BZ
Flat 23, 2 Butler Street, Manchester, M4 6BZ
Flat 1, 2 Butler Street, Manchester, M4 6BZ
Unit 4, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 11, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Unit 11, City Court Trading Estate, Poland Street, Manchester, M4 6AL
St Georges Youth And Community Centre, Livesey Street, Manchester, M4 5HF
66 Jersey Street, Manchester, M4 6JW
100 Jersey Street, Manchester, M4 6JD
26 Rodney Street, Manchester, M4 6JJ
30 Rodney Street, Manchester, M4 6JJ
13 Rodney Street, Manchester, M4 6JJ
Unit 2, City Court Trading Estate, Poland Street, Manchester, M4 6AL
96 Jersey Street, Manchester, M4 6JD
2 Stephen Hunt Street, Manchester, M4 6JX
Unit 3, City Court Trading Estate, Poland Street, Manchester, M4 6AL
15 Redcliffe Drive, Manchester, M4 7BS
19 Redcliffe Drive, Manchester, M4 7BS
Unit 9, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Unit 10, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Unit 6, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Unit 7, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
12 Danesdale Drive, Manchester, M4 7BR
2 Glasshouse Street, Manchester, M4 5HD
Units 8 And 9, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Crown Industrial Estate, Poland Street, Manchester, M4 6BN
16 Danesdale Drive, Manchester, M4 7BR
21 Redcliffe Drive, Manchester, M4 7BS
3 Rodney Street, Manchester, M4 6JJ
22 Garforth Avenue, Manchester, M4 6JS
5 Rodney Street, Manchester, M4 6JJ
18 Stephen Hunt Street, Manchester, M4 6JX
16 Stephen Hunt Street, Manchester, M4 6JX
6 Stephen Hunt Street, Manchester, M4 6JX
8 Stephen Hunt Street, Manchester, M4 6JX
14 Stephen Hunt Street, Manchester, M4 6JX
20 Stephen Hunt Street, Manchester, M4 6JX
4 Stephen Hunt Street, Manchester, M4 6JX
12 Stephen Hunt Street, Manchester, M4 6JX
2 Garforth Avenue, Manchester, M4 6JS

52 Butler Street, Manchester, M4 6JP
Unit 4, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Units 8, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Unit 8, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Unit 9, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
202 - 206 Oldham Road, Manchester, M4 6BQ
Unit 11, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
20 Danesdale Drive, Manchester, M4 7BR
9 Rodney Street, Manchester, M4 6JJ
15 Rodney Street, Manchester, M4 6JJ
11 Rodney Street, Manchester, M4 6JJ
Flat 6, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 5, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 13, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 12, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 46, 2 Butler Street, Manchester, M4 6BZ
Flat 44, 2 Butler Street, Manchester, M4 6BZ
Flat 40, 2 Butler Street, Manchester, M4 6BZ
Flat 22, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 20, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 19, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 25, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Serviced Apartment 21, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 18, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Unit 6, City Court Trading Estate, Poland Street, Manchester, M4 6AL
6 Garforth Avenue, Manchester, M4 6JS
Unit 10, City Court Trading Estate, Poland Street, Manchester, M4 6AL
City Court Trading Estate, Poland Street, Manchester, M4 6AL
92 Jersey Street, Manchester, M4 6JD
94 Jersey Street, Manchester, M4 6JD
Flat 15, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 14, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 10, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 8, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 4, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
42 Butler Street, Manchester, M4 6JP
46 Butler Street, Manchester, M4 6JP
56 Butler Street, Manchester, M4 6JP
5 Garforth Avenue, Manchester, M4 6JS
21 Garforth Avenue, Manchester, M4 6JS
20 Garforth Avenue, Manchester, M4 6JS
Flat 32, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 28, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 27, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 23, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 10, Engels House, 35 Navigation Street, Manchester, M4 6ER
Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 39, 2 Butler Street, Manchester, M4 6BZ
Flat 30, 2 Butler Street, Manchester, M4 6BZ
Flat 10, 2 Butler Street, Manchester, M4 6BZ
Flat 8, 2 Butler Street, Manchester, M4 6BZ
21 Butler Street, Manchester, M40 7SW
9 Gunson Street, Manchester, M40 7XR
17 Butler Street, Manchester, M40 7SW

Serviced Apartment 5, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 2, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 17, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 12, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
88 Jersey Street, Manchester, M4 6JD
22 Rodney Street, Manchester, M4 6JJ
1 Rodney Street, Manchester, M4 6JJ
9 Garforth Avenue, Manchester, M4 6JS
7 Garforth Avenue, Manchester, M4 6JS
3 Garforth Avenue, Manchester, M4 6JS
Flat 37, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 21, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 56, 2 Butler Street, Manchester, M4 6BZ
Flat 36, 2 Butler Street, Manchester, M4 6BZ
Flat 35, 2 Butler Street, Manchester, M4 6BZ
Flat 14, 2 Butler Street, Manchester, M4 6BZ
Flat 5, 2 Butler Street, Manchester, M4 6BZ
Unit 5, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
198 - 200 Oldham Road, Manchester, M4 6BQ
24 Rodney Street, Manchester, M4 6JJ
30 Butler Street, Manchester, M4 6JP
44 Butler Street, Manchester, M4 6JP
23 Garforth Avenue, Manchester, M4 6JS
16 Garforth Avenue, Manchester, M4 6JS
Flat 24, Engels House, 35 Navigation Street, Manchester, M4 6ER
12 Garforth Avenue, Manchester, M4 6JS
Flat 36, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 26, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 4, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 63, 2 Butler Street, Manchester, M4 6BZ
Flat 62, 2 Butler Street, Manchester, M4 6BZ
Flat 53, 2 Butler Street, Manchester, M4 6BZ
Flat 50, 2 Butler Street, Manchester, M4 6BZ
Flat 33, 2 Butler Street, Manchester, M4 6BZ
Flat 26, 2 Butler Street, Manchester, M4 6BZ
Flat 16, 2 Butler Street, Manchester, M4 6BZ
Flat 7, 2 Butler Street, Manchester, M4 6BZ
Unit 7, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
90 Jersey Street, Manchester, M4 6JD
48 Butler Street, Manchester, M4 6JP
60 Butler Street, Manchester, M4 6JP
1 Garforth Avenue, Manchester, M4 6JS
13 Garforth Avenue, Manchester, M4 6JS
17 Garforth Avenue, Manchester, M4 6JS
Flat 61, 2 Butler Street, Manchester, M4 6BZ
Flat 16, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 7, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 3, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 58, 2 Butler Street, Manchester, M4 6BZ
Flat 55, 2 Butler Street, Manchester, M4 6BZ
Flat 51, 2 Butler Street, Manchester, M4 6BZ
Flat 34, 2 Butler Street, Manchester, M4 6BZ
Flat 31, 2 Butler Street, Manchester, M4 6BZ
Flat 24, 2 Butler Street, Manchester, M4 6BZ

Flat 19, 2 Butler Street, Manchester, M4 6BZ
Flat 18, 2 Butler Street, Manchester, M4 6BZ
Flat 13, 2 Butler Street, Manchester, M4 6BZ
Flat 6, 2 Butler Street, Manchester, M4 6BZ
Flat 2, 2 Butler Street, Manchester, M4 6BZ
Unit 6, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
208 Oldham Road, Manchester, M4 6BQ
Unit 1, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Unit 5, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Flat 31, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 25, Engels House, 35 Navigation Street, Manchester, M4 6ER
Flat 34, Engels House, 35 Navigation Street, Manchester, M4 6ER

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
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) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL
Area Team Boundary - Name: NORTH AREA