

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135640/LO/2022

Date registered valid: 2 December 2022

Proposal: Listed Building Consent for repair work following flooding basement area comprising removal of damaged timber, introduction of new intermediate floor joists, installation of new mechanical pumping solution to manage water levels, formation of new access through ground floor and installation of new ceiling to provide fire compartmentalisation to building.

Address: The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EE

Ward(s): Piccadilly Ward

Applicant: Mr R Clough Urban Bubble

Agent (if any): Adrian Rose Rose Consulting

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26-01-23

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 18 January 2023

Standard consultations:

Printed: 14 December 2022 Expired: 4 January 2023

Neighbour notifications

Printed: 14 December 2022 Expired: 4 January 2023

Site notice

No site notice has been produced

Press advert

Published: 20 December 2022 Expired: 10 January 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: N/A

Tree Preservation Order: N/A

The application relates to a Grade II Listed building known as The Wentworth which has elevations to Newton Street, Dean Street, Postal Street and Houldsworth Street. The building is 5 storeys above basement levels and includes modern 5 storey rear extensions which were added when the site was redeveloped in 2002 for residential accommodation.

The original building is of a red brick (Flemish bond) construction with sandstone dressings and a hipped, slate roof. Internally, the original structure is based around cast-iron columns, which support primary, timber beams, which in turn support timber joists and floorboards/screed. The ground-floor apartments have been constructed on a 'floating' floor, above the original timbers above the basement level. There is currently no means of access to the basement and it is therefore physically isolated from the upper floors of the building. The timber floor below the floating floor does not contribute to the structural stability of the building or the floor level above, having been covered by a layer of concrete.

Background

Investigations following issues of water damage to some apartments have established that the basement appears to be a sump (storage area) for the building's rainwater but that no mechanism for discharge has been installed and as a result 5m of water had collected in the basement. There is also a lack of fire compartmentation between the basement and upper floors.

Having pumped the water out it was evident that the water level had been raised for a long period of time and has caused damage to much of the original timber. Evidence was found of a series of historic, ad-hoc repairs as well as partially completed works.

A site meeting was held in July 2018, with Planning and it was agreed that in order to facilitate further investigations and formulate a programme of remedial measures that the water affected timbers would be removed, the pieces be numbered and stored for replacement at a future date. These works were halted owing to a lack of funds and the various working constraints presented by the COVID-19 pandemic. In the time that has elapsed there has been further flooding and the structure, as well as timbers that were removed prior to their repair, have deteriorated further. Wet and dry rot have spread and many of the timbers removed for repair having become unuseable

Description of area

The site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential and hotel uses.

Description of development

Consent is sought to for works to deal with the physical damage to the building that has resulted from the flooding and requirements to upgrade the buildings fire safety and acoustic and thermal isolation of the upper floors from the basement. It is noted that some of the removal of fabric and works to improve fire safety have already been carried out. This was due risk to health and safety resulting from the flooding and to fire risk following subsequent uncovering of fire compartmentation which revealed that it did not meet current standards. Thus part of the consent sought is to retain some parts of the building in their current altered condition.

The works for which consent is now sought are as follows:

- Introduction of intumescent paint (providing 60mins fire resistance) to the underside of the suspended timber ceiling (part installed);
- Works to provide an upgrade in both acoustic and thermal separation comprising installation of 100mm of Kingspan panels between the joists underdrawn with chicken wire to prevent its collapse in the event of a fire. The underside of the joists are to be underdrawn and counter-battened with a 35mm insulation blanket to provide a secondary thermal and acoustic upgrade and vapour barrier and 2no. layers of 12.5mm plasterboard is to be fixed to the underside of the counter battens providing 60mins fire resistance (part installed);
- Installation of submersible, dirty water pumping system within the sump shaft which would be float activated and manage the water level, preventing future flooding (installed);
- Carry out timber treatments and repairs including repairs to the insitu primary structure using a combination of splice repairs – utilising salvageable timber from the site i.e. like for like – and resin repairs to strengthen the decayed timber (part installed);
- Application of fungicidal treatment was applied to masonry and the remaining timber, to combat the wet and dry rots (part installed).
- Following the timber preservation works, new intermediate joists are proposed to be added to the 'new' apartment floors, which are currently undersized (part installed).
- Installation of ventilation air brick to discharge through external facade and in to the car park area, to maintain moisture levels;
- Installation of new fire detection and lighting systems;
- Installation of access point to the basement through the existing floors from the ground floor communal corridor;
- Installation of new, demountable MF ceiling between the ground floor and basement to create a fire break (part installed); and

The proposals would not include the reinstatement of the original timbers (as detailed below) which the applicants have stated are now considered to have deteriorated due to wet and dry rot (following further flooding) to an extent that they could not be reused and this also requires approval.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting listed building consent and site notice displayed adjacent to the site. Occupiers of properties surrounding the application site were notified of the proposal. No representations have been received as a result of this publicity.

Issues

Policy

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

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

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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

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

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

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

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

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

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

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

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

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

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

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

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

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

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

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

Policy CC9 (Design and Heritage) States that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including conservation areas and listed buildings.

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

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

Sections 16 and 66 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings.

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

Much of the works already carried out and proposed are clearly required to protect the structural integrity of the building and to ensure that it is fit for purpose. These works are therefore necessary to protect the asset and whilst there would be a level of less than substantial level of harm as a

result this they are considered on balance to be acceptable in terms of delivering the heritage benefit of protecting the asset.

In terms of the original timbers not being reinstated, their obvious deteriorated condition was confirmed at a site visit. The loss of the historic fabric is regrettable but has occurred due a series of events outside of the applicants control. It is also noted that following the insertion of the works necessary for fire prevention that it would be impractical given the space constraints to reinstate timbers below (which would need to be fixed from above). Some of the original timbers would remain in situ as an historic record of the original floor. Around 30m² of the original 120m². This includes the primary timber structure (beams between the cast iron columns) and the secondary floor structure. Any reinstatement would have to be with new timber and accept the loss of the historic fabric in any event. The loss of the original timber would not significantly affect the historic significance or understanding of the building and hence would not cause significant harm to the building and on balance the permanent removal and lack of reinstatement is considered to be acceptable.

The proposed single air brick is considered to be de minimis and as such does not require planning permission. A condition will agree its final design and location from the submitted optional locations. The need for planning permission can be reviewed if the requirements change during the discharge of the condition.

Whilst it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is considered in the context of the wider asset and the exceptional circumstances particular to this building, that the small instances of low physical harm resulting from the works to the building are acceptable and that the impact on the special character and fabric of the building would be minimised, balanced by the legislative requirement to secure a viable continued use for the heritage asset by ensuring that it is adequately protected from fire risk and the risk from further flooding.

The level of harm is considered to be 'less than substantial' and paragraph 202 of the NPPF requires that the impact of the development on the listed building should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme which in this case, are benefits in terms of the safety of residents and protection of the heritage asset whilst having a proportionate approach to the reinstatement of removed fabric with non original fabric. It is considered that in this case the scheme strikes the right balance between the impact of the changes on the significance of the building, and the public benefits.

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

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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

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

(a) Dwg LK.01 100 and 101 stamped as received on 02-12-2022 both as amended by 102 Rev A (stamped as received on 24-01-23);

(b) Dwg L.K 102 Rev A (stamped as received on 24-01-23);

(c) ID-176-100;

(d) Wentwood Basement M&E Services Remedial Works Document stamped as received on 02-12-22

(e) Air Brick location options shown in the image stamped as received on 24-01-23; and

(f) Response to Design and Conservation Comments stamped as received 04-01-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1, CC9, EN3 and DM 1 and saved Unitary Development Plan policies DC18.1 and DC19.1

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

Details of the final location, design and works required to install the air brick as shown in the Air Brick location options shown in the image stamped as received on 24-01-23

The approved details shall be implemented as part of the development.

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.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

Flat 96, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 65, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 7, 113 Newton Street, Manchester, M1 1AE
Flat 2, 113 Newton Street, Manchester, M1 1AE
Flat 102, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 99, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 84, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 62, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 53, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 32, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 26, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 17, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 13, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 4, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 89, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 85, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 82, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 63, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 50, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 45, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 33, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 26, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU

Flat 20, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 8, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
87 Newton Street, Manchester, M1 1EX
Flat 10, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 7, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Unit 7, 77 Newton Street, Manchester, M1 1ET
Flat 14, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 107, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Unit 2, Newton House, 63 Newton Street, Manchester, M1 1ET
Unit 8, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 8, 113 Newton Street, Manchester, M1 1AE
Flat 20, 113 Newton Street, Manchester, M1 1AE
Flat 11, 113 Newton Street, Manchester, M1 1AE
Flat 6, 113 Newton Street, Manchester, M1 1AE
Flat 98, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 64, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 92, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 87, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 80, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 103, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 101, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 94, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 78, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 70, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 1, 113 Newton Street, Manchester, M1 1AE
Flat 99, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 78, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 41, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 25, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 91, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 69, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 57, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 54, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 45, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 41, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 28, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 15, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 97, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 84, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 73, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 68, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 66, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 55, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 4, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 49, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 27, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 1, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 71, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 67, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 19, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 90, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 81, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 74, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 71, The Sorting House, 83 Newton Street, Manchester, M1 1ER

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Flat 4, 113 Newton Street, Manchester, M1 1AE
Flat 95, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 93, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 56, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 50, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 39, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 11, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 6, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 83, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 80, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 64, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 61, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 38, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 7, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
80 Newton Street, Manchester, M1 1EE
Unit 1, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1004, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 907, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 906, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 707, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 702, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 507, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 501, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 406, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 302, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1108, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1009, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 903, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 92, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 805, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 708, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 609, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 502, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 409, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 109, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 304, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 208, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 207, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 105, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1205, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1201, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1109, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1107, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1104, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1005, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1001, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 904, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 610, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 606, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 603, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 505, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 407, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 202, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 106, Oxid House, 78 Newton Street, Manchester, M1 1AL

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Flat 804, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 802, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 801, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 703, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 602, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 701, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 608, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 605, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 508, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 410, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 408, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 404, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 308, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 307, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 206, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1103, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1102, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1008, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1006, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 901, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 803, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 709, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 705, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 601, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 504, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 706, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 405, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 203, Oxid House, 78 Newton Street, Manchester, M1 1AL
79 Newton Street, Manchester, M1 1EX
Flat 1, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Unit 3, 77 Newton Street, Manchester, M1 1EX
Flat 108, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 1, 77 Newton Street, Manchester, M1 1EX
Flat 76, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Unit 2, 68 - 70 Newton Street, Manchester, M1 1EE
Unit 3, 68 - 70 Newton Street, Manchester, M1 1EE
Unit 5, 68 - 70 Newton Street, Manchester, M1 1EE
Unit 6, 68 - 70 Newton Street, Manchester, M1 1EE
Unit 1, 68 - 70 Newton Street, Manchester, M1 1EE
Unit 4, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 3, 77 Newton Street, Manchester, M1 1EX
Flat 2, 77 Newton Street, Manchester, M1 1EX
Flat 15, 113 Newton Street, Manchester, M1 1AE
Unit 2, 81 Newton Street, Manchester, M1 1EX
Unit 1, 81 Newton Street, Manchester, M1 1EX
Unit 6, 79 Newton Street, Manchester, M1 1EX
Unit 5, 77 Newton Street, Manchester, M1 1ET
Flat 96, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 85, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 51, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 47, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 74, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 69, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 30, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU

Flat 10, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 79, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 100, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 97, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 88, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 77, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 72, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 63, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 61, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 55, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 37, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 79, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 75, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 70, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 46, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 35, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 31, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 29, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 12A, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 9, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 2, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Unit 1, Newton House, 63 Newton Street, Manchester, M1 1ET
Flat 17, 113 Newton Street, Manchester, M1 1AE
Flat 14, 113 Newton Street, Manchester, M1 1AE
Flat 3, 113 Newton Street, Manchester, M1 1AE
Flat 68, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 66, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 29, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 22, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 5, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 62, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 60, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 58, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 104, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 43, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 12, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 21, 113 Newton Street, Manchester, M1 1AE
Flat 59, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 35, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 30, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 25, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 9, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 104, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 98, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 95, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 88, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 77, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 72, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 59, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 40, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 17, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 11, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 89, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 83, The Sorting House, 83 Newton Street, Manchester, M1 1ER

Flat 73, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 33, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 31, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 21, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 14, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 3, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 37, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 19, 113 Newton Street, Manchester, M1 1AE
Flat 10, 113 Newton Street, Manchester, M1 1AE
Flat 5, 113 Newton Street, Manchester, M1 1AE
Flat 86, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 48, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 43, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 8, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 2, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 106, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 91, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 86, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 44, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 42, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 22, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 18, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 5, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Music College, 77 Newton Street, Manchester, M1 1EX
Flat 51, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Unit 7, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 40, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 38, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 101, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW

Appendix 2 – Planning constraints

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