

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135635/FO/2022

Date registered valid: 21 December 2022

Proposal: Retention of 2 apartments following the subdivision of 1 existing apartment

Address: Apartment 10.35 , 12 Left Bank, Manchester, M3 3AH

Ward(s): Deansgate Ward

Applicant: Mr Ashley and Daniel Johnston

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 6 March 2023

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 7 February 2023

Standard consultations:

Printed: 6 January 2023 Expired: 27 January 2023

Neighbour notifications

Printed: 6 January 2023 Expired: 27 January 2023

Site notice

Posted: 9 January 2023 Expired: 30 January 2023

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Left bank Apartments is a mixed-use development comprising residential apartments above commercial units that is located in Spinningfields and fronts the River Irwell. The apartment block stands over 30m above ground floor level. There are 4 blocks to this building: Block 2, 6, 12, and 18. The building comprises of a basement car park, commercial units on the ground floor and residential apartments above.

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

The site lies within an area of the City Centre known as Spinningfields. Spinningfields is a premium financial and professional services destination set within world class architecture and public realm. It is a mixed-use destination with civic, residential, leisure and retail uses complementing the commercial offer, all in a high quality, planned, managed and safe environment. The local environment surrounding the site contains mostly modern and contemporary buildings.

Surrounding uses include shops, bars, restaurants, offices and law courts.

This application relates to Apartment 10.53 within Block 12 of Left Bank.

Description of development

Planning permission is sought for the retention of the subdivision of one 2-bedroom apartment into two studio apartments.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as being of public interest. A notice was displayed on site and letters were sent to surrounding occupiers. No responses have been received.

Issues

Policy CC3 - Housing

States that residential development in the City Centre will comprise apartment schemes. The Council will encourage accommodation of a high standard which offers accommodation which is large enough to suit a range of occupants, in terms of both the number of rooms and their size.

Policy CC10 - A Place for Everyone

Requires high standards of accessibility to buildings and across spaces in the City Centre.

Policy H1 - Overall Housing Provision

States that new housing will be predominantly in the North, East, City Centre and Central Manchester, these areas falling within the Regional Centre and Inner Areas of Manchester.

High density developments (over 75 units per hectare) are appropriate in both the City Centre and parts of the Regional Centre given the accessible location. Within the City Centre there will be a presumption towards high density housing development, within mixed use schemes which contribute to regeneration initiatives or niche housing markets by providing sustainable, well-designed accommodation which meets the needs of workers moving to Manchester.

Policy SP1 - Spatial Principles

States that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living. The needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income are required to be met to contribute to neighbourhoods of choice.

Policy DM1 - Development Management

This policy seeks to ensure that new development contributes to the overall aim of the Core Strategy. The issues which should be considered are those which will ensure that detailed aspects of new development complement the Council's broad regeneration priorities by contributing to neighbourhoods of choice. Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. In this case the relevant advice is related to accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes and adequacy of internal accommodation and external amenity space.

Principle -

The property was originally built as apartments. Within the City Centre new apartment buildings are required to have a mix of apartment sizes to provide accommodation for families, couples and singles and the approved mix of apartment sizes should not be changed in or following implementation. However, in many apartment buildings the size of the original apartment and the location of windows and/or the listing of the building would prevent subdivision. The principle of the subdivision of this apartment is acceptable due to the size, accessibility and available natural light retained.

In view of the above the proposals would be consistent in principle with policies SP1, CC10, DM1, H1 and CC3 of the Core Strategy for the City of Manchester.

Standard of accommodation -

The original apartment has been subdivided into two equally sized apartments. The resulting apartments still exceed National Space Standards in space and comply with storage standards and benefit from natural light due to the existing windows. This is due to the size of the original apartment and due to it having windows at both ends of the apartment.

In view of the above the proposals would be consistent with policies SP1, DM1, H1 and CC3 of the Core Strategy for the City of Manchester.

Accessibility -

The subdivision of the apartment resulted in the installation of a raised floor and introduced level changes. A proposal to reinstate level access has been submitted and will be required to be implemented within three months of this decision by condition.

In view of the above the proposals would be consistent with policies SP1, CC10 and DM1 of the Core Strategy for the City of Manchester.

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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included ongoing discussions and pre application advice about the information required to be submitted to support the application.

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

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

The scaled site location plan received by the City Council as local planning authority on 1 December 2022

The drawing showing the tenth and eleventh floors of Leftbank, Spinningfields, Manchester - Westbury Homes received by the City Council as local planning authority on 1 December 2022

The drawing referenced 'Apartment 10.53 - complete Rev B' received by the City Council as local planning authority on 28 February 2023

The completed waste management proforma received by the City Council as local planning authority on 21 December 2022

The emails from Johnston Developments dated 26 January 2023 and 30 January 2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC10, DM1, H1 and CC3 of the Core Strategy.

2) Notwithstanding the information detailed within Condition 2 of this application, the works to reinstate level access as shown on the drawing referenced 'Apartment 10.53 - complete Rev B' received by the City Council as local planning authority on 28 February 2023 shall be fully implemented and completed within 3 months of the date of this decision. Within 1 month of the completion of the works verification of completion shall be submitted to and approved in writing by the City Council as local planning authority.

Once complete level access shall be retained for so long as the building is in use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester .

3) The residential units hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose

(including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions. Prior to carrying out works, including the construction of access points, please register on www.linsearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

2) The application hereby approved does not grant or imply grant of Building Regulations Approval for the approved works and doesn't remove the requirement to have Building Regulations Approval.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Apartment 307, 18 Left Bank, Manchester, M3 3AJ
Apartment 303, 18 Left Bank, Manchester, M3 3AJ
Apartment 213, 18 Left Bank, Manchester, M3 3AJ
Apartment 1301, 18 Left Bank, Manchester, M3 3AL
Apartment 1010, 18 Left Bank, Manchester, M3 3AL
Apartment 902, 18 Left Bank, Manchester, M3 3AL
Apartment 1222, 12 Left Bank, Manchester, M3 3AH
Apartment 1016, 12 Left Bank, Manchester, M3 3AH
Apartment 923, 12 Left Bank, Manchester, M3 3AH
Apartment 922, 12 Left Bank, Manchester, M3 3AH
Apartment 916, 12 Left Bank, Manchester, M3 3AH
Apartment 718, 12 Left Bank, Manchester, M3 3AG
Apartment 715, 12 Left Bank, Manchester, M3 3AG
Apartment 633, 12 Left Bank, Manchester, M3 3AG
Apartment 620, 12 Left Bank, Manchester, M3 3AG
Apartment 521, 12 Left Bank, Manchester, M3 3AG
Apartment 423, 12 Left Bank, Manchester, M3 3AG
Apartment 417, 12 Left Bank, Manchester, M3 3AG
Apartment 319, 12 Left Bank, Manchester, M3 3AG
Apartment 220, 12 Left Bank, Manchester, M3 3AG
Apartment 217, 12 Left Bank, Manchester, M3 3AG
Apartment 215, 12 Left Bank, Manchester, M3 3AG
Apartment 1231, 6 Left Bank, Manchester, M3 3AF
Apartment 1030, 6 Left Bank, Manchester, M3 3AF
Apartment 927, 6 Left Bank, Manchester, M3 3AF
Apartment 732, 6 Left Bank, Manchester, M3 3AE
Apartment 634, 6 Left Bank, Manchester, M3 3AE
Apartment 433, 6 Left Bank, Manchester, M3 3AE
Apartment 333, 6 Left Bank, Manchester, M3 3AE
Apartment 331, 6 Left Bank, Manchester, M3 3AE
Apartment 327, 6 Left Bank, Manchester, M3 3AE
Apartment 326, 6 Left Bank, Manchester, M3 3AE
Apartment 233, 6 Left Bank, Manchester, M3 3AE
Apartment 232, 6 Left Bank, Manchester, M3 3AE
Apartment 231, 6 Left Bank, Manchester, M3 3AE
Apartment 435, 2 Left Bank, Manchester, M3 3AD
Apartment 812, 18 Left Bank, Manchester, M3 3AJ
Apartment 801, 18 Left Bank, Manchester, M3 3AJ
Apartment 612, 18 Left Bank, Manchester, M3 3AJ
Apartment 608, 18 Left Bank, Manchester, M3 3AJ
Apartment 508, 18 Left Bank, Manchester, M3 3AJ
Apartment 503, 18 Left Bank, Manchester, M3 3AJ
Apartment 301, 18 Left Bank, Manchester, M3 3AJ
Apartment 209, 18 Left Bank, Manchester, M3 3AJ
Apartment 207, 18 Left Bank, Manchester, M3 3AJ
Apartment 206, 18 Left Bank, Manchester, M3 3AJ
Apartment 1401, 18 Left Bank, Manchester, M3 3AL
Apartment 1305, 18 Left Bank, Manchester, M3 3AL
Apartment 1303, 18 Left Bank, Manchester, M3 3AL
Apartment 1302, 18 Left Bank, Manchester, M3 3AL

Apartment 1205, 18 Left Bank, Manchester, M3 3AL
Apartment 1103, 18 Left Bank, Manchester, M3 3AL
Apartment 1007, 18 Left Bank, Manchester, M3 3AL
Apartment 906, 18 Left Bank, Manchester, M3 3AL
Apartment 904, 18 Left Bank, Manchester, M3 3AL
Apartment 1502, 12 Left Bank, Manchester, M3 3AH
Apartment 1403, 12 Left Bank, Manchester, M3 3AH
Apartment 1323, 12 Left Bank, Manchester, M3 3AH
Apartment 1322, 12 Left Bank, Manchester, M3 3AH
Apartment 1319, 12 Left Bank, Manchester, M3 3AH
Apartment 1317, 12 Left Bank, Manchester, M3 3AH
Apartment 911, 12 Left Bank, Manchester, M3 3AH
Apartment 835, 12 Left Bank, Manchester, M3 3AG
Apartment 823, 12 Left Bank, Manchester, M3 3AG
Apartment 817, 12 Left Bank, Manchester, M3 3AG
Apartment 621, 12 Left Bank, Manchester, M3 3AG
Apartment 610, 12 Left Bank, Manchester, M3 3AG
Apartment 419, 12 Left Bank, Manchester, M3 3AG
Apartment 414, 12 Left Bank, Manchester, M3 3AG
Apartment 322, 12 Left Bank, Manchester, M3 3AG
Apartment 223, 12 Left Bank, Manchester, M3 3AG
Apartment 1503, 6 Left Bank, Manchester, M3 3AF
Apartment 1330, 6 Left Bank, Manchester, M3 3AF
Apartment 1328, 6 Left Bank, Manchester, M3 3AF
Apartment 1133, 6 Left Bank, Manchester, M3 3AF
Apartment 931, 6 Left Bank, Manchester, M3 3AF
Apartment 829, 6 Left Bank, Manchester, M3 3AE
Apartment 726, 6 Left Bank, Manchester, M3 3AE
Apartment 631, 6 Left Bank, Manchester, M3 3AE
Apartment 532, 6 Left Bank, Manchester, M3 3AE
Apartment 530, 6 Left Bank, Manchester, M3 3AE
Apartment 329, 6 Left Bank, Manchester, M3 3AE
Apartment 441, 2 Left Bank, Manchester, M3 3AD
Apartment 636, 2 Left Bank, Manchester, M3 3AD
Apartment 804, 18 Left Bank, Manchester, M3 3AJ
Apartment 708, 18 Left Bank, Manchester, M3 3AJ
Apartment 707, 18 Left Bank, Manchester, M3 3AJ
Apartment 701, 18 Left Bank, Manchester, M3 3AJ
Apartment 613, 18 Left Bank, Manchester, M3 3AJ
Apartment 507, 18 Left Bank, Manchester, M3 3AJ
Apartment 406, 18 Left Bank, Manchester, M3 3AJ
Apartment 402, 18 Left Bank, Manchester, M3 3AJ
Apartment 306, 18 Left Bank, Manchester, M3 3AJ
Apartment 212, 18 Left Bank, Manchester, M3 3AJ
Apartment 202, 18 Left Bank, Manchester, M3 3AJ
Apartment 1304, 18 Left Bank, Manchester, M3 3AL
Apartment 1107, 18 Left Bank, Manchester, M3 3AL
Apartment 905, 18 Left Bank, Manchester, M3 3AL
Apartment 1318, 12 Left Bank, Manchester, M3 3AH
Apartment 1219, 12 Left Bank, Manchester, M3 3AH
Apartment 1217, 12 Left Bank, Manchester, M3 3AH
Apartment 1021, 12 Left Bank, Manchester, M3 3AH
Apartment 917, 12 Left Bank, Manchester, M3 3AH
Apartment 816, 12 Left Bank, Manchester, M3 3AG

Apartment 721, 12 Left Bank, Manchester, M3 3AG
Apartment 720, 12 Left Bank, Manchester, M3 3AG
Apartment 523, 12 Left Bank, Manchester, M3 3AG
Apartment 420, 12 Left Bank, Manchester, M3 3AG
Apartment 415, 12 Left Bank, Manchester, M3 3AG
Apartment 320, 12 Left Bank, Manchester, M3 3AG
Apartment 222, 12 Left Bank, Manchester, M3 3AG
Apartment 318, 12 Left Bank, Manchester, M3 3AG
Apartment 317, 12 Left Bank, Manchester, M3 3AG
Apartment 315, 12 Left Bank, Manchester, M3 3AG
Apartment 211, 12 Left Bank, Manchester, M3 3AG
Apartment 1326, 6 Left Bank, Manchester, M3 3AF
Apartment 1131, 6 Left Bank, Manchester, M3 3AF
Apartment 1128, 6 Left Bank, Manchester, M3 3AF
Apartment 1125, 6 Left Bank, Manchester, M3 3AF
Apartment 1033, 6 Left Bank, Manchester, M3 3AF
Apartment 925, 6 Left Bank, Manchester, M3 3AF
Apartment 737, 6 Left Bank, Manchester, M3 3AE
Apartment 728, 6 Left Bank, Manchester, M3 3AE
Apartment 633, 6 Left Bank, Manchester, M3 3AE
Apartment 628, 6 Left Bank, Manchester, M3 3AE
Apartment 533, 6 Left Bank, Manchester, M3 3AE
Apartment 527, 6 Left Bank, Manchester, M3 3AE
Apartment 635, 2 Left Bank, Manchester, M3 3AD
Apartment 607, 18 Left Bank, Manchester, M3 3AJ
Apartment 606, 18 Left Bank, Manchester, M3 3AJ
Apartment 605, 18 Left Bank, Manchester, M3 3AJ
Apartment 601, 18 Left Bank, Manchester, M3 3AJ
Apartment 505, 18 Left Bank, Manchester, M3 3AJ
Apartment 413, 18 Left Bank, Manchester, M3 3AJ
Apartment 408, 18 Left Bank, Manchester, M3 3AJ
Apartment 407, 18 Left Bank, Manchester, M3 3AJ
Apartment 405, 18 Left Bank, Manchester, M3 3AJ
Apartment 1213, 18 Left Bank, Manchester, M3 3AL
Apartment 1203, 18 Left Bank, Manchester, M3 3AL
Apartment 1201, 18 Left Bank, Manchester, M3 3AL
Apartment 1113, 18 Left Bank, Manchester, M3 3AL
Apartment 1106, 18 Left Bank, Manchester, M3 3AL
Apartment 1005, 18 Left Bank, Manchester, M3 3AL
Apartment 1004, 18 Left Bank, Manchester, M3 3AL
Apartment 1501, 12 Left Bank, Manchester, M3 3AH
Apartment 1120, 12 Left Bank, Manchester, M3 3AH
Apartment 1119, 12 Left Bank, Manchester, M3 3AH
Apartment 1118, 12 Left Bank, Manchester, M3 3AH
Apartment 919, 12 Left Bank, Manchester, M3 3AH
Apartment 716, 12 Left Bank, Manchester, M3 3AG
Apartment 711, 12 Left Bank, Manchester, M3 3AG
Apartment 623, 12 Left Bank, Manchester, M3 3AG
Apartment 614, 12 Left Bank, Manchester, M3 3AG
Apartment 520, 12 Left Bank, Manchester, M3 3AG
Apartment 516, 12 Left Bank, Manchester, M3 3AG
Apartment 515, 12 Left Bank, Manchester, M3 3AG
Apartment 511, 12 Left Bank, Manchester, M3 3AG
Apartment 510, 12 Left Bank, Manchester, M3 3AG

Apartment 418, 12 Left Bank, Manchester, M3 3AG
Apartment 218, 12 Left Bank, Manchester, M3 3AG
Apartment 214, 12 Left Bank, Manchester, M3 3AG
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Apartment 1032, 6 Left Bank, Manchester, M3 3AF
Apartment 1027, 6 Left Bank, Manchester, M3 3AF
Apartment 632, 6 Left Bank, Manchester, M3 3AE
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Apartment 729, 6 Left Bank, Manchester, M3 3AE
Apartment 630, 6 Left Bank, Manchester, M3 3AE
Apartment 627, 6 Left Bank, Manchester, M3 3AE
Apartment 328, 6 Left Bank, Manchester, M3 3AE
Apartment 325, 6 Left Bank, Manchester, M3 3AE
Apartment 228, 6 Left Bank, Manchester, M3 3AE
Apartment 238, 2 Left Bank, Manchester, M3 3AD
GBK Restaurants, Unit B6, Left Bank, Manchester, M3 3AN
Slug And Lettuce, Unit A5, Left Bank, Manchester, M3 3AN
Apartment 712, 18 Left Bank, Manchester, M3 3AJ
Apartment 704, 18 Left Bank, Manchester, M3 3AJ
Apartment 602, 18 Left Bank, Manchester, M3 3AJ
Apartment 506, 18 Left Bank, Manchester, M3 3AJ
Apartment 313, 18 Left Bank, Manchester, M3 3AJ
Apartment 312, 18 Left Bank, Manchester, M3 3AJ
Apartment 1204, 18 Left Bank, Manchester, M3 3AL
Apartment 1202, 18 Left Bank, Manchester, M3 3AL
Apartment 1102, 18 Left Bank, Manchester, M3 3AL
Apartment 1006, 18 Left Bank, Manchester, M3 3AL
Apartment 913, 18 Left Bank, Manchester, M3 3AL
Apartment 1402, 12 Left Bank, Manchester, M3 3AH
Apartment 1224, 12 Left Bank, Manchester, M3 3AH
Apartment 1221, 12 Left Bank, Manchester, M3 3AH
Apartment 1122, 12 Left Bank, Manchester, M3 3AH
Apartment 1117, 12 Left Bank, Manchester, M3 3AH
Apartment 1116, 12 Left Bank, Manchester, M3 3AH
Apartment 1022, 12 Left Bank, Manchester, M3 3AH
Apartment 918, 12 Left Bank, Manchester, M3 3AH
Apartment 915, 12 Left Bank, Manchester, M3 3AH
Apartment 810, 12 Left Bank, Manchester, M3 3AG
Apartment 724, 12 Left Bank, Manchester, M3 3AG
Apartment 615, 12 Left Bank, Manchester, M3 3AG
Apartment 524, 12 Left Bank, Manchester, M3 3AG
Apartment 310, 12 Left Bank, Manchester, M3 3AG
Apartment 224, 12 Left Bank, Manchester, M3 3AG
Apartment 1233, 6 Left Bank, Manchester, M3 3AF
Apartment 1232, 6 Left Bank, Manchester, M3 3AF
Apartment 1228, 6 Left Bank, Manchester, M3 3AF
Apartment 1129, 6 Left Bank, Manchester, M3 3AF
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Apartment 831, 6 Left Bank, Manchester, M3 3AE
Apartment 727, 6 Left Bank, Manchester, M3 3AE
Apartment 526, 6 Left Bank, Manchester, M3 3AE
Apartment 432, 6 Left Bank, Manchester, M3 3AE
Apartment 336, 6 Left Bank, Manchester, M3 3AE
Apartment 235, 2 Left Bank, Manchester, M3 3AD
Apartment 539, 2 Left Bank, Manchester, M3 3AD
Apartment 538, 2 Left Bank, Manchester, M3 3AD
Apartment 713, 18 Left Bank, Manchester, M3 3AJ
Apartment 809, 18 Left Bank, Manchester, M3 3AJ
Apartment 808, 18 Left Bank, Manchester, M3 3AJ
Apartment 803, 18 Left Bank, Manchester, M3 3AJ
Apartment 409, 18 Left Bank, Manchester, M3 3AJ
Apartment 308, 18 Left Bank, Manchester, M3 3AJ
Apartment 204, 18 Left Bank, Manchester, M3 3AJ
Apartment 1105, 18 Left Bank, Manchester, M3 3AL
Apartment 1008, 18 Left Bank, Manchester, M3 3AL
Apartment 907, 18 Left Bank, Manchester, M3 3AL
Apartment 901, 18 Left Bank, Manchester, M3 3AL
Apartment 1321, 12 Left Bank, Manchester, M3 3AH
Apartment 1220, 12 Left Bank, Manchester, M3 3AH
Apartment 1019, 12 Left Bank, Manchester, M3 3AH
Apartment 920, 12 Left Bank, Manchester, M3 3AH
Apartment 914, 12 Left Bank, Manchester, M3 3AH
Apartment 824, 12 Left Bank, Manchester, M3 3AG
Apartment 723, 12 Left Bank, Manchester, M3 3AG
Apartment 710, 12 Left Bank, Manchester, M3 3AG
Apartment 311, 12 Left Bank, Manchester, M3 3AG
Apartment 221, 12 Left Bank, Manchester, M3 3AG
Apartment 216, 12 Left Bank, Manchester, M3 3AG
Apartment 210, 12 Left Bank, Manchester, M3 3AG
Peoples History Museum, Left Bank, Manchester, M3 3ER
Apartment 813, 18 Left Bank, Manchester, M3 3AJ
Apartment 624, 12 Left Bank, Manchester, M3 3AG
Apartment 616, 12 Left Bank, Manchester, M3 3AG
Apartment 619, 12 Left Bank, Manchester, M3 3AG
Apartment 617, 12 Left Bank, Manchester, M3 3AG
Apartment 411, 12 Left Bank, Manchester, M3 3AG
Apartment 323, 12 Left Bank, Manchester, M3 3AG
Apartment 416, 12 Left Bank, Manchester, M3 3AG
Apartment 316, 12 Left Bank, Manchester, M3 3AG
Apartment 1504, 6 Left Bank, Manchester, M3 3AF
Apartment 1332, 6 Left Bank, Manchester, M3 3AF
Apartment 1329, 6 Left Bank, Manchester, M3 3AF
Apartment 1405, 6 Left Bank, Manchester, M3 3AF
Apartment 1327, 6 Left Bank, Manchester, M3 3AF
Apartment 1132, 6 Left Bank, Manchester, M3 3AF
Apartment 1130, 6 Left Bank, Manchester, M3 3AF
Apartment 1126, 6 Left Bank, Manchester, M3 3AF
Apartment 1031, 6 Left Bank, Manchester, M3 3AF
Apartment 1028, 6 Left Bank, Manchester, M3 3AF
Apartment 618, 12 Left Bank, Manchester, M3 3AG
Apartment 611, 12 Left Bank, Manchester, M3 3AG
Apartment 518, 12 Left Bank, Manchester, M3 3AG

Apartment 517, 12 Left Bank, Manchester, M3 3AG
Apartment 930, 6 Left Bank, Manchester, M3 3AF
Apartment 731, 6 Left Bank, Manchester, M3 3AE
Apartment 536, 6 Left Bank, Manchester, M3 3AE
Apartment 529, 6 Left Bank, Manchester, M3 3AE
Apartment 427, 6 Left Bank, Manchester, M3 3AE
Apartment 337, 6 Left Bank, Manchester, M3 3AE
Apartment 334, 6 Left Bank, Manchester, M3 3AE
Apartment 229, 6 Left Bank, Manchester, M3 3AE
Apartment 239, 2 Left Bank, Manchester, M3 3AD
Apartment 222, 6 Left Bank, Manchester, M3 3AE
Apartment 340, 2 Left Bank, Manchester, M3 3AD
Apartment 440, 2 Left Bank, Manchester, M3 3AD
Apartment 438, 2 Left Bank, Manchester, M3 3AD
Apartment 537, 2 Left Bank, Manchester, M3 3AD
Unit B3-B4, Left Bank, Manchester, M3 3AN
Apartment 805, 18 Left Bank, Manchester, M3 3AJ
Apartment 603, 18 Left Bank, Manchester, M3 3AJ
Apartment 504, 18 Left Bank, Manchester, M3 3AJ
Apartment 502, 18 Left Bank, Manchester, M3 3AJ
Apartment 404, 18 Left Bank, Manchester, M3 3AJ
Apartment 403, 18 Left Bank, Manchester, M3 3AJ
Apartment 401, 18 Left Bank, Manchester, M3 3AJ
Apartment 304, 18 Left Bank, Manchester, M3 3AJ
Apartment 208, 18 Left Bank, Manchester, M3 3AJ
Apartment 205, 18 Left Bank, Manchester, M3 3AJ
Apartment 1104, 18 Left Bank, Manchester, M3 3AL
Apartment 1009, 18 Left Bank, Manchester, M3 3AL
Apartment 1002, 18 Left Bank, Manchester, M3 3AL
Apartment 1001, 18 Left Bank, Manchester, M3 3AL
Apartment 908, 18 Left Bank, Manchester, M3 3AL
Apartment 903, 18 Left Bank, Manchester, M3 3AL
Apartment 1320, 12 Left Bank, Manchester, M3 3AH
Apartment 1316, 12 Left Bank, Manchester, M3 3AH
Apartment 1216, 12 Left Bank, Manchester, M3 3AH
Apartment 1121, 12 Left Bank, Manchester, M3 3AH
Apartment 1024, 12 Left Bank, Manchester, M3 3AH
Apartment 1023, 12 Left Bank, Manchester, M3 3AH
Apartment 1020, 12 Left Bank, Manchester, M3 3AH
Apartment 921, 12 Left Bank, Manchester, M3 3AH
Apartment 910, 12 Left Bank, Manchester, M3 3AH
Apartment 815, 12 Left Bank, Manchester, M3 3AG
Apartment 814, 12 Left Bank, Manchester, M3 3AG
Apartment 722, 12 Left Bank, Manchester, M3 3AG
Apartment 514, 12 Left Bank, Manchester, M3 3AG
Apartment 424, 12 Left Bank, Manchester, M3 3AG
Apartment 422, 12 Left Bank, Manchester, M3 3AG
Apartment 936, 6 Left Bank, Manchester, M3 3AF
Apartment 833, 6 Left Bank, Manchester, M3 3AE
Apartment 830, 6 Left Bank, Manchester, M3 3AE
Apartment 733, 6 Left Bank, Manchester, M3 3AE
Apartment 534, 6 Left Bank, Manchester, M3 3AE
Apartment 531, 6 Left Bank, Manchester, M3 3AE
Apartment 528, 6 Left Bank, Manchester, M3 3AE

Apartment 525, 6 Left Bank, Manchester, M3 3AE
Apartment 434, 6 Left Bank, Manchester, M3 3AE
Apartment 330, 6 Left Bank, Manchester, M3 3AE
Apartment 237, 6 Left Bank, Manchester, M3 3AE
Apartment 439, 2 Left Bank, Manchester, M3 3AD
Apartment 240, 2 Left Bank, Manchester, M3 3AD
Apartment 540, 2 Left Bank, Manchester, M3 3AD
Zizzy, Unit B5, Left Bank, Manchester, M3 3AN
Unit B1-B2, Left Bank, Manchester, M3 3AN
Apartment 932, 6 Left Bank, Manchester, M3 3AF
Apartment 709, 18 Left Bank, Manchester, M3 3AJ
Apartment 429, 6 Left Bank, Manchester, M3 3AE
Apartment 428, 6 Left Bank, Manchester, M3 3AE
Apartment 807, 18 Left Bank, Manchester, M3 3AJ
Apartment 705, 18 Left Bank, Manchester, M3 3AJ
Apartment 702, 18 Left Bank, Manchester, M3 3AJ
Apartment 609, 18 Left Bank, Manchester, M3 3AJ
Apartment 513, 18 Left Bank, Manchester, M3 3AJ
Apartment 512, 18 Left Bank, Manchester, M3 3AJ
Apartment 412, 18 Left Bank, Manchester, M3 3AJ
Apartment 305, 18 Left Bank, Manchester, M3 3AJ
Apartment 302, 18 Left Bank, Manchester, M3 3AJ
Apartment 203, 18 Left Bank, Manchester, M3 3AJ
Apartment 201, 18 Left Bank, Manchester, M3 3AJ
Apartment 1101, 18 Left Bank, Manchester, M3 3AL
Apartment 912, 18 Left Bank, Manchester, M3 3AL
Apartment 909, 18 Left Bank, Manchester, M3 3AL
Apartment 1223, 12 Left Bank, Manchester, M3 3AH
Apartment 1218, 12 Left Bank, Manchester, M3 3AH
Apartment 1124, 12 Left Bank, Manchester, M3 3AH
Apartment 1123, 12 Left Bank, Manchester, M3 3AH
Apartment 811, 12 Left Bank, Manchester, M3 3AG
Apartment 735, 12 Left Bank, Manchester, M3 3AG
Apartment 431, 6 Left Bank, Manchester, M3 3AE
Apartment 719, 12 Left Bank, Manchester, M3 3AG
Apartment 717, 12 Left Bank, Manchester, M3 3AG
Apartment 714, 12 Left Bank, Manchester, M3 3AG
Apartment 522, 12 Left Bank, Manchester, M3 3AG
Apartment 519, 12 Left Bank, Manchester, M3 3AG
Unit A3, Left Bank, Manchester, M3 3AN
Apartment 339, 2 Left Bank, Manchester, M3 3AD
Apartment 937, 6 Left Bank, Manchester, M3 3AF
Apartment 622, 12 Left Bank, Manchester, M3 3AG
Apartment 241, 2 Left Bank, Manchester, M3 3AD
Apartment 604, 18 Left Bank, Manchester, M3 3AJ
Scene Restaurant, Unit A4, Left Bank, Manchester, M3 3AN
Beastro, Unit A1, Left Bank, Manchester, M3 3AN
Apartment 1012, 12 Left Bank, Manchester, M3 3AH
Apartment 1011, 12 Left Bank, Manchester, M3 3AH
Apartment 924, 12 Left Bank, Manchester, M3 3AH
Apartment 935, 12 Left Bank, Manchester, M3 3AH
Apartment 1013, 12 Left Bank, Manchester, M3 3AH
Apartment 821, 12 Left Bank, Manchester, M3 3AG
Apartment 820, 12 Left Bank, Manchester, M3 3AG

Apartment 819, 12 Left Bank, Manchester, M3 3AG
Apartment 818, 12 Left Bank, Manchester, M3 3AG
Apartment 822, 12 Left Bank, Manchester, M3 3AG
Apartment 836, 6 Left Bank, Manchester, M3 3AE
Apartment 421, 12 Left Bank, Manchester, M3 3AG
Apartment 410, 12 Left Bank, Manchester, M3 3AG
Apartment 324, 12 Left Bank, Manchester, M3 3AG
Apartment 321, 12 Left Bank, Manchester, M3 3AG
Apartment 314, 12 Left Bank, Manchester, M3 3AG
Apartment 219, 12 Left Bank, Manchester, M3 3AG
Apartment 1331, 6 Left Bank, Manchester, M3 3AF
Apartment 1230, 6 Left Bank, Manchester, M3 3AF
Apartment 1229, 6 Left Bank, Manchester, M3 3AF
Apartment 1227, 6 Left Bank, Manchester, M3 3AF
Apartment 1127, 6 Left Bank, Manchester, M3 3AF
Apartment 1036, 6 Left Bank, Manchester, M3 3AF
Apartment 1029, 6 Left Bank, Manchester, M3 3AF
Apartment 933, 6 Left Bank, Manchester, M3 3AF
Apartment 828, 6 Left Bank, Manchester, M3 3AE
Apartment 827, 6 Left Bank, Manchester, M3 3AE
Apartment 736, 6 Left Bank, Manchester, M3 3AE
Apartment 730, 6 Left Bank, Manchester, M3 3AE
Apartment 725, 6 Left Bank, Manchester, M3 3AE
Apartment 629, 6 Left Bank, Manchester, M3 3AE
Apartment 437, 6 Left Bank, Manchester, M3 3AE
Apartment 436, 6 Left Bank, Manchester, M3 3AE
Apartment 430, 6 Left Bank, Manchester, M3 3AE
Apartment 335, 6 Left Bank, Manchester, M3 3AD
Apartment 332, 6 Left Bank, Manchester, M3 3AE
Apartment 236, 6 Left Bank, Manchester, M3 3AE
Apartment 234, 6 Left Bank, Manchester, M3 3AE
Apartment 230, 6 Left Bank, Manchester, M3 3AE
Apartment 227, 6 Left Bank, Manchester, M3 3AE
Apartment 338, 2 Left Bank, Manchester, M3 3AD
Apartment 535, 2 Left Bank, Manchester, M3 3AD
Apartment 341, 2 Left Bank, Manchester, M3 3AD
Apartment 806, 18 Left Bank, Manchester, M3 3AJ
Apartment 802, 18 Left Bank, Manchester, M3 3AJ
Apartment 706, 18 Left Bank, Manchester, M3 3AJ
Apartment 703, 18 Left Bank, Manchester, M3 3AJ
Apartment 509, 18 Left Bank, Manchester, M3 3AJ
Apartment 501, 18 Left Bank, Manchester, M3 3AJ
Apartment 309, 18 Left Bank, Manchester, M3 3AJ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) 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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

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