

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133489/LO/2022

Date registered valid: 20 April 2022

Proposal: Listed Building Consent for the installation of tile vents to existing slate roof to all four sides of the building

Address: 12A Victoria Square, Oldham Road, Manchester, M4 5DX

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Thomas Kramer Manchester City Council 12A Victoria Square, Oldham Road, Manchester, M4 5DX

Agent (if any):

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 November 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 20 June 2022

Standard consultations:

Printed: 10 June 2022 Expired: 1 July 2022

Neighbour notifications

Printed: 10 June 2022 Expired: 1 July 2022

Site notice

Posted: 17 June 2022 Expired: 8 July 2022

Press advert

Published: 14 June 2022 Expired: 5 July 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: No

Description of area

The application site is recorded as 12A Victoria Square in the Ancoats area of North Manchester. For the purpose of this application, the work relates to development on the entirety of Victoria Square. The building is bounded by Oldham Road, Sherratt Street, George Leigh Street and Bengal Street. The building is Grade 2 listed and sits within the Ancoats Conservation Area. The property is a social housing tenement building that houses elderly people in self-contained flats. The building has 165 flats in total. Several other residential properties are close by, most notably the houses on Anita Street and George Leigh Street.

Description of development

The submitted planning application seeks Listed Building Consent for the installation of tile vents to existing slate roof to all four sides of the building.

The installation of tile vents is necessary following the existing roof space having had compartmentation work undertaken, following a Fire Risk Assessment carried out. Carrying out the fire stopping work has resulted in the ventilation to the roof space being reduced and so the proposal is required to upgrade the ventilation to the roof space to meet Part C of the Building

Regulations 2010. If the roof space is left unventilated it would cause problems in the future from condensation causing potential damage to roof timbers, resulting in a possible new roof.

The roof is above a 15 degree pitch and has a highwater vapour-resistant (type HR) underlay. To meet the requirements of Building Regulations, tile vents would be installed at high level every two metres and at low level every one metre. The tile vents would be located on the following elevations of Victoria Square:

Bengal Street:

54 vents externally

62 vents internally

George Leigh Street:

65 vents externally

63 vents internally

Oldham Road:

44 vents externally

60 vents internally

Sherratt Street:

54 vents externally

62 vents internally

This would give a total of 464 tile vents.

Nature Vent ventilators would be used for the scheme and the agent has provided specifications of the product chosen, including a method statement explaining how the vents would be installed. In addition, further information was provided by the agent. The method statement provided by Nature Vents is for installation for new roofs, whereas the tile vents would be inserted within the existing tiles. As such, further information provided by the agent offers a method statement for the installation of the vents for a remedial solution.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Environmental Health

Environmental Health asked for the following conditions and information to be placed on any approval granted.

NSE6*

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in

the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

*If there is any noise associated with the roof vents

DEMOLITION/CONSTRUCTION HOURS

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Highway Services

Highways Services provided the following comments.

The proposed installation of tile vents will take place within the red-line boundary of the site, and as such, will not impinge upon the adopted highway.

It is recommended that a detailed Construction Management Plan is provided by the applicant prior to any construction works beginning. It is recommended that the Construction Management Plan details the phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway. The document should also consider ongoing construction works and contractor parking in the locality. It is recommended that the above is conditioned and attached to any planning permission that may be granted.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

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

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 10. Supporting high quality communications- States that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.
- iii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.
- iv. Chapter 16. Conserving and enhancing the historic environment- States that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 198 states in determining applications, local planning authorities should take account of:

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

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: 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.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Policy EN3 (Heritage); states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Unitary Development Plan Saved Policies

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements;
- v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

DC19.1 States that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Reasons: The above policies are to be pursued by the Council to help ensure the protection of the City's built character and its heritage. Retention and protection of this character is important in encouraging local pride, tourism and future investment in the city. The Council recognises that listed buildings can present particular problems in respect of their continuing use. A flexible approach will be taken in determining applications for uses in listed buildings. The policy gives effect to the obligation placed on the Council by statute to give particular attention to retain, restore, maintain and continue uses in listed buildings in Manchester.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

Paragraph 11.45 stresses that proposals should preserve or enhance the character of the conservation area. It is important that new developments in conservation areas or elsewhere are not designed in isolation. This does not prevent or inhibit creative design. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings, but also to the townscape and landscape of the wider

locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development.

Paragraph 11.46 states that planning submissions within conservation areas must be supported by sufficient information to enable the Council to assess in detail the context of the area. This will include full contextual drawings, photomontage, and where appropriate, a model of the proposed development.

Listed Building Act

The Act provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area

ISSUES

Assessment of Significance

The submitted application seeks Listed Building Consent for the installation of tile vents to existing slate roof to all four sides of the building. Victoria Square is a Grade 2 listed building, built in 1984 and sits within the Ancoats Conservation Area. As such, any work carried out on or within the building must be sympathetic to the history and fabric of the building.

Impacts of Works on Heritage Assets

The main issues to consider is the impact on the character of the conservation area, and the impact on the listed building.

Impact on the character of conservation area:

The tile vents would be located within the external and internal elevations of all four sides of the building and as such would be visible from the surrounding streets from the external elevations. It is acknowledged that this would negatively impact the character of the conservation area, and due to the scale of the building would be visible from a substantial distance around the site.

Impact on the listed building:

As mentioned above, the building roof would include 464 tile vents in both internal and external elevations on every elevation at low and high level. It is acknowledged that the high level of intervention would change the appearance of the building. The impact is likely to be less significant on the internal elevations, as it would be difficult to see the tile vents when stood in the courtyard area, whereas the visual impact to the external elevations would be more noticeable from the space created from the surrounding streets.

Paragraph 202 of the NPPF 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”.

In this instance, it is considered that substantial public benefits would outweigh the substantial harm to the site and as such, the tile vents are needed to ensure the Grade 2 listed building remains conserved and in use. Due to the requirements of Building Regulations, tile vents are required to fulfil fire stopping works to ensure the building is safe and protects the residents residing within it. If the tile vents were not installed this could lead to the roof disintegrating and would pose further management problems in the future, to the detriment of the listed building. The option of not completing the firestopping would cause more harm to the listed building in the long term.

To ensure the tile vents were the best option for the listed building, conversations took place with Building Control. Colleagues explained that other options to provide additional ventilation to the roof would be unviable due to increased work, additional expense and most importantly further harm to the listed building and conservation area. As such, the installation of the tile vents were considered the most appropriate option to conserve the roof within the listed building.

The agent asked to justify the number of tile vents to be used in the scheme. It is acknowledged 464 tile vents would have a cumulative visual impact. The agent explained that because the span of the roof is approx. 10m and the pitch is above 35 degrees, there is a requirement to ventilate at high and low level, and vents are required both sides of the roof to provide a crossflow of ventilation. The high and low level equates to a continuous opening of 5mm at the ridge and 10mm at the eaves. Building Control colleagues confirmed that the number and positioning of tile vents was necessary to provide the cross flow of ventilation required.

Although roof vent tiles could be inserted within the original ridge of the roof, the agent explained concern with this option, as it would impact the character of the original roofline. In addition, the agent explained the eaves could not be ventilated due to the roof construction. Due to the discussion regarding the different placement of the vents, it is considered an acceptable justification to ensure the tile vents effectively conserve the listed building.

To mitigate the level of impact, the materials to be used for the tile vents were considered. Several options were provided:

Option 1: Nature Vent. This option would match any slate using a piece of the same slate, which would be cut on site and fitted into the bottom section of the tile. However, this was discounted by the agent as the product would not allow the slates to be mechanically fixed.

Option 2: JWS Building Services Limited tile vent. The product comes pre supplied with a new slate and does not allow reclaimed slate to be used due to the manufacturing process. Only a third of a slate would be visible approx. 200mm depending on the batten gauge and is a good match to the existing slate. Whilst the Heritage and Design Manager was happy with the product, given the slate to be inserted matches the existing, this option was discounted as it was not suitable for the agent.

Option 3: Sprayed plastic vents which do not require the slate to be glued. However, this option was discounted, as it was not considered acceptable from a conservation and design perspective.

Option 4: Lead vents. This option was discounted as it was not considered acceptable from a conservation and design perspective, due to the obtrusive design.

A site meeting was held, since the above options and additional options discounted by the agent had been explored with no positive outcome. Following discussions on site and further discussions from the agent and manufacturer of the Nature Slate product, Nature Slate was chosen as the final product, since the issues with installation were overcome. This option is considered acceptable. The product chosen is considered to offer the least intrusive option of those discussed above and it allows the existing slate to be cut and reused. Other products had a bigger visual impact and did not allow the original slates to be used.

The agent provided specifications of the product chosen, including a method statement on how the vents would be installed. In addition, further information was provided by the agent. The method statement provided by Nature Vents is for installation for new roofs, whereas the tile vents would be inserted within the existing tiles. The further information provided by the agent offers a method statement for the installation of the vents for a remedial solution. This is considered sufficient to understand how the product would be installed within the Grade 2 listed building.

In short, any instances of less than substantial harm to the listed building would be outweighed by the public benefits of ensuring the roof is adequately ventilated to comply with fire stopping works, to ensure the roof is conserved and to protect the amenity of the residents. Although there would be some harm to the building, this has been minimised with the conservation of the building in mind, through the consideration of the ventilation system to be used, the number of tile vents to be used and the product chosen.

Pre- commencement acoustic condition

As no noise is to be associated with the tile vents, the inclusion of the acoustic pre-commencement condition on any approval granted is not necessary, as also stated by Environmental Health themselves.

Construction Management Plan

Due to the nature of the works, Highway Services requested that a pre-commencement Construction Management Plan (CMP) be placed on any approval granted. The agent provided adequate information during the course of the live application and as such, Highways stated via email on 9 November 2022 that the condition could be discharged. This has been reflected within the decision notice.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the agent in a positive and proactive manner and appropriate conditions to the approval have also been attached.

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 in accordance with the following drawings and documents:

- Application Form for Listed Building Consent for Alterations, Extension or Demolition of a Listed Building, stamped as received by the City Council as Local Planning Authority on 4 April 2022.
- Drawing- Proposed- Bengal St Elevation, stamped as received by the City Council as Local Planning Authority on 4 April 2022.
- Drawing- Proposed- Bengal St Internal Elevation, stamped as received by the City Council as Local Planning Authority on 4 April 2022.
- Drawing- Proposed- Georg Leigh St Elevation, stamped as received by the City Council as Local Planning Authority on 4 April 2022.
- Drawing- Proposed- Georg Leigh St Internal Elevation, stamped as received by the City Council as Local Planning Authority on 4 April 2022.
- Drawing- Proposed- Oldham Rd Elevation, stamped as received by the City Council as Local Planning Authority on 4 April 2022.
- Drawing- Proposed- Oldham Rd Internal Elevation, stamped as received by the City Council as Local Planning Authority on 4 April 2022.
- Drawing- Proposed- Sherratt St Elevation, stamped as received by the City Council as Local Planning Authority on 4 April 2022.
- Drawing- Proposed- Sherratt St Internal Elevation, stamped as received by the City Council as Local Planning Authority on 4 April 2022.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 4 April 2022.
- Design & Access Statement- Heritage & Design and Access Statement 2.0, stamped as received by the City Council as Local Planning Authority on 20 April 2022.
- Supporting Information- 133489/LO/2022, stamped as received by the City Council as Local Planning Authority on 20 April 2022.

-Supporting Information- Nature-Vent Info Sheet 2, stamped as received by the City Council as Local Planning Authority on 4 April 2022.
-Supporting Information- Nature-Vent Slate Ventilation Installation Guide, stamped as received by the City Council as Local Planning Authority on 4 April 2022.
-Supporting Information- Roof Ventilation, stamped as received by the City Council as Local Planning Authority on 4 April 2022.
-Correspondence- Email, stamped as received by the City Council as Local Planning Authority on 4 November 2022.

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.

3) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Supporting Information:

-Nature-Vent Info Sheet 2,
-Nature-Vent Slate Ventilation Installation Guide,
-Correspondence- Email (4 November 2022),
specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) The development hereby approved shall be carried out in accordance with:

-Correspondence- Email, stamped as received by the City Council as Local Planning Authority on 22 June 2022.
-Supporting Information- Google Map, stamped as received by the City Council as Local Planning Authority on 22 June 2022.
-Supporting Information- Pedestrian Management Plan, stamped as received by the City Council as Local Planning Authority on 11 August 2022.
-Correspondence- Response to Highway Network Management, stamped as received by the City Council as Local Planning Authority on 15 August 2022.
-Correspondence- Email, stamped as received by the City Council as Local Planning Authority on 19 October 2022.

in relation to the Construction Management Plan. Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

Informatives

- 1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

33A Victoria Square, Oldham Road, Manchester, M4 5DY
18A Victoria Square, Oldham Road, Manchester, M4 5DX
17A Victoria Square, Oldham Road, Manchester, M4 5DX
4A Victoria Square, Oldham Road, Manchester, M4 5DX
86 George Leigh Street, Manchester, M4 5DG
25 Loom Street, Manchester, M4 6FG
Unit 2A Second Floor, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
The Youth Sanctuary Limited, Third Floor Unit 3C, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
85A Victoria Square, Oldham Road, Manchester, M4 5DZ
82A Victoria Square, Oldham Road, Manchester, M4 5DZ
71A Victoria Square, Oldham Road, Manchester, M4 5DZ
66A Victoria Square, Oldham Road, Manchester, M4 5DZ
58A Victoria Square, Oldham Road, Manchester, M4 5DZ
161A Victoria Square, Oldham Road, Manchester, M4 5FA
156A Victoria Square, Oldham Road, Manchester, M4 5FA
146A Victoria Square, Oldham Road, Manchester, M4 5FA
140A Victoria Square, Oldham Road, Manchester, M4 5FA
129A Victoria Square, Oldham Road, Manchester, M4 5EA
124A Victoria Square, Oldham Road, Manchester, M4 5EA
117A Victoria Square, Oldham Road, Manchester, M4 5EA
108A Victoria Square, Oldham Road, Manchester, M4 5EA
103A Victoria Square, Oldham Road, Manchester, M4 5EA
102A Victoria Square, Oldham Road, Manchester, M4 5EA
99A Victoria Square, Oldham Road, Manchester, M4 5EA
75A Victoria Square, Oldham Road, Manchester, M4 5DZ
64A Victoria Square, Oldham Road, Manchester, M4 5DZ
52A Victoria Square, Oldham Road, Manchester, M4 5DY
45A Victoria Square, Oldham Road, Manchester, M4 5DY
38A Victoria Square, Oldham Road, Manchester, M4 5DY
29A Victoria Square, Oldham Road, Manchester, M4 5DY
26A Victoria Square, Oldham Road, Manchester, M4 5DY
14A Victoria Square, Oldham Road, Manchester, M4 5DX
33 Anita Street, Manchester, M4 5DU
68 George Leigh Street, Manchester, M4 5DG
27 Loom Street, Manchester, M4 6FG
92 Oldham Road, Manchester, M4 5EB
80 - 86 Oldham Road, Manchester, M4 5EB
134A Victoria Square, Oldham Road, Manchester, M4 5FA
77A Victoria Square, Oldham Road, Manchester, M4 5DZ
63A Victoria Square, Oldham Road, Manchester, M4 5DZ
28A Victoria Square, Oldham Road, Manchester, M4 5DY
16A Victoria Square, Oldham Road, Manchester, M4 5DX
1A Victoria Square, Oldham Road, Manchester, M4 5DX
148A Victoria Square, Oldham Road, Manchester, M4 5FA
137A Victoria Square, Oldham Road, Manchester, M4 5FA
125A Victoria Square, Oldham Road, Manchester, M4 5EA
113A Victoria Square, Oldham Road, Manchester, M4 5EA
105A Victoria Square, Oldham Road, Manchester, M4 5EA

96A Victoria Square, Oldham Road, Manchester, M4 5EA
91A Victoria Square, Oldham Road, Manchester, M4 5DZ
80A Victoria Square, Oldham Road, Manchester, M4 5DZ
60A Victoria Square, Oldham Road, Manchester, M4 5DZ
59A Victoria Square, Oldham Road, Manchester, M4 5DZ
54A Victoria Square, Oldham Road, Manchester, M4 5DY
44A Victoria Square, Oldham Road, Manchester, M4 5DY
41A Victoria Square, Oldham Road, Manchester, M4 5DY
40A Victoria Square, Oldham Road, Manchester, M4 5DY
39A Victoria Square, Oldham Road, Manchester, M4 5DY
32A Victoria Square, Oldham Road, Manchester, M4 5DY
55 George Leigh Street, Manchester, M4 5DR
35 Anita Street, Manchester, M4 5DU
34 Anita Street, Manchester, M4 5DU
84 George Leigh Street, Manchester, M4 5DG
50 George Leigh Street, Manchester, M4 5DG
67 George Leigh Street, Manchester, M4 5DT
162A Victoria Square, Oldham Road, Manchester, M4 5FA
144A Victoria Square, Oldham Road, Manchester, M4 5FA
112A Victoria Square, Oldham Road, Manchester, M4 5EA
74A Victoria Square, Oldham Road, Manchester, M4 5DZ
61A Victoria Square, Oldham Road, Manchester, M4 5DZ
163A Victoria Square, Oldham Road, Manchester, M4 5FA
158A Victoria Square, Oldham Road, Manchester, M4 5FA
154A Victoria Square, Oldham Road, Manchester, M4 5FA
127A Victoria Square, Oldham Road, Manchester, M4 5EA
118A Victoria Square, Oldham Road, Manchester, M4 5EA
104A Victoria Square, Oldham Road, Manchester, M4 5EA
70A Victoria Square, Oldham Road, Manchester, M4 5DZ
57A Victoria Square, Oldham Road, Manchester, M4 5DZ
56A Victoria Square, Oldham Road, Manchester, M4 5DZ
51A Victoria Square, Oldham Road, Manchester, M4 5DY
49A Victoria Square, Oldham Road, Manchester, M4 5DY
46A Victoria Square, Oldham Road, Manchester, M4 5DY
42A Victoria Square, Oldham Road, Manchester, M4 5DY
22A Victoria Square, Oldham Road, Manchester, M4 5DY
70 George Leigh Street, Manchester, M4 5DG
76 George Leigh Street, Manchester, M4 5DG
90 George Leigh Street, Manchester, M4 5DG
94 George Leigh Street, Manchester, M4 5DG
Shamrock Inn, 17 - 21 Bengal Street, Manchester, M4 6AQ
Units 2B-2D Second Floor, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
155A Victoria Square, Oldham Road, Manchester, M4 5FA
149A Victoria Square, Oldham Road, Manchester, M4 5FA
55A Victoria Square, Oldham Road, Manchester, M4 5DY
53A Victoria Square, Oldham Road, Manchester, M4 5DY
13A Victoria Square, Oldham Road, Manchester, M4 5DX
142A Victoria Square, Oldham Road, Manchester, M4 5FA
97A Victoria Square, Oldham Road, Manchester, M4 5EA
72A Victoria Square, Oldham Road, Manchester, M4 5DZ
67A Victoria Square, Oldham Road, Manchester, M4 5DZ
43A Victoria Square, Oldham Road, Manchester, M4 5DY
27A Victoria Square, Oldham Road, Manchester, M4 5DY

15A Victoria Square, Oldham Road, Manchester, M4 5DX
9A Victoria Square, Oldham Road, Manchester, M4 5DX
7A Victoria Square, Oldham Road, Manchester, M4 5DX
66 Oldham Road, Manchester, M4 5EE
Victoria Square, Oldham Road, Manchester, M4 5DX
68 Oldham Road, Manchester, M4 5EE
68A Oldham Road, Manchester, M4 5EE
74 George Leigh Street, Manchester, M4 5DG
88 George Leigh Street, Manchester, M4 5DG
52 George Leigh Street, Manchester, M4 5DG
23A Victoria Square, Oldham Road, Manchester, M4 5DY
136A Victoria Square, Oldham Road, Manchester, M4 5FA
Glamorous Restaurant, Wing Yip Business Centre, Oldham Road, Manchester, M4 5HU
2A Victoria Square, Oldham Road, Manchester, M4 5DX
165A Victoria Square, Oldham Road, Manchester, M4 5FA
128A Victoria Square, Oldham Road, Manchester, M4 5EA
79A Victoria Square, Oldham Road, Manchester, M4 5DZ
47A Victoria Square, Oldham Road, Manchester, M4 5DY
5A Victoria Square, Oldham Road, Manchester, M4 5DX
70 Oldham Road, Manchester, M4 5EB
135A Victoria Square, Oldham Road, Manchester, M4 5FA
133A Victoria Square, Oldham Road, Manchester, M4 5FA
130A Victoria Square, Oldham Road, Manchester, M4 5FA
123A Victoria Square, Oldham Road, Manchester, M4 5EA
120A Victoria Square, Oldham Road, Manchester, M4 5EA
107A Victoria Square, Oldham Road, Manchester, M4 5EA
89A Victoria Square, Oldham Road, Manchester, M4 5DZ
88A Victoria Square, Oldham Road, Manchester, M4 5DZ
84A Victoria Square, Oldham Road, Manchester, M4 5DZ
81A Victoria Square, Oldham Road, Manchester, M4 5DZ
76A Victoria Square, Oldham Road, Manchester, M4 5DZ
68A Victoria Square, Oldham Road, Manchester, M4 5DZ
62A Victoria Square, Oldham Road, Manchester, M4 5DZ
48A Victoria Square, Oldham Road, Manchester, M4 5DY
35A Victoria Square, Oldham Road, Manchester, M4 5DY
24A Victoria Square, Oldham Road, Manchester, M4 5DY
19A Victoria Square, Oldham Road, Manchester, M4 5DX
17 Bengal Street, Manchester, M4 6AQ
29 Anita Street, Manchester, M4 5DU
80 George Leigh Street, Manchester, M4 5DG
82 George Leigh Street, Manchester, M4 5DG
Third Floor Unit 3D, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Third Floor Unit 3B, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
72 - 74 Oldham Road, Manchester, M4 5EB
94 - 98 Oldham Road, Manchester, M4 5EB
160A Victoria Square, Oldham Road, Manchester, M4 5FA
147A Victoria Square, Oldham Road, Manchester, M4 5FA
95A Victoria Square, Oldham Road, Manchester, M4 5EA
93A Victoria Square, Oldham Road, Manchester, M4 5EA
30A Victoria Square, Oldham Road, Manchester, M4 5DY
114 Oldham Road, Manchester, M4 6AG
110 Oldham Road, Manchester, M4 6AG
159A Victoria Square, Oldham Road, Manchester, M4 5FA
150A Victoria Square, Oldham Road, Manchester, M4 5FA

145A Victoria Square, Oldham Road, Manchester, M4 5FA
114A Victoria Square, Oldham Road, Manchester, M4 5EA
110A Victoria Square, Oldham Road, Manchester, M4 5EA
101A Victoria Square, Oldham Road, Manchester, M4 5EA
78A Victoria Square, Oldham Road, Manchester, M4 5DZ
73A Victoria Square, Oldham Road, Manchester, M4 5DZ
36A Victoria Square, Oldham Road, Manchester, M4 5DY
34A Victoria Square, Oldham Road, Manchester, M4 5DY
31A Victoria Square, Oldham Road, Manchester, M4 5DY
10A Victoria Square, Oldham Road, Manchester, M4 5DX
65 George Leigh Street, Manchester, M4 5DT
6A Victoria Square, Oldham Road, Manchester, M4 5DX
88 Oldham Road, Manchester, M4 5EB
36 Anita Street, Manchester, M4 5DU
72 George Leigh Street, Manchester, M4 5DG
78 George Leigh Street, Manchester, M4 5DG
92 George Leigh Street, Manchester, M4 5DG
Third Floor Unit 3E, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
76 - 78 Oldham Road, Manchester, M4 5EB
W Wing Yip, Oldham Road, Manchester, M4 5FY
157A Victoria Square, Oldham Road, Manchester, M4 5FA
69A Victoria Square, Oldham Road, Manchester, M4 5DZ
8A Victoria Square, Oldham Road, Manchester, M4 5DX
151A Victoria Square, Oldham Road, Manchester, M4 5FA
143A Victoria Square, Oldham Road, Manchester, M4 5FA
132A Victoria Square, Oldham Road, Manchester, M4 5FA
122A Victoria Square, Oldham Road, Manchester, M4 5EA
115A Victoria Square, Oldham Road, Manchester, M4 5EA
106A Victoria Square, Oldham Road, Manchester, M4 5EA
94A Victoria Square, Oldham Road, Manchester, M4 5EA
65A Victoria Square, Oldham Road, Manchester, M4 5DZ
21A Victoria Square, Oldham Road, Manchester, M4 5DY
20A Victoria Square, Oldham Road, Manchester, M4 5DX
57 George Leigh Street, Manchester, M4 5DR
31 Anita Street, Manchester, M4 5DU
Third Floor Unit 3F, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
90 Oldham Road, Manchester, M4 5EB
Hsbc Bank, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
152A Victoria Square, Oldham Road, Manchester, M4 5FA
141A Victoria Square, Oldham Road, Manchester, M4 5FA
139A Victoria Square, Oldham Road, Manchester, M4 5FA
131A Victoria Square, Oldham Road, Manchester, M4 5FA
109A Victoria Square, Oldham Road, Manchester, M4 5EA
98A Victoria Square, Oldham Road, Manchester, M4 5EA
90A Victoria Square, Oldham Road, Manchester, M4 5DZ
87A Victoria Square, Oldham Road, Manchester, M4 5DZ
50A Victoria Square, Oldham Road, Manchester, M4 5DY
25A Victoria Square, Oldham Road, Manchester, M4 5DY
11A Victoria Square, Oldham Road, Manchester, M4 5DX
166A Victoria Square, Oldham Road, Manchester, M4 5FA
164A Victoria Square, Oldham Road, Manchester, M4 5FA
153A Victoria Square, Oldham Road, Manchester, M4 5FA
138A Victoria Square, Oldham Road, Manchester, M4 5FA
126A Victoria Square, Oldham Road, Manchester, M4 5EA

121A Victoria Square, Oldham Road, Manchester, M4 5EA
119A Victoria Square, Oldham Road, Manchester, M4 5EA
116A Victoria Square, Oldham Road, Manchester, M4 5EA
111A Victoria Square, Oldham Road, Manchester, M4 5EA
100A Victoria Square, Oldham Road, Manchester, M4 5EA
92A Victoria Square, Oldham Road, Manchester, M4 5DZ
86A Victoria Square, Oldham Road, Manchester, M4 5DZ
83A Victoria Square, Oldham Road, Manchester, M4 5DZ
37A Victoria Square, Oldham Road, Manchester, M4 5DY

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
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) -
Area Team Boundary - Name: CENTRL