

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134179/JO/2022

Date registered valid: 27 June 2022

Proposal: Variation of planning condition 2 of planning permission 130356/FO/2021 to amend smoke shaft and lift over run at roof level

Address: Ancoats Dispensary , Old Mill Street, Manchester, M4 6EB

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Chris McManus Great Places Housing Group Ltd 2a Derwent Avenue, Manchester, M21 7QP

Agent (if any): Mr Paul Nelson Buttress 41 Bengal Street, Manchester, M4 6AF

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Dwellings

Date of site visit:

Standard consultations:

Printed: 6 July 2022 Expired: 27 July 2022

Neighbour notifications

Printed: 6 July 2022 Expired: 27 July 2022

Site notice

Posted: Expired:

Press advert

Published: 12 July 2022 Expired: 2 August 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site comprises a three storey gothic style Grade II listed building known as Ancoats Dispensary located on the corner of Old Mill Street and Lampwick Lane.

The building was constructed in 1874 and was used as a hospital until it closed in 1989. It has since been empty and has become increasingly unstable and derelict.

The building occupies the entire site with the exception of a small areas of hardstanding along Old Mill Street and an area to its western and southern facades. The building now comprises the internal and external load bearing walls. The first and second floors have collapsed and other walls deemed to be at risk of collapse have been reduced in height.

All roof structures and coverings and the central tower have been removed due to structural and safety concerns. The central tower is in safe storage. All other structures at the Hospital site have been demolished and the site redeveloped for residential purposes.

The building is open to the elements and highly vulnerable to further deterioration. It is secured by a significant amount of scaffolding in the interest of safety and to prevent further structural deterioration.

Listed building: Grade II

Conservation area:

Tree Preservation Order:

Description of area

The area around the site contains medium to high density buildings. A residential development is under construction immediately to the south for a part 10, part 6, part 5 storey building for 209 apartments. To the south of this development is the CHIPS. Beyond this is the Ashton Canal and towpath which provides pedestrian and cycle links to the city centre and east Manchester.

Stubbs Mill, a former textile mill on the opposite side of Lampwick Lane, has been converted into offices. Planning permission exists on the site to the east of Lampwick Lane for a 6 storey residential building. Weavers Quay on the opposite side of Old Mill Street contains 201 apartments available for rent. Cotton Field Park, New Islington Marina, New Islington Free School and the Medical Centre on Old Mill Street provide essential amenities for the area.

The site is not in a conservation area but the Ancoats Conservation Area is 350 metres to the north west. The Grade II listed Ashton Canal Lock Number 3 is within 150 metres. Other listed buildings within 300 metres are: Ashton canal lock number 1 (Grade II), Cooperative Warehouse (Grade II), Ashton Canal towpath bridge over junction with Islington Branch canal west of lock number 2 (Grade II), Ashton Canal lock keepers cottage (Grade II), Ashton Canal lock number 2 and 3 (Grade II) and Hope Mill (Grade II).

The site is in Flood Zone 1 and in a critical drainage area. It is in the Manchester Air Quality Management Area (AQMA) where air quality conditions are poor. This is a highly sustainable location. Piccadilly Station and New Islington tram stop are nearby.

Description of development

Planning permission 130356/FO/2021 for the creation of 39 residential apartments (Use Class C3a) within retained and refurbished facades of the former Ancoats Dispensary Building facilitated by partial demolition works and the erection of a ground plus 5 storey extension, re-instatement of the central tower, removal of the entrance steps and lowering of the ground floor together with associated external cycle and bin store, boundary treatment and other associated works is currently being implemented at the site.

This application seeks to vary condition 2 of that planning permission to amend the smoke shaft and lift overrun at roof level.

Consultations & Notification Responses

A site notice has been displayed at the application and notification letters sent out to consultees. No comments have been received.

Policy

Manchester Core Strategy (2012) relevant policies SP1, H1, H4, EN1, EN3 and DM1

Unitary Development Plan for the City of Manchester (1995) relevant saved policy DC19

National Planning Policy Framework

Issues

Principe

The principle of development and associated parameters was established under 130356/FO/2021.

This proposal seeks to slightly increase the lift and smoke shaft over run to comply with relevant standards.

Amended elevations demonstrate that the lift shaft and overrun is situated back from the parapet edge of the roof extension (which is also set back from the main edge of the main building façade). Images demonstrated that the shaft and over run may be marginally more visible as you move in both directions along Old Mill Street. The alteration would not become over dominant and remain a largely discrete feature on the roof. The shaft and over run would remain clad in grey cladding which would minimise its overall appearance.

The extension previously was considered to amount to less than substantial harm to the listed building. This alteration would not alter this assessment and the required public benefits to outweigh this harm are considered to be significant in this instance given the regeneration and heritage benefits of saving this building from total demolition and the contribution to overall change in the area. The proposal would also bring affordable housing to the area.

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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

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

1) The development must be begun not later than 30 July 2024.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawings and documents approved as part of planning application 134179/JO/2022

8803-BA-XX-R0-DR-A-(04)109-Proposed Roof GA Plan-P3, 8803-BA-XX-R0-DR-A-(04)207-Proposed Roof Intervention Plan-P3, 8803-BA-XX-XX-DR-A-(05)101-Proposed GA Elevations Sheet 1 of 2-P3, 8803-BA-XX-XX-DR-A-(05)102-Proposed GA Elevations Sheet 2 of 2-P3, 8803-BA-XX-XX-DR-A-(05)103-Proposed Street Elevations-P2, 8803-BA-XX-XX-DR-A-(05)201-Proposed Intervention Elevations Sheet 1 of 2-P3, 8803-BA-XX-XX-DR-A-(05)202-Proposed Intervention Elevations Sheet 2 of 2-P3, 8803-BA-XX-XX-DR-A-(06)101-Proposed GA Sections Sheet 1 of 2-P3 and 8803-BA-XX-XX-DR-A-(06)102-Proposed GA Sections Sheet 2 of 2-P3 stamped as received by the City Council, as Local Planning Authority, on the 27 June 2022

Drawings and documents approved as part of planning permission 130356/FO/2021

Drawings

8803-BA-EX-00-DR-A-(01)100-P1, 8803-BA-EX-00-DR-A-(01)101-P1, 8803-BA-EX-00-DR-A-(01)106-P0, 8803-BA-XX-XX-DR-A-(01)105-P1, 8803-BA-EX-00-DR-A-(01)102-P1, 8803-BA-EX-01-DR-A-(01)103-P1, 8803-BA-EX-02-DR-A-(01)104-P1, 8803-BA-XX-XX-DR-A-(03)102-P1, 8803-BA-XX-XX-DR-A-(04)202-P1, 8803-BA-XX-XX-DR-A-(04)203-P1, 8803-BA-XX-XX-DR-A-(04)204-P1, 8803-BA-XX-XX-SH-A-(09)003 P2, 8803-BA-XX-XX-DR-A-(31)102 P0, 8803-BA-XX-XX-DR-A-(21)400 P1, 8803-BA-XX-XX-DR-A-(21)001 P0, 8803-BA-EX-XX-DR-A-(20)00, 8803-BA-EX-XX-DR-A-(20)002 -1, 8803-BA-EX-XX-DR-A-(20)001 -0, 8803-BA-XX-XX-DR-A-(31)002 P0, 8803-BA-XX-XX-DR-A-(21)002 P0

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021

8803-BA-XX-00-DR-A(04)102-P2, 8803-BA-XX-XX-DR-A(02)101-P2, 8803-BA-XX-XX-DR-A(02)102-P2, 8803-BA-XX-XX-DR-A-(03)101-P2, 8803-BA-XX-00-DR-A(04)103-P2, 8803-BA-XX-01-DR-A(04)104-P2, 8803-BA-XX-02-DR-A(04)105-P2, 8803-BA-XX-03-DR-A(04)106-P2, 8803-BA-XX-04-DR-A(04)107-P2, 8803-BA-XX-05-DR-A(04)108-P2, 8803-BA-XX-04-DR-A-(04)201-P2, 8803-BA-XX-04-DR-A(04)205-P2, 8803-BA-XX-04-DR-A(04)206-P2 and 8803-BA-XX-06-DR-A(04)200-P2.

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 12 July 2021

Supporting information

Design and Access Statement prepared by Buttress; Accommodation / Apartment Schedule prepared by Buttress; Materials Schedule prepared by Buttress; Statement of Consultation prepared by Deloitte; Heritage Statement prepared by KM Heritage; Conservation Strategy prepared by Buttress; Archaeological Desktop Study prepared by Salford Archaeology; Geo-Environmental Phase 1 Desk Study prepared by Applied Geology; Drainage Strategy prepared by Ridge; Energy Strategy prepared by Ridge; Environmental Standards Statement prepared by Ridge; M&E Statement prepared by Ridge; Structural Statement prepared by Ridge; Condition Survey prepared by Ridge; Condition Report prepared by Buttress; Tower Re-Construction

Pallets Survey prepared by Buttress; Waste Management Strategy prepared by Buttress; Affordable Housing Statement prepared by Great Places; Residential Management Statement prepared by Great Places; Daylight / Sunlight Assessment prepared by Scanlan Hill; Ecology Survey, including Bat Survey prepared by ERAP; Crime Impact Statement prepared by Greater Manchester Police; Travel Plan Framework prepared by Ashley Helme; Transport Assessment prepared by Ashley Helme; Phase 1 Desktop Geo-environmental Assessment prepared by Applied Geology; Television and Radio Reception Impact Assessment prepared by GTech Surveys Ltd; Broadband Connectivity Assessment prepared by Watt; Local Labour Agreement prepared by Great Places; Local Labour KPI prepared by Eric Wright; Construction Management Statement, including a Construction Waste Management Plan prepared by Eric Wright; Outline Demolition Methodology prepared by Eric Wright; Noise Impact Assessment prepared by dBx Acoustics Ltd; Air Quality Assessment prepared by Hilson Moran; 1 Bed Supporting memo prepared by Great Places; and Topographical Land Survey prepared by JLP Surveying.

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021

Viability Report prepared by Lambert Smith Hampton stamped as received by the City Council, as Local Planning Authority, on the 28 May 2021

Updated Conservation Strategy; Updated Materials Schedule; Updated Waste Management Strategy; Updated Design and Access Statement; Updated Mock Up Sample Panel drawing; 8803-BA-XX-00-DR-A-(32)003 - Main Entrance Details; Updated Drainage Strategy stamped as received by the City Council, as Local Planning Authority, on the 12 July 2021

Email from Jennifer Chatfield 15 July 2021

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

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

4) a) The development hereby approved shall be carried out in accordance with the Local Labour Agreement prepared by Eric Wright Construction stamped as received by the City Council, as Local Planning Authority, on the 12 November 2021 (approved as part of CDN/21/0853).

The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

5) The drainage details for the development shall be carried out in accordance with the information stamped as received by the City Council, as Local Planning Authority, on the 21 February, 22 March and 5 April 2022 as part of CDN/22/0094.

The development shall then be constructed in accordance with the approved details.

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

6) (1) The archaeological works shall be carried out in accordance with the Written Scheme of Investigation for an archaeological watching brief prepared by Salford Archaeology in January 2022 stamped as received by the City Council, as Local Planning Authority, on the 11 February 2022 (as approved as part of CDN/22/0052).

Prior to the first occupation of the development hereby approved the following details shall be submitted for approval in writing by the City Council, as Local Planning Authority.

2. A programme for post-investigation assessment to include:

- production of a final report on the significance of the below-ground archaeological interest.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

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

7) a) Notwithstanding Report on Desk Study at Ancoats Dispensary, Applied Geology, reference: AG3181-20-AL18-Issue 2, Dated: February 2021 and the Site Investigation/ Risk Assessment Report and Remediation Strategy stamped as received by the City Council, as Local Planning Authority, on the 28 January 2022 (as considered as part of CDN/22/0052), prior to the any above ground works, the following details shall be submitted for approval in writing by the City Council, as Local Planning Authority.

- Submission of a Site Investigation and Risk Assessment Report;
- Submission of a Remediation Strategy

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the first occupation of the development.

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

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

8) The development hereby approved shall be carried out in accordance with the Construction & Demolition Management Plan (CMS) Rev 0 - prepared by Eric Wright Construction stamped as received by the City Council, as Local Planning Authority, on the 12 November 2021 (approved as part of CDN/21/0853).

shall not commence until a detailed construction management plan outlining working practices during construction shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

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

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

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) Prior to any above ground works, samples and specifications of all material to be used on all external elevations of the development and boundary treatments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.

The approved materials used shall then be implemented as part the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

10) The boundary treatment shall be carried out in accordance with Drawing 0310 Rev P01 stamped as received by the City Council, as Local Planning Authority, on the 21 February 2022 (as approved as part of CDN/22/0094).

The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

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

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

11) The development hereby approved shall be carried out in accordance with the Energy Strategy prepared by Ridge; Environmental Standards Statement prepared by Ridge stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021. The development shall achieve a minimum of 11% in carbon on Part L 2013 Building Regulations.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

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

This shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

13) (a) The hard and soft landscaping treatment shall be carried out in accordance with Drawings 210005-BA-XX-XX-DR-A(04) 500 Rev C2 and 210005-BA-XX-XX-DR-A(05) 001 Rev

C3 stamped as received by the City Council, as Local Planning Authority, on the 12 July 2022 (as approved as part of CDN/22/0052).

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

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

14) (a) Notwithstanding the Noise Impact Assessment prepared by dBx Acoustics Ltd stamped as received by the City Council, as Local Planning Authority 11 May 2021, prior to any above ground work a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq
Gardens and terraces (daytime) 55 dB L Aeq

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

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

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

15) (a) Prior to the first occupation of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the

noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

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

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

16) The bin and cycle store shall be carried out in accordance with Drawings 210005-BA-XX-XX-DR-A(21) 400 Rev P7 stamped as received by the City Council, as Local Planning Authority, on the 26 May 2022 (as approved as part of CDN/22/0052).

The approved details shall then be implemented and made available for as long as the development is in use.

Reason - In order to ensure that the bin and cycle store is of a suitable appearance pursuant to policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy (2012).

17) The waste management arrangements for development hereby approved shall be carried out in accordance with Updated Waste Management Strategy and drawing 8803-BA-XX-00-DR-A(04)103-P2 stamped as received by the City Council, as Local Planning Authority, on the 12 July 2021

The details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

18) The provision of 39 cycle spaces, as shown on drawing 8803-BA-XX-00-DR-A(04)103-P2 stamped as received by the City Council, as Local Planning Authority, on the 12 July 2021, shall be implemented and made available prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

Reason - To ensure adequate cycle arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

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

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1, EN3 and DM1 of the Core Strategy.

20) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for

the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

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

21) The development hereby approved shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that the measures within the document have been implemented.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

22) Prior to the first occupation of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Resurfacing of existing footways and forecourt;
- Creation of any loading arrangements and disabled parking bay to Lampwick Lane

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, 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.

24) The residential use 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.

25) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

26) The development hereby approved shall be carried out in accordance with the Travel Plan Framework prepared by Ashley Helme stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents during the first three months of the first use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

27) Prior to the first occupation of the development hereby approved, details of the siting, scale and appearance of the solar panels to the apartments (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

28) Notwithstanding the TV Reception Survey prepared by GTech Surveys Ltd, stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, within one

month of the practical completion of the development, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before the development is first occupied or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

Informatives

0) As the proposal involves development over 11m in height (or alterations to increase the height of a building above 11m), developers are required to notify the Greater Manchester Fire & Rescue Service of the commencement of development via email to construction-started@manchesterfire.gov.uk

Whilst the buildings to be demolished have been assessed as very low risk for bats, the applicant is reminded that under Conservation of Habitats and Species(Amendment) (EU Exit) Regulations 2019it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat work employed to assess how best to safeguard the bat(s). Natural England should also be informed.

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

Regarding S278 agreements a deposit is required to begin an application, additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Mill Street Works, Piercy Street, Manchester, M4 6EB

Flat 213, 70 Old Mill Street, Manchester, M4 6LY

Revive Dental Care, Ancoats Primary Care Centre, Old Mill Street, Manchester, M4 6EE

New Islington Medical Practice, Ancoats Primary Care Centre, Old Mill Street, Manchester, M4 6EE

Second Floor, Mill Street Works, Piercy Street, Manchester, M4 6EB

Mooring 5, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Mooring 6, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Urban Village Medical Practice, Ancoats Primary Care Centre, Old Mill Street, Manchester, M4 6EE

K's Chemist, Ancoats Primary Care Centre, Old Mill Street, Manchester, M4 6EE

Ancoats Primary Care Centre, Old Mill Street, Manchester, M4 6EE

90 Old Mill Street, Manchester, M4 6EE

Flat 30, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA

4 Tavery Close, Manchester, M4 6FL

2 Tavery Close, Manchester, M4 6FL

6 Tavery Close, Manchester, M4 6FL

Flat 40, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA

Flat 85, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB

Flat 89, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB

Flat 110, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB

Flat 111, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB

Flat 179, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD

Flat 46, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA

Flat 77, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB

Flat 78, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB

Flat 165, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD

Flat 201, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD

Flat 44, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA

Flat 53, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA

Flat 11, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA

Flat 12, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA

Flat 36, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA

Flat 50, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA

Flat 88, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB

Flat 177, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD

Flat 163, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD

Flat 182, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD

Flat 98, 70 Old Mill Street, Manchester, M4 6LX

Flat 198, 70 Old Mill Street, Manchester, M4 6LY

Flat 194, 70 Old Mill Street, Manchester, M4 6LY

Flat 188, 70 Old Mill Street, Manchester, M4 6LY

Flat 178, 70 Old Mill Street, Manchester, M4 6LY

Flat 153, 70 Old Mill Street, Manchester, M4 6LX

Flat 150, 70 Old Mill Street, Manchester, M4 6LX

Flat 144, 70 Old Mill Street, Manchester, M4 6LX

Flat 133, 70 Old Mill Street, Manchester, M4 6LX

Flat 125, 70 Old Mill Street, Manchester, M4 6LX

Flat 121, 70 Old Mill Street, Manchester, M4 6LX

Flat 120, 70 Old Mill Street, Manchester, M4 6LX

Flat 116, 70 Old Mill Street, Manchester, M4 6LX
Flat 77, 70 Old Mill Street, Manchester, M4 6LX
Flat 67, 70 Old Mill Street, Manchester, M4 6LW
Flat 47, 70 Old Mill Street, Manchester, M4 6LW
Flat 40, 70 Old Mill Street, Manchester, M4 6LW
Flat 3, 70 Old Mill Street, Manchester, M4 6LW
Flat 32, 70 Old Mill Street, Manchester, M4 6LW
Flat 5, 70 Old Mill Street, Manchester, M4 6LW
Flat 4, 70 Old Mill Street, Manchester, M4 6LW
Flat 1, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 5, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 55, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 82, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 81, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 91, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 145, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 112, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 164, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 14, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 35, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 149, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 176, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 198, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 10, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 42, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 59, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 60, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 114, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 61, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 94, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 97, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 108, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 161, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 195, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 186, 70 Old Mill Street, Manchester, M4 6LY
Flat 184, 70 Old Mill Street, Manchester, M4 6LY
Flat 183, 70 Old Mill Street, Manchester, M4 6LY
Flat 172, 70 Old Mill Street, Manchester, M4 6LY
Flat 168, 70 Old Mill Street, Manchester, M4 6LY
Flat 160, 70 Old Mill Street, Manchester, M4 6LY
Flat 159, 70 Old Mill Street, Manchester, M4 6LY
Flat 138, 70 Old Mill Street, Manchester, M4 6LX
Flat 127, 70 Old Mill Street, Manchester, M4 6LX
Flat 119, 70 Old Mill Street, Manchester, M4 6LX
Flat 117, 70 Old Mill Street, Manchester, M4 6LX
Flat 115, 70 Old Mill Street, Manchester, M4 6LX
Flat 106, 70 Old Mill Street, Manchester, M4 6LX
Flat 100, 70 Old Mill Street, Manchester, M4 6LX
Flat 66, 70 Old Mill Street, Manchester, M4 6LW
Flat 65, 70 Old Mill Street, Manchester, M4 6LW
Flat 64, 70 Old Mill Street, Manchester, M4 6LW
Flat 35, 70 Old Mill Street, Manchester, M4 6LW
Flat 26, 70 Old Mill Street, Manchester, M4 6LW
Flat 22, 70 Old Mill Street, Manchester, M4 6LW

Flat 20, 70 Old Mill Street, Manchester, M4 6LW
Flat 17, 70 Old Mill Street, Manchester, M4 6LW
Flat 16, 70 Old Mill Street, Manchester, M4 6LW
Flat 119, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 1, 70 Old Mill Street, Manchester, M4 6LW
Flat 2, 70 Old Mill Street, Manchester, M4 6LW
Flat 6, 70 Old Mill Street, Manchester, M4 6LW
Flat 100, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 104, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 146, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 71, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 103, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 47, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 51, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 132, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 143, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 16, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 19, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 41, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 140, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 153, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 32, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 197, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 178, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Stubbs Mill, 3 Upper Kirby Street, Manchester, M4 6FN
Flat 69, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 24, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 159, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
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Flat 6, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 74, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
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Flat 96, 70 Old Mill Street, Manchester, M4 6LX
Flat 207, 70 Old Mill Street, Manchester, M4 6LY
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Flat 192, 70 Old Mill Street, Manchester, M4 6LY
Flat 191, 70 Old Mill Street, Manchester, M4 6LY
Flat 190, 70 Old Mill Street, Manchester, M4 6LY
Flat 182, 70 Old Mill Street, Manchester, M4 6LY
Flat 180, 70 Old Mill Street, Manchester, M4 6LY
Flat 176, 70 Old Mill Street, Manchester, M4 6LY
Flat 175, 70 Old Mill Street, Manchester, M4 6LY
Flat 171, 70 Old Mill Street, Manchester, M4 6LY

Flat 104, 70 Old Mill Street, Manchester, M4 6LX
Flat 170, 70 Old Mill Street, Manchester, M4 6LY
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Flat 141, 70 Old Mill Street, Manchester, M4 6LX
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Flat 86, 70 Old Mill Street, Manchester, M4 6LX
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Flat 48, 70 Old Mill Street, Manchester, M4 6LW
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Flat 15, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 34, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 171, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 9, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 64, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 67, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 150, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 172, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 29, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 62, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
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Flat 80, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 124, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 142, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 155, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 17, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 39, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 63, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 129, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 147, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 4, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 75, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 134, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 195, 70 Old Mill Street, Manchester, M4 6LY
Flat 193, 70 Old Mill Street, Manchester, M4 6LY
Flat 187, 70 Old Mill Street, Manchester, M4 6LY
Flat 179, 70 Old Mill Street, Manchester, M4 6LY
Flat 173, 70 Old Mill Street, Manchester, M4 6LY
Flat 162, 70 Old Mill Street, Manchester, M4 6LY
Flat 152, 70 Old Mill Street, Manchester, M4 6LX
Flat 151, 70 Old Mill Street, Manchester, M4 6LX
Flat 136, 70 Old Mill Street, Manchester, M4 6LX
Flat 130, 70 Old Mill Street, Manchester, M4 6LX
Flat 114, 70 Old Mill Street, Manchester, M4 6LX
Flat 82, 70 Old Mill Street, Manchester, M4 6LX
Flat 108, 70 Old Mill Street, Manchester, M4 6LX

Flat 95, 70 Old Mill Street, Manchester, M4 6LX
Flat 88, 70 Old Mill Street, Manchester, M4 6LX
Flat 80, 70 Old Mill Street, Manchester, M4 6LX
Flat 78, 70 Old Mill Street, Manchester, M4 6LX
Flat 76, 70 Old Mill Street, Manchester, M4 6LX
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Flat 49, 70 Old Mill Street, Manchester, M4 6LW
Flat 44, 70 Old Mill Street, Manchester, M4 6LW
Flat 41, 70 Old Mill Street, Manchester, M4 6LW
Flat 39, 70 Old Mill Street, Manchester, M4 6LW
Flat 36, 70 Old Mill Street, Manchester, M4 6LW
Flat 34, 70 Old Mill Street, Manchester, M4 6LW
Flat 33, 70 Old Mill Street, Manchester, M4 6LW
Flat 28, 70 Old Mill Street, Manchester, M4 6LW
Flat 19, 70 Old Mill Street, Manchester, M4 6LW
Flat 13, 70 Old Mill Street, Manchester, M4 6LW
Flat 7, 70 Old Mill Street, Manchester, M4 6LW
Flat 8, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 170, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 183, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 156, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 158, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 38, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 93, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 148, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 157, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 22, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 83, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 101, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 123, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 169, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 180, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 28, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 118, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 3, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 87, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 102, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 173, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 97, 70 Old Mill Street, Manchester, M4 6LX
Flat 211, 70 Old Mill Street, Manchester, M4 6LY
Flat 210, 70 Old Mill Street, Manchester, M4 6LY
Flat 203, 70 Old Mill Street, Manchester, M4 6LY
Flat 201, 70 Old Mill Street, Manchester, M4 6LY
Flat 189, 70 Old Mill Street, Manchester, M4 6LY
Flat 185, 70 Old Mill Street, Manchester, M4 6LY
Flat 169, 70 Old Mill Street, Manchester, M4 6LY
Flat 158, 70 Old Mill Street, Manchester, M4 6LY
Flat 157, 70 Old Mill Street, Manchester, M4 6LY
Flat 129, 70 Old Mill Street, Manchester, M4 6LX
Flat 155, 70 Old Mill Street, Manchester, M4 6LY
Flat 135, 70 Old Mill Street, Manchester, M4 6LX

Flat 131, 70 Old Mill Street, Manchester, M4 6LX
Flat 126, 70 Old Mill Street, Manchester, M4 6LX
Flat 123, 70 Old Mill Street, Manchester, M4 6LX
Flat 112, 70 Old Mill Street, Manchester, M4 6LX
Flat 111, 70 Old Mill Street, Manchester, M4 6LX
Flat 109, 70 Old Mill Street, Manchester, M4 6LX
Flat 102, 70 Old Mill Street, Manchester, M4 6LX
Flat 93, 70 Old Mill Street, Manchester, M4 6LX
Flat 87, 70 Old Mill Street, Manchester, M4 6LX
Flat 81, 70 Old Mill Street, Manchester, M4 6LX
Flat 60, 70 Old Mill Street, Manchester, M4 6LW
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Flat 31, 70 Old Mill Street, Manchester, M4 6LW
Flat 8, 70 Old Mill Street, Manchester, M4 6LW
Flat 13, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 20, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 76, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 175, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 189, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 58, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 194, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 105, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 144, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 199, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 54, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 92, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 96, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 192, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 72, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 90, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 166, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 2, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 37, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 127, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 167, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 43, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 52, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 109, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 135, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 188, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 167, 70 Old Mill Street, Manchester, M4 6LY
Flat 190, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 206, 70 Old Mill Street, Manchester, M4 6LY
Flat 196, 70 Old Mill Street, Manchester, M4 6LY
Flat 154, 70 Old Mill Street, Manchester, M4 6LX
Flat 147, 70 Old Mill Street, Manchester, M4 6LX
Flat 146, 70 Old Mill Street, Manchester, M4 6LX
Flat 132, 70 Old Mill Street, Manchester, M4 6LX
Flat 118, 70 Old Mill Street, Manchester, M4 6LX
Flat 103, 70 Old Mill Street, Manchester, M4 6LX
Flat 84, 70 Old Mill Street, Manchester, M4 6LX

Flat 73, 70 Old Mill Street, Manchester, M4 6LX
Flat 71, 70 Old Mill Street, Manchester, M4 6LX
Flat 62, 70 Old Mill Street, Manchester, M4 6LW
Flat 57, 70 Old Mill Street, Manchester, M4 6LW
Flat 55, 70 Old Mill Street, Manchester, M4 6LW
Flat 54, 70 Old Mill Street, Manchester, M4 6LW
Flat 29, 70 Old Mill Street, Manchester, M4 6LW
Flat 18, 70 Old Mill Street, Manchester, M4 6LW
Flat 15, 70 Old Mill Street, Manchester, M4 6LW
Flat 9, 70 Old Mill Street, Manchester, M4 6LW
Flat 18, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 23, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 27, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 121, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 131, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 31, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 49, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 107, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 138, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 139, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 152, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
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Flat 117, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 151, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 168, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 45, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 113, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
94 Old Mill Street, Manchester, M4 6EE
92 Old Mill Street, Manchester, M4 6EE
Flat 212, 70 Old Mill Street, Manchester, M4 6LY
Flat 209, 70 Old Mill Street, Manchester, M4 6LY
Flat 202, 70 Old Mill Street, Manchester, M4 6LY
Flat 177, 70 Old Mill Street, Manchester, M4 6LY
Flat 163, 70 Old Mill Street, Manchester, M4 6LY
Flat 140, 70 Old Mill Street, Manchester, M4 6LX
Flat 156, 70 Old Mill Street, Manchester, M4 6LY
Flat 148, 70 Old Mill Street, Manchester, M4 6LX
Flat 142, 70 Old Mill Street, Manchester, M4 6LX
Flat 137, 70 Old Mill Street, Manchester, M4 6LX
Flat 128, 70 Old Mill Street, Manchester, M4 6LX
Flat 113, 70 Old Mill Street, Manchester, M4 6LX
Flat 110, 70 Old Mill Street, Manchester, M4 6LX
Flat 92, 70 Old Mill Street, Manchester, M4 6LX
Flat 90, 70 Old Mill Street, Manchester, M4 6LX
Flat 83, 70 Old Mill Street, Manchester, M4 6LX
Flat 79, 70 Old Mill Street, Manchester, M4 6LX
Flat 75, 70 Old Mill Street, Manchester, M4 6LX
Flat 56, 70 Old Mill Street, Manchester, M4 6LW
Flat 42, 70 Old Mill Street, Manchester, M4 6LW
Flat 27, 70 Old Mill Street, Manchester, M4 6LW
Flat 23, 70 Old Mill Street, Manchester, M4 6LW
Flat 14, 70 Old Mill Street, Manchester, M4 6LW
Flat 12, 70 Old Mill Street, Manchester, M4 6LW
Flat 26, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA

Flat 115, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 133, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 154, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 48, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 191, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 25, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 57, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 65, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 66, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 95, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 116, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 33, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 7, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 21, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 68, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 70, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 79, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 130, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 141, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 186, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 193, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 125, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
Flat 56, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GA
Flat 73, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GB
88 Old Mill Street, Manchester, M4 6EE
Flat 208, 70 Old Mill Street, Manchester, M4 6LY
Flat 205, 70 Old Mill Street, Manchester, M4 6LY
Flat 197, 70 Old Mill Street, Manchester, M4 6LY
Flat 181, 70 Old Mill Street, Manchester, M4 6LY
Flat 174, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 174, 70 Old Mill Street, Manchester, M4 6LY
Flat 166, 70 Old Mill Street, Manchester, M4 6LY
Flat 149, 70 Old Mill Street, Manchester, M4 6LX
Flat 164, 70 Old Mill Street, Manchester, M4 6LY
Flat 161, 70 Old Mill Street, Manchester, M4 6LY
Flat 139, 70 Old Mill Street, Manchester, M4 6LX
Flat 134, 70 Old Mill Street, Manchester, M4 6LX
Flat 165, 70 Old Mill Street, Manchester, M4 6LY
Flat 124, 70 Old Mill Street, Manchester, M4 6LX
Flat 107, 70 Old Mill Street, Manchester, M4 6LX
Flat 105, 70 Old Mill Street, Manchester, M4 6LX
Flat 94, 70 Old Mill Street, Manchester, M4 6LX
Flat 91, 70 Old Mill Street, Manchester, M4 6LX
Flat 122, 70 Old Mill Street, Manchester, M4 6LX
Flat 74, 70 Old Mill Street, Manchester, M4 6LX
Flat 72, 70 Old Mill Street, Manchester, M4 6LX
Flat 68, 70 Old Mill Street, Manchester, M4 6LW
Flat 58, 70 Old Mill Street, Manchester, M4 6LW
Flat 52, 70 Old Mill Street, Manchester, M4 6LW
Flat 46, 70 Old Mill Street, Manchester, M4 6LW
Flat 38, 70 Old Mill Street, Manchester, M4 6LW
Flat 69, 70 Old Mill Street, Manchester, M4 6LX
Flat 25, 70 Old Mill Street, Manchester, M4 6LW
Flat 24, 70 Old Mill Street, Manchester, M4 6LW

Flat 21, 70 Old Mill Street, Manchester, M4 6LW
Flat 11, 70 Old Mill Street, Manchester, M4 6LW
Flat 196, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD
Flat 200, Weavers Quay, 51 Old Mill Street, Manchester, M4 6GD

Appendix 2 – Planning constraints

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