

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133755/LO/2022

Date registered valid: 12 May 2022

Proposal: Listed Building Consent for the alteration of the top/head lock gate together with the replacement of the metal balance beams with oak balance beams. , The lock ladders will be extended.

Address: Lock 3, Ashton Canal, Manchester,

Ward(s): Ancoats & Beswick Ward

Applicant: Ms Judy Jones Canal & River Trust Fearn's Wharf , Neptune Street, Leeds, LS9 8PB

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 23 June 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 24 May 2022

Standard consultations:

Printed: 24 May 2022 Expired: 14 June 2022

Neighbour notifications

Printed: 24 May 2022 Expired: 14 June 2022

Site notice

Posted: 24 May 2022 Expired: 14 June 2022

Press advert

Published: 31 May 2022 Expired: 21 June 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Listed

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Lock 3 is the 3rd lock on the Ashton Canal. It is located to the south of Old Mill Street, and adjacent to the Chips Building and close to the New Islington Metrolink Stop within the Central Core of the City of Manchester. The surrounding area is a mixture of residential dwelling houses, purpose-built apartment blocks and commercial developments. The New Islington Marina is close to the site and is undergoing redevelopment work in the form of the new waterpark area and upgrading of the canal.

The Ashton Canal was created to carry coal from the mines of Ashton and Oldham to Manchester.

The locks along the Ashton Canal have a simple character, being formed of brickwork and squared dressed sandstone block chambers. The locks have evolved a great deal over time but retain much original fabric and historic character. Lock 3 would benefit from refurbishment and repair.

Description of development

Listed Building Consent is sought for:

- The extension to the two existing lock ladders and their lock chamber recesses.

- The replacement of the head gates to include new oak balance beams to replace the existing non-original steel beams.

The following 'like for like' works are also proposed:

- The repair and re-pointing of the lock chamber brickwork.
- The repair of the offside lock tail quadrant.
- Minor timber repairs to the tail gates.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies were received.

MCC Flood Risk Management - Recommend the following informative:

In the interests of flood risk management and asset safety, the applicant should ensure that the proposal (construction and operational phases) has been granted internal approval by a CRT works engineer.

Transport For Greater Manchester - Have confirmed that they have no comments in respect of this application.

Greater Manchester Archaeological Advisory Service - Commented as follows:

The application is supported by a Design & Access Statement prepared by the Canal & River Trust. This affords due consideration to the significance of the Grade II listed structure that is the focus of the application, in line with the guidance of Paragraph 194 of the NPPF. The Design & Access Statement concludes that the proposed replacement of the steel balance beams with oak beams, and the installation of manual gearing, constitute enhancement of the designated structure. Whilst the Urban Design & Conservation Team at Manchester City Council may express a view on the impact of the proposals on the historic fabric of the listed structure, and whether any mitigation strategy needs to be implemented, GMAAS considers the conclusions drawn in the Design & Access Statement to be entirely reasonable and is not seeking any archaeological mitigation. Indeed, the replacement of steel balance beams with oak beams is, in our opinion, most welcome.

National Amenity Societies - No comments.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC14 (Shopfronts and Related Signs) confirms acceptable shop front works.

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent 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. The City Council will:

- 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;

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 197 states that in determining planning applications, local planning authorities should take account of:

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

Paragraph 194 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 200 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 201 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 securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Under these criteria the effect of the proposal on the affected heritage assets has been considered:

The replacement of the non-original steel balance beams with oak beams, and the installation of manual gearing, constitute beneficial impact on the significance of the Grade II Listed lock. These alterations would remove late 20thC alterations which are neither historically correct nor aesthetically pleasing to the special character of the lock.

The extension of the non-original lock ladder would require cutting into the original fabric of the canal wall to create a recess to match the existing. The ladders would be extended in metal to match the existing design. The chamber wall will require cutting to create a recess to match the existing. This work will be finished by hand and all joints will be repointed in a suitable lime mortar with a recessed finish.

This work would cause 'less than significant harm' to the significance of the lock however, this would be justified as the existing ladders at Lock 2 fail to comply with Canal & River Trust best practice and adopted national safety standards, which require that the bottom rung should be at least 900mm below the lowest water level; so that someone in the water can gain a foot hold to assist their escape. The existing ladders at Lock 2 would both be extended to reach 900mm below water level and improve water safety measures at the lock.

The works to the tail quadrants would correct poor past repairs and would be carried out in 'like for like' materials. This work and the other proposed repair works would have a beneficial impact on the significance of the lock.

It is considered that the above-described benefits of the proposal would outweigh the 'less substantial harm' caused to the affected heritage asset and are consistent with paragraphs 200 and 201 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

The works are therefore considered to be in accordance with the above identified policies.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application.

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

1) The development 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:

The location plans received by the City Council as local planning authority on 12 May 2022

The report prepared by the Canal and River Trust dated May 2022 and entitled 'Alteration to lock chamber ladders and replacement of steel balance beams with oak.' received by the City Council as local planning authority on 12 May 2022

The drawing referenced B22/AN-011-001/01 Rev C received by the City Council as local planning authority on 12 May 2022

The drawing dated 28/03/08 showing the 'Timber Beam Master Template' received by the City Council as local planning authority on 12 May 2022

The email from Judy Jones dated 10 June 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) The materials to be used for the extended lock ladder shall match those of existing in terms colour, size and texture, the lime mix for the mortar to the lock chamber brickwork shall match

the existing original/historic lime mortar and the materials to quadrant shall be stone setts as outlined in the design and access statement stamped as received by the City Council, as Local Planning Authority, on the 12 May 2022.

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, pursuant to policies EN3, SP1 and DM1 of the Core Strategy and saved Unitary Development Plan policy DC19.

Informatives

1) In the interests of flood risk management and asset safety, the applicant should ensure that the proposal (construction and operational phases) has been granted internal approval by a CRT works engineer.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
National Amenity Societies

Flat 23, 2 Munday Street, Manchester, M4 7BB
Flat 814, 2 Lampwick Lane, Manchester, M4 6BX
Flat 809, 2 Lampwick Lane, Manchester, M4 6BX
Flat 806, 2 Lampwick Lane, Manchester, M4 6BX
Flat 804, 2 Lampwick Lane, Manchester, M4 6BX
Flat 713, 2 Lampwick Lane, Manchester, M4 6BX
Flat 709, 2 Lampwick Lane, Manchester, M4 6BX
Flat 607, 2 Lampwick Lane, Manchester, M4 6BX
Flat 605, 2 Lampwick Lane, Manchester, M4 6BX
Flat 512, 2 Lampwick Lane, Manchester, M4 6BX
Flat 507, 2 Lampwick Lane, Manchester, M4 6BX
Flat 410, 2 Lampwick Lane, Manchester, M4 6BU
Flat 322, 2 Lampwick Lane, Manchester, M4 6BU
Flat 319, 2 Lampwick Lane, Manchester, M4 6BU
Flat 304, 2 Lampwick Lane, Manchester, M4 6BU
Flat 301, 2 Lampwick Lane, Manchester, M4 6BU
Flat 204, 2 Lampwick Lane, Manchester, M4 6BU
Flat 202, 2 Lampwick Lane, Manchester, M4 6BU
Unit 2, 2 Lampwick Lane, Manchester, M4 6BU
Flat 256, 2 Munday Street, Manchester, M4 7BG
Flat 246, 2 Munday Street, Manchester, M4 7BG
Flat 221, 2 Munday Street, Manchester, M4 7BG
Flat 220, 2 Munday Street, Manchester, M4 7BG
Flat 215, 2 Munday Street, Manchester, M4 7BG
Flat 191, 2 Munday Street, Manchester, M4 7BG
Flat 182, 2 Munday Street, Manchester, M4 7BG
Flat 242, 2 Munday Street, Manchester, M4 7BG
Flat 175, 2 Munday Street, Manchester, M4 7BD
Flat 170, 2 Munday Street, Manchester, M4 7BD
Flat 161, 2 Munday Street, Manchester, M4 7BD
Flat 159, 2 Munday Street, Manchester, M4 7BD
Flat 99, 2 Munday Street, Manchester, M4 7BD
Flat 93, 2 Munday Street, Manchester, M4 7BD
Flat 82, 2 Munday Street, Manchester, M4 7BB
Flat 75, 2 Munday Street, Manchester, M4 7BB
Flat 73, 2 Munday Street, Manchester, M4 7BB
Flat 72, 2 Munday Street, Manchester, M4 7BB
Flat 109, 2 Munday Street, Manchester, M4 7BD
Flat 103, 2 Munday Street, Manchester, M4 7BD
Flat 121, 2 Munday Street, Manchester, M4 7BD
Flat 118, 2 Munday Street, Manchester, M4 7BD
Flat 69, 2 Munday Street, Manchester, M4 7BB
Flat 59, 2 Munday Street, Manchester, M4 7BB
Flat 47, 2 Munday Street, Manchester, M4 7BB
Flat 42, 2 Munday Street, Manchester, M4 7BB
Flat 30, 2 Munday Street, Manchester, M4 7BB
Flat 22, 2 Munday Street, Manchester, M4 7BB

Flat 12, 2 Munday Street, Manchester, M4 7BB
Flat 9, 2 Munday Street, Manchester, M4 7BB
Flat 811, 2 Lampwick Lane, Manchester, M4 6BX
Flat 810, 2 Lampwick Lane, Manchester, M4 6BX
Flat 808, 2 Lampwick Lane, Manchester, M4 6BX
Flat 805, 2 Lampwick Lane, Manchester, M4 6BX
Flat 813, 2 Lampwick Lane, Manchester, M4 6BX
Flat 712, 2 Lampwick Lane, Manchester, M4 6BX
Flat 703, 2 Lampwick Lane, Manchester, M4 6BX
Flat 615, 2 Lampwick Lane, Manchester, M4 6BX
Flat 614, 2 Lampwick Lane, Manchester, M4 6BX
Flat 521, 2 Lampwick Lane, Manchester, M4 6BX
Flat 506, 2 Lampwick Lane, Manchester, M4 6BX
Serviced Apartment 416, 2 Lampwick Lane, Manchester, M4 6BU
Flat 407, 2 Lampwick Lane, Manchester, M4 6BU
Flat 321, 2 Lampwick Lane, Manchester, M4 6BU
Flat 315, 2 Lampwick Lane, Manchester, M4 6BU
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Flat 212, 2 Lampwick Lane, Manchester, M4 6BU
Flat 208, 2 Lampwick Lane, Manchester, M4 6BU
Flat 206, 2 Lampwick Lane, Manchester, M4 6BU
Flat 113, 2 Lampwick Lane, Manchester, M4 6BU
Flat 112, 2 Lampwick Lane, Manchester, M4 6BU
Flat 102, 2 Lampwick Lane, Manchester, M4 6BU
Unit 4, 2 Lampwick Lane, Manchester, M4 6BU
Flat 261, 2 Munday Street, Manchester, M4 7BG
Flat 244, 2 Munday Street, Manchester, M4 7BG
Flat 229, 2 Munday Street, Manchester, M4 7BG
Flat 228, 2 Munday Street, Manchester, M4 7BG
Flat 199, 2 Munday Street, Manchester, M4 7BG
Flat 196, 2 Munday Street, Manchester, M4 7BG
Flat 194, 2 Munday Street, Manchester, M4 7BG
Flat 193, 2 Munday Street, Manchester, M4 7BG
Flat 190, 2 Munday Street, Manchester, M4 7BG
Flat 186, 2 Munday Street, Manchester, M4 7BG
Flat 204, 2 Munday Street, Manchester, M4 7BG
Flat 236, 2 Munday Street, Manchester, M4 7BG
Flat 195, 2 Munday Street, Manchester, M4 7BG
Flat 189, 2 Munday Street, Manchester, M4 7BG
Flat 165, 2 Munday Street, Manchester, M4 7BD
Flat 163, 2 Munday Street, Manchester, M4 7BD
Flat 155, 2 Munday Street, Manchester, M4 7BD
Flat 144, 2 Munday Street, Manchester, M4 7BD
Flat 138, 2 Munday Street, Manchester, M4 7BD
Flat 129, 2 Munday Street, Manchester, M4 7BD
Flat 125, 2 Munday Street, Manchester, M4 7BD
Flat 98, 2 Munday Street, Manchester, M4 7BD
Flat 95, 2 Munday Street, Manchester, M4 7BD
Flat 86, 2 Munday Street, Manchester, M4 7BB
Flat 84, 2 Munday Street, Manchester, M4 7BB
Flat 78, 2 Munday Street, Manchester, M4 7BB

Flat 24, 2 Munday Street, Manchester, M4 7BB
Flat 104, 2 Munday Street, Manchester, M4 7BD
Flat 67, 2 Munday Street, Manchester, M4 7BB
Flat 32, 2 Munday Street, Manchester, M4 7BB
Flat 20, 2 Munday Street, Manchester, M4 7BB
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Flat 610, 2 Lampwick Lane, Manchester, M4 6BX
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Flat 513, 2 Lampwick Lane, Manchester, M4 6BX
Flat 510, 2 Lampwick Lane, Manchester, M4 6BX
Flat 505, 2 Lampwick Lane, Manchester, M4 6BX
Flat 422, 2 Lampwick Lane, Manchester, M4 6BU
Flat 419, 2 Lampwick Lane, Manchester, M4 6BU
Flat 408, 2 Lampwick Lane, Manchester, M4 6BU
Flat 405, 2 Lampwick Lane, Manchester, M4 6BU
Flat 320, 2 Lampwick Lane, Manchester, M4 6BU
Flat 318, 2 Lampwick Lane, Manchester, M4 6BU
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Flat 147, 2 Munday Street, Manchester, M4 7BD
Flat 141, 2 Munday Street, Manchester, M4 7BD
Flat 126, 2 Munday Street, Manchester, M4 7BD
Flat 92, 2 Munday Street, Manchester, M4 7BD
Flat 88, 2 Munday Street, Manchester, M4 7BB
Flat 80, 2 Munday Street, Manchester, M4 7BB
Flat 106, 2 Munday Street, Manchester, M4 7BD
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Flat 123, 2 Munday Street, Manchester, M4 7BD
Flat 122, 2 Munday Street, Manchester, M4 7BD
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Flat 65, 2 Munday Street, Manchester, M4 7BB
Flat 50, 2 Munday Street, Manchester, M4 7BB
Flat 63, 2 Munday Street, Manchester, M4 7BB
Flat 56, 2 Munday Street, Manchester, M4 7BB
Flat 53, 2 Munday Street, Manchester, M4 7BB
Flat 41, 2 Munday Street, Manchester, M4 7BB
Flat 40, 2 Munday Street, Manchester, M4 7BB
Flat 36, 2 Munday Street, Manchester, M4 7BB
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Flat 18, 2 Munday Street, Manchester, M4 7BB
Flat 11, 2 Munday Street, Manchester, M4 7BB
Flat 4, 2 Munday Street, Manchester, M4 7BB
Flat 704, 2 Lampwick Lane, Manchester, M4 6BX
Flat 609, 2 Lampwick Lane, Manchester, M4 6BX
Flat 606, 2 Lampwick Lane, Manchester, M4 6BX
Flat 603, 2 Lampwick Lane, Manchester, M4 6BX
Flat 602, 2 Lampwick Lane, Manchester, M4 6BX
Flat 522, 2 Lampwick Lane, Manchester, M4 6BX
Flat 421, 2 Lampwick Lane, Manchester, M4 6BU
Flat 401, 2 Lampwick Lane, Manchester, M4 6BU
Flat 316, 2 Lampwick Lane, Manchester, M4 6BU
Flat 313, 2 Lampwick Lane, Manchester, M4 6BU
Flat 312, 2 Lampwick Lane, Manchester, M4 6BU
Flat 311, 2 Lampwick Lane, Manchester, M4 6BU
Flat 216, 2 Lampwick Lane, Manchester, M4 6BU
Flat 114, 2 Lampwick Lane, Manchester, M4 6BU
Flat 106, 2 Lampwick Lane, Manchester, M4 6BU
Mooring 2, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA
Mooring 4, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA
Mooring 3, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA
Mooring 1, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA
Flat 262, 2 Munday Street, Manchester, M4 7BG
Flat 259, 2 Munday Street, Manchester, M4 7BG
Flat 257, 2 Munday Street, Manchester, M4 7BG
Flat 241, 2 Munday Street, Manchester, M4 7BG
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Flat 181, 2 Munday Street, Manchester, M4 7BG
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Flat 150, 2 Munday Street, Manchester, M4 7BD
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Flat 76, 2 Munday Street, Manchester, M4 7BB
Flat 102, 2 Munday Street, Manchester, M4 7BD
Flat 101, 2 Munday Street, Manchester, M4 7BD
Flat 64, 2 Munday Street, Manchester, M4 7BB
Flat 55, 2 Munday Street, Manchester, M4 7BB
Flat 54, 2 Munday Street, Manchester, M4 7BB
Flat 34, 2 Munday Street, Manchester, M4 7BB
Flat 31, 2 Munday Street, Manchester, M4 7BB
Flat 26, 2 Munday Street, Manchester, M4 7BB
Flat 21, 2 Munday Street, Manchester, M4 7BB
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Flat 3, 2 Munday Street, Manchester, M4 7BB
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Flat 803, 2 Lampwick Lane, Manchester, M4 6BX
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Flat 705, 2 Lampwick Lane, Manchester, M4 6BX
Flat 702, 2 Lampwick Lane, Manchester, M4 6BX
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Flat 402, 2 Lampwick Lane, Manchester, M4 6BU
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Flat 201, 2 Lampwick Lane, Manchester, M4 6BU
Flat 109, 2 Lampwick Lane, Manchester, M4 6BU
Flat 107, 2 Lampwick Lane, Manchester, M4 6BU
Flat 103, 2 Lampwick Lane, Manchester, M4 6BU
Flat 142, 2 Munday Street, Manchester, M4 7BD
Flat 239, 2 Munday Street, Manchester, M4 7BG
Flat 233, 2 Munday Street, Manchester, M4 7BG
Flat 232, 2 Munday Street, Manchester, M4 7BG
Flat 217, 2 Munday Street, Manchester, M4 7BG
Flat 214, 2 Munday Street, Manchester, M4 7BG
Flat 201, 2 Munday Street, Manchester, M4 7BG
Flat 188, 2 Munday Street, Manchester, M4 7BG
Flat 185, 2 Munday Street, Manchester, M4 7BG
Flat 184, 2 Munday Street, Manchester, M4 7BG
Flat 210, 2 Munday Street, Manchester, M4 7BG
Flat 180, 2 Munday Street, Manchester, M4 7BG
Flat 178, 2 Munday Street, Manchester, M4 7BG
Flat 164, 2 Munday Street, Manchester, M4 7BD
Flat 158, 2 Munday Street, Manchester, M4 7BD

Flat 154, 2 Munday Street, Manchester, M4 7BD
Flat 149, 2 Munday Street, Manchester, M4 7BD
Flat 146, 2 Munday Street, Manchester, M4 7BD
Flat 133, 2 Munday Street, Manchester, M4 7BD
Flat 128, 2 Munday Street, Manchester, M4 7BD
Flat 91, 2 Munday Street, Manchester, M4 7BD
Flat 77, 2 Munday Street, Manchester, M4 7BB
Flat 71, 2 Munday Street, Manchester, M4 7BB
Flat 111, 2 Munday Street, Manchester, M4 7BD
Flat 107, 2 Munday Street, Manchester, M4 7BD
Flat 119, 2 Munday Street, Manchester, M4 7BD
Flat 68, 2 Munday Street, Manchester, M4 7BB
Flat 62, 2 Munday Street, Manchester, M4 7BB
Flat 57, 2 Munday Street, Manchester, M4 7BB
Flat 17, 2 Munday Street, Manchester, M4 7BB
Flat 16, 2 Munday Street, Manchester, M4 7BB
Flat 10, 2 Munday Street, Manchester, M4 7BB
Flat 7, 2 Munday Street, Manchester, M4 7BB
Flat 5, 2 Munday Street, Manchester, M4 7BB
Flat 807, 2 Lampwick Lane, Manchester, M4 6BX
Flat 801, 2 Lampwick Lane, Manchester, M4 6BX
Flat 714, 2 Lampwick Lane, Manchester, M4 6BX
Flat 710, 2 Lampwick Lane, Manchester, M4 6BX
Flat 706, 2 Lampwick Lane, Manchester, M4 6BX
Flat 701, 2 Lampwick Lane, Manchester, M4 6BX
Flat 613, 2 Lampwick Lane, Manchester, M4 6BX
Flat 515, 2 Lampwick Lane, Manchester, M4 6BX
Flat 502, 2 Lampwick Lane, Manchester, M4 6BX
Flat 501, 2 Lampwick Lane, Manchester, M4 6BX
Flat 420, 2 Lampwick Lane, Manchester, M4 6BU
Flat 411, 2 Lampwick Lane, Manchester, M4 6BU
Flat 406, 2 Lampwick Lane, Manchester, M4 6BU
Flat 213, 2 Lampwick Lane, Manchester, M4 6BU
Flat 203, 2 Lampwick Lane, Manchester, M4 6BU
Flat 111, 2 Lampwick Lane, Manchester, M4 6BU
Flat 213, 2 Munday Street, Manchester, M4 7BG
Unit 1, 2 Lampwick Lane, Manchester, M4 6BU
Flat 222, 2 Munday Street, Manchester, M4 7BG
Flat 192, 2 Munday Street, Manchester, M4 7BG
Flat 211, 2 Munday Street, Manchester, M4 7BG
Flat 203, 2 Munday Street, Manchester, M4 7BG
Flat 173, 2 Munday Street, Manchester, M4 7BD
Flat 148, 2 Munday Street, Manchester, M4 7BD
Flat 131, 2 Munday Street, Manchester, M4 7BD
Flat 89, 2 Munday Street, Manchester, M4 7BD
Flat 110, 2 Munday Street, Manchester, M4 7BD
Flat 108, 2 Munday Street, Manchester, M4 7BD
Flat 105, 2 Munday Street, Manchester, M4 7BD
Flat 100, 2 Munday Street, Manchester, M4 7BD
Flat 116, 2 Munday Street, Manchester, M4 7BD
Flat 61, 2 Munday Street, Manchester, M4 7BB
Flat 58, 2 Munday Street, Manchester, M4 7BB
Flat 52, 2 Munday Street, Manchester, M4 7BB
Flat 45, 2 Munday Street, Manchester, M4 7BB

Flat 44, 2 Munday Street, Manchester, M4 7BB
Flat 33, 2 Munday Street, Manchester, M4 7BB
Flat 27, 2 Munday Street, Manchester, M4 7BB
Flat 25, 2 Munday Street, Manchester, M4 7BB
Flat 14, 2 Munday Street, Manchester, M4 7BB
Flat 2, 2 Munday Street, Manchester, M4 7BB
Flat 1, 2 Munday Street, Manchester, M4 7BB
Flat 508, 2 Lampwick Lane, Manchester, M4 6BX
Flat 503, 2 Lampwick Lane, Manchester, M4 6BX
Flat 417, 2 Lampwick Lane, Manchester, M4 6BU
Flat 409, 2 Lampwick Lane, Manchester, M4 6BU
Flat 310, 2 Lampwick Lane, Manchester, M4 6BU
Flat 305, 2 Lampwick Lane, Manchester, M4 6BU
Flat 302, 2 Lampwick Lane, Manchester, M4 6BU
Flat 217, 2 Lampwick Lane, Manchester, M4 6BU
Flat 214, 2 Lampwick Lane, Manchester, M4 6BU
Flat 104, 2 Lampwick Lane, Manchester, M4 6BU
Flat 255, 2 Munday Street, Manchester, M4 7BG
Flat 253, 2 Munday Street, Manchester, M4 7BG
Flat 238, 2 Munday Street, Manchester, M4 7BG
Flat 231, 2 Munday Street, Manchester, M4 7BG
Flat 226, 2 Munday Street, Manchester, M4 7BG
Flat 223, 2 Munday Street, Manchester, M4 7BG
Flat 216, 2 Munday Street, Manchester, M4 7BG
Flat 197, 2 Munday Street, Manchester, M4 7BG
Flat 206, 2 Munday Street, Manchester, M4 7BG
Flat 177, 2 Munday Street, Manchester, M4 7BG
Flat 176, 2 Munday Street, Manchester, M4 7BG
Flat 174, 2 Munday Street, Manchester, M4 7BD
Flat 166, 2 Munday Street, Manchester, M4 7BD
Flat 162, 2 Munday Street, Manchester, M4 7BD
Flat 157, 2 Munday Street, Manchester, M4 7BD
Flat 151, 2 Munday Street, Manchester, M4 7BD
Flat 145, 2 Munday Street, Manchester, M4 7BD
Flat 140, 2 Munday Street, Manchester, M4 7BD
Flat 135, 2 Munday Street, Manchester, M4 7BD
Flat 132, 2 Munday Street, Manchester, M4 7BD
Flat 94, 2 Munday Street, Manchester, M4 7BD
Flat 120, 2 Munday Street, Manchester, M4 7BD
Flat 90, 2 Munday Street, Manchester, M4 7BD
Flat 85, 2 Munday Street, Manchester, M4 7BB
Flat 74, 2 Munday Street, Manchester, M4 7BB
Flat 113, 2 Munday Street, Manchester, M4 7BD
Flat 112, 2 Munday Street, Manchester, M4 7BD
Flat 66, 2 Munday Street, Manchester, M4 7BB
Flat 60, 2 Munday Street, Manchester, M4 7BB
Flat 51, 2 Munday Street, Manchester, M4 7BB
Flat 48, 2 Munday Street, Manchester, M4 7BB
Flat 46, 2 Munday Street, Manchester, M4 7BB
Flat 37, 2 Munday Street, Manchester, M4 7BB
Flat 29, 2 Munday Street, Manchester, M4 7BB
Flat 15, 2 Munday Street, Manchester, M4 7BB
Flat 715, 2 Lampwick Lane, Manchester, M4 6BX
Flat 707, 2 Lampwick Lane, Manchester, M4 6BX

Flat 612, 2 Lampwick Lane, Manchester, M4 6BX
Flat 520, 2 Lampwick Lane, Manchester, M4 6BX
Flat 519, 2 Lampwick Lane, Manchester, M4 6BX
Flat 511, 2 Lampwick Lane, Manchester, M4 6BX
Flat 504, 2 Lampwick Lane, Manchester, M4 6BX
Flat 415, 2 Lampwick Lane, Manchester, M4 6BU
Flat 412, 2 Lampwick Lane, Manchester, M4 6BU
Flat 210, 2 Lampwick Lane, Manchester, M4 6BU
Flat 101, 2 Lampwick Lane, Manchester, M4 6BU
Unit 5, 2 Lampwick Lane, Manchester, M4 6BU
Unit 3, 2 Lampwick Lane, Manchester, M4 6BU
Flat 143, 2 Munday Street, Manchester, M4 7BD
Flat 260, 2 Munday Street, Manchester, M4 7BG
Flat 258, 2 Munday Street, Manchester, M4 7BG
Flat 252, 2 Munday Street, Manchester, M4 7BG
Flat 251, 2 Munday Street, Manchester, M4 7BG
Flat 250, 2 Munday Street, Manchester, M4 7BG
Flat 247, 2 Munday Street, Manchester, M4 7BG
Flat 245, 2 Munday Street, Manchester, M4 7BG
Flat 227, 2 Munday Street, Manchester, M4 7BG
Flat 207, 2 Munday Street, Manchester, M4 7BG
Flat 205, 2 Munday Street, Manchester, M4 7BG
Flat 254, 2 Munday Street, Manchester, M4 7BG
Flat 172, 2 Munday Street, Manchester, M4 7BD
Flat 171, 2 Munday Street, Manchester, M4 7BD
Flat 160, 2 Munday Street, Manchester, M4 7BD
Flat 156, 2 Munday Street, Manchester, M4 7BD
Flat 152, 2 Munday Street, Manchester, M4 7BD
Flat 139, 2 Munday Street, Manchester, M4 7BD
Flat 137, 2 Munday Street, Manchester, M4 7BD
Flat 136, 2 Munday Street, Manchester, M4 7BD
Flat 130, 2 Munday Street, Manchester, M4 7BD
Flat 97, 2 Munday Street, Manchester, M4 7BD
Flat 81, 2 Munday Street, Manchester, M4 7BB
Flat 79, 2 Munday Street, Manchester, M4 7BB
Flat 117, 2 Munday Street, Manchester, M4 7BD
Flat 49, 2 Munday Street, Manchester, M4 7BB
Flat 43, 2 Munday Street, Manchester, M4 7BB
Flat 39, 2 Munday Street, Manchester, M4 7BB
Flat 38, 2 Munday Street, Manchester, M4 7BB
Flat 28, 2 Munday Street, Manchester, M4 7BB

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
Site of Biological Interest - Name: Ashton Canal (West)
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRL