

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133516/MO/2022

Date registered valid: 13 April 2022

Proposal: Details of Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to Outline Planning Permission 126668/FO/2020 for Phase C (Education facility) (Phase C as defined on Drawing References: 10292Z1SHPG000PL00B5D802 and 10292Z1SHPG000PLB1B5D801, approved under application 126668/FO/2020).

Address: Crown Street Phase 2 (Phase C) , Land Bound By Silvercroft Street, Crown Street And The Mancunian Way, Manchester, M15 4AX

Ward(s): Deansgate Ward

Applicant: Renaker Build Ltd C/o Agent

Agent (if any): Mr John Cooper Deloitte LLP The Hanover Building, Corporation Street, Manchester, M4 4AH

Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 June 2022

Application details

Type of application: Reserved Matters Consent

Development type: Smallscale Major Dwellings

Date of site visit:

Standard consultations:

Printed: 29 April 2022 Expired: 20 May 2022

Neighbour notifications

Printed: 4 May 2022 Expired: 25 May 2022

Site notice

Posted: 10 May 2022 Expired: 31 May 2022

Press advert

Published: 10 May 2022 Expired: 31 May 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The proposal relates to a site which has outline planning permission for an educational facility and forms part of the Crown Street Phase 2 site, which is within the Great Jackson Street Strategic Regeneration Framework Area (SRF). It is bounded by the Mancunian Way, Crown Street Phase 1 (Elizabeth and Victoria Towers); the former Bridgewater Canal Offices; a surface level car park; and a slip road off the Mancunian Way linking into Melbourne Street and Crown Street. The site was a cleared site (formerly a car park) and is now under construction with the Blade and Three60 residential towers which form part of Phase 2.

The Great Jackson Street area includes cleared sites, light industrial uses and temporary car parking, as well as the Gaddum Centre, which is a three storey red brick office building with a pitched tiled roof on Great Jackson Street. The Deansgate Square development at Owen Street, consisting of four residential towers, is to the north-east. Two residential towers with mixed uses at ground floor are under construction at Crown Street Phase 1, which adjoins the site to the north-west. There are residential properties on the opposite side of Chester Road within Castlefield and there is a considerable amount of residential development in Hulme. Castlefield Conservation Area is on the opposite side of Chester Road and the former Bridgewater Canal Company offices (Grade II listed) lie to the north east).

Description of development

Under planning reference 126668, full planning permission was granted for the erection of two 52-storey residential buildings (Use Class C3) each incorporating a podium accommodating residential amenity facilities and ground floor and first floor commercial units (Use Classes A1, A2, A3, or D1), private and public basement car parking, landscaping and a public park, servicing and access arrangements, highways improvements, and associated works (Phases A, B, and D) and outline planning permission (with all matters reserved) was granted for an educational facility (Use Class D1) (Phase C). This application is for Reserved Matters for the D1 educational facility. The reserved matters are the details of access, appearance, landscaping, layout and scale.

The educational facility would be a four storey primary school, which would sit between the Victoria Tower to the north and The Blade to the south east. The public park, which forms part of Crown Street Phase 2, would lie to the north east and it would be bounded by the service road and the Mancunian Way to the south. The intended capacity of the school is 210 places, alongside a 26 place nursery. The main entrance to the school would be from the public realm area to the east, with the daycare entrance and a secondary (out of hours) entrance off Silvercroft Street to the north west. The entrance for child drop-off to the Early Years Classes is accessed adjacent the main entrance within a ground floor external play area, adjacent to The Blade.

The building would step back at the first floor on the north elevation to provide an external teaching terrace and would have a roof top external play area. The external elevations of the school would be light colour brick and bronze finish metal panels. Bronze finished aluminium would be used for windows, external doors, louvres and the rooftop play area.

Consultations & Notification Responses

Publicity – The application has been advertised in the Manchester Evening News, site notices displayed and the occupiers of nearby properties have been consulted. No representations have been received.

Highway Services - Recommends conditions regarding off-site highway works, travel plan and CMP.

MCC Flood Risk Management - Recommends conditions regarding SuDS.

Greater Manchester Police - No objections subject to layout issues in CIS being addressed and physical security measures being conditioned.

Environment Agency - No detailed technical commentary to make as issues have been dealt with under condition 85 of 126668/FO/2020.

Issues

The main issues to consider are the impact of the proposal on visual amenity, highway safety, accessibility. The proposal should be considered against the following policies:

Relevant National Policy

The National Planning Policy Framework sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role (paragraphs 7 & 8). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a “presumption in

favour of sustainable development". This means approving development, without delay, where it accords with the development plan (para 11). Paragraphs 11 and 12 state that:

"For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay" and "where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed".

The proposal is considered to be consistent with sections 6, 7, 8, 9, 11, 12, 14, 15 and 16 of the NPPF for the reasons set out below.

Section 6 - Building a strong and competitive economy - The proposal is for a high-quality scheme in an area in need of further regeneration. It would create jobs during construction and would complement the existing community within the area.

Section 7 - Ensuring the Vitality of Town Centres - The proposal would develop a site close to a key gateway route and help to create a neighbourhood that would attract and retain a diverse labour market. This would support Greater Manchester's growth objectives, delivering a school to meet the demands of a growing economy and population. It would be within the City Centre in a location that is well connected and would therefore help to promote sustained economic growth.

Section 8 (Promoting healthy and safe communities) – The development would facilitate social interaction and help to create a healthy, inclusive community. It would be integrated into the locality and increase levels of natural surveillance.

Section 9 (Promoting Sustainable Transport) – The proposal is close to the Deansgate tram and train interchange and bus routes. Development in this highly sustainable location would contribute to wider sustainability and health objectives and give people a choice about how they travel.

Section 11 (Making Effective Use of Land) – This high density development would provide homes and other uses on a brownfield site and safeguard and improve the environment and ensure safe and healthy living conditions.

Section 12 (Achieving Well-Designed Places) - The design has been carefully considered. The high quality buildings would raise design standards,

Section 14 (Meeting the challenge of climate change, flooding and coastal change) – The site is highly sustainable and would seek to achieve a 'Very Good' BREEAM rating.

The site is within Zone 1 of the Environment Agency flood maps and has a low probability of flooding.

Section 15 (Conserving and enhancing the natural environment) – The documents submitted with the hybrid application have considered issues such as ground conditions, noise and the impact on ecology and demonstrate that the proposal would have no significant adverse impacts in respect of the natural environment subject to conditions.

Section 16 Conserving and Enhancing the Historic Environment - The proposal would not affect the settings of Castlefield Conservation Area or the nearby Bridgewater House listed building.

Core Strategy

The proposals are considered to be consistent with Core Strategy Policies SP1 (Spatial Principles), CC5 (Transport), CC6 (City Centre High Density Development), CC7 (Mixed Use Development), CC8 (Change and Renewal), CC9 (Design and Heritage), CC10 (A Place for Everyone), T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), EN4 (Reducing CO2 Emissions), EN6 (Target Framework for CO2 Reductions), EN8 (Adaptation to Climate Change), EN9 (Green Infrastructure), EN14 (Flood Risk), EN15 (Biodiversity and Geological Conservation), EN16 (Air Quality), EN17 (Water Quality), EN18 (Contaminated Land), EN19 (Waste) and DM1 (Development Management) .

The Core Strategy Development Plan Document 2012-2027 was adopted on 11 July 2012 and is the key document in Manchester's Local Development Framework. It sets out the long term strategic planning policies for Manchester. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein, as follows:

SO1. Spatial Principles – The site is highly accessible supporting sustainable growth and helping to halt climate change.

SO2. Economy – The scheme would provide jobs during construction and permanent employment and facilities in a highly accessible location.

S05. Transport – The development would be highly accessible, reducing the need to travel by private car and making the most effective use of public transport. This would improve physical connectivity and help to enhance the functioning and competitiveness of the city.

S06. Environment – The development would protect and enhance the natural and built environment and ensure the sustainable use of natural resources in order to: mitigate and adapt to climate change; support biodiversity and wildlife; improve air, water and land quality; improve recreational opportunities; and ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy SP 1 Spatial Principles – The development would be highly sustainable and would provide a school in proximity to residential development. It would be close to sustainable transport and maximise use of the City's transport infrastructure. It would enhance the built and natural environment and create a well-designed place that would enhance and create character, re-use previously developed land and reduce the need to travel.

Policy CC5 Transport – The proposal would be accessible by a variety of modes of transport and would help to reduce carbon emissions and help to improve air quality.

Policy CC6 City Centre High Density Development – The proposals would be a high density development and involve an efficient use of land.

Policy CC7 Mixed Use Development - The proposals form part of a mixed use residential-led scheme.

Policy CC8 Change and Renewal – This scheme would support the City Centres employment and retail role and would improve accessibility and legibility. It is consistent with the approved development framework for the area.

Policy CC9 Design and Heritage – The design would be appropriate to the City Centre context and would not have an impact on the nearby Castlefield Conservation Area and on the settings of nearby listed buildings.

Policy CC10 A Place for Everyone – The building and site would be accessible.

Policy T1 Sustainable Transport – The development would encourage a modal shift to more sustainable alternatives. It would improve pedestrian routes and the pedestrian environment.

Policy T2 Accessible Areas of Opportunity and Need – The proposal would be easily accessible by a variety of sustainable transport modes and would help to connect residents to jobs, local facilities and open space.

Policy EN1 Design Principles and Strategic Character Areas - The proposal involves a good quality design and would enhance the character of the area and the image of the City. The design responds positively at street level, which would improve permeability.

Policy EN3 Heritage - The site has a negative impact and there is an opportunity to enhance its architectural and urban qualities. The school would not have an impact on the nearby Castlefield Conservation Area and on the settings of nearby listed buildings.

Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development - The proposal would follow the principle of the Energy Hierarchy to reduce CO2 emissions.

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies – The development would comply with the CO2 emission reduction targets set out in this policy.

Policy EN 8 Adaptation to Climate Change - The energy statement sets out how the building has been designed to consider adaptability in relation to climate change.

Policy EN9 Green Infrastructure – The school is part of an overall development that includes a public park with lawns, herbaceous planting and tree planting, as well as green rooftop gardens, adding to the network of green spaces and allowing for adaptation to climate change in a heavily urbanised area.

Policy EN11 Quantity of Open Space, Sport and Recreation – The school is part of an overall development that would provide new open space to provide for the increase in population created by the development. It would also increase inter-connectivity between spaces to allow better links for disabled people, pedestrians and cyclists, and to enhance biodiversity. The school would have ground floor and roof top play areas.

Policy EN14 Flood Risk – The scheme is subject to a flood risk assessment and SuDS.

EN15 Biodiversity and Geological Conservation – The redevelopment would provide an opportunity to secure ecological enhancement for fauna typically associated with residential areas such as breeding birds and roosting bats.

Policy EN 16 Air Quality - The proposal would be highly accessible by all forms of public transport and reduce reliance on cars and therefore minimise emissions.

Policy EN 17 Water Quality – There would be no adverse impact on water quality. Surface water run-off and grounds water contamination would be minimised.

Policy EN 18 Contaminated Land and Ground Stability - A site investigation, which identifies possible risks arising from ground contamination has been prepared.

Policy EN19 Waste – The development would be consistent with the principles of waste hierarchy and a Waste Management Strategy has been provided.

Policy DM 1 Development Management – This policy sets out the requirements for developments and outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- appropriate siting, layout, scale, form, massing, materials and detail;
- design for health;
- adequacy of internal accommodation and amenity space.
- impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- that development should have regard to the character of the surrounding area;
- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- accessibility to buildings, neighbourhoods and sustainable transport modes;
- impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking; and
- impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

The proposal has been considered in relation to the above issues as part of the hybrid planning permission and is considered further in relation to visual amenity, highway safety and accessibility below.

Saved Unitary Development Plan Policies

DC18.1 Conservation Areas & DC19.1 Listed Buildings – The school would not have an impact on the nearby Castlefield Conservation Area and on the settings of nearby listed buildings.

– It is considered that the proposal would not have a detrimental impact on the settings of the nearby listed buildings. This is discussed in more detail later in the report.

Policy DC20 Archaeology – The site has an archaeological interest from Roman times and historical housing, and a scheme of investigation has been carried out as part of the overall development.

DC26.1 and DC26.5 Development and Noise – An acoustic assessment considers that the proposal would not have a detrimental impact on the amenity of surrounding occupiers through noise and would be adequately insulated to protect the amenity of occupiers of the development. The school layout has been designed so that more noise sensitive uses are located further away from the Mancunian Way.

Visual Amenity

The location, scale, height and layout of the building follow the parameters established and approved under the hybrid planning permission (126668). The materials proposed for the school would match the base of Elizabeth Tower and the podium of The Blade and Three60

towers, visually tying the building in with those buildings. The building would therefore fit in with the surrounding developments and would have a positive impact on the visual amenity of the area.

Highway Safety and Accessibility

The building would sit within the public realm already approved under 126668 and would have pedestrian access from the public realm areas. Servicing would take place in accordance with the hybrid permission for Crown Street Phase 2 and the conditions suggested by Highways are already covered by that permission.

Similarly, conditions suggested by Flood Risk Management are already on the hybrid planning permission so should not be duplicated here.

Conclusion

Given the above, it is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities including the Adopted Core Strategy, the relevant Strategic Regeneration Frameworks and the Community Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved.

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:

Article 35 Declaration

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

0) 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 was sought where early discussions took place regarding the siting/layout, scale, design and appearance of the development. Further work and discussions have taken place with the applicant through the course of the application and no problems were encountered.

1) The development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

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:

10292-Z1-SHP-G000-PL-00-B5D801 P01 Application Boundary Plan
C3-AKL-G100-PL-00-0005 X02 Proposed Site Plan
C3-AKL-G200-EL-XX-0015 X01 Proposed North & South Elevations
C3-AKL-G200-EL-XX-0016 X01 Proposed East & West Elevations
C3-AKL-G200-PL-00-0010 X01 Proposed Ground Floor
C3-AKL-G200-PL-01-0011 X01 Proposed First Floor
C3-AKL-G200-PL-02-0012 X01 Proposed Second Floor
C3-AKL-G200-PL-03-0013 X01 Proposed Third Floor
C3-AKL-G200-SE-XX-0023 X01 Proposed Section A-A
C3-AKL-G251-SE-XX-0017 X01 External Facade Details - Section A
C3-AKL-G251-SE-XX-0018 X01 External Facade Details - Section B
C3-AKL-G251-SE-XX-0019 X01 External Facade Details - Section C

Design & Access Statement by Arkilab Ref: C3-AKL-Z100-RP-XX-0001 dated March 2022

Environmental Statement: Volume 1 - Addendum dated April 2022 by Deloitte

WSP letter dated 7 March 2022

Air Quality Technical Addendum by Ensaf Ref: AQ73415r3 dated 12/04/2022

Environmental Noise Study by Fisher Acoustics Ref: C3-FAC-A180-Rp-XX-001 P01 dated March 2022

School RMA Solar Glare Desktop Review by Gia dated 28/03/2022

Non-Technical Summary (ES Addendum), Environmental Statement Volume 3 dated April 2022 by Deloitte

Crime Impact Statement Version A: 11 March 2022 URN: 2019/-676/CIS/02

Environmental Standards Statement Ref: 2020.187 dated March 2022 by Element Sustainability Planning Statement by Deloitte dated April 2022

Ventilation Strategy Statement Ref: C3-MEP-G525-RP-XX-001 Revision P02 by MEP Design

Blue Roof & Pump Calculations by WSP Group Ltd dated 05/05/2021

C5 Tower Calculations by WSP Group Ltd dated 29/04/2021

Rear Access Road Calculations by WSP Group Ltd dated 15/01/2021

RIBA Stage 4 Drainage Strategy Ref: Z1-WSP-A180-RP-XX-DS01 Rev P04 by WSP dated January 2021

Z1-WSP-G580-DE-XX-DR01 P02 MH REF C01 in Silvercroft Street Construction Details

Z1-WSP-G580-DE-XX-DR02 P04 Typical Sustainable Urban Drainage (SUDS) Construction Details

Z1-WSP-G580-PL-XX-DR02 P17 Proposed Drainage Layout

Z1-WSP-G580-PL-XX-DR03 P04 Exceedance - Overland Flow Routes

Z1-WSP-G580-SC-XX-001 P02 Manhole Schedule

Z1-WTE-G770-PL-XX-PH01 Revision 01 Blue Roof Layout

Z1-WTE-G770-PL-XX-PH02 Revision P01 Blue Roof Detail

Z3-MEP-G590-PL-B1-003 P07 Public Car Park Mechanical Services Proposed Basement 1 Coordinated Mechanical Services Layout

Z3-MEP-G590-PL-B2-002 C01 Public Car Park Mechanical Services Proposed Basement 2 Coordinated Mechanical Services Layout

Email confirming canopy heights, door guard hoops and vehicle tracking from Jemma Babrook of Deloitte to Lucy Harrison dated 14/06/2022 15:06.

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) Development hereby approved shall be carried out only in accordance with the recommendations of the Crime Impact Statement Version A: 11/03/22 reference 2019/0676/CIS/02 by Greater Manchester Police. No building within Phase C shall be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation relating to that phase.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

4) a. Prior to the commencement of above-ground construction works within Phase C, a programme for the submission of final details of (i) the proposed boundary treatment to the ground floor play area and (ii) the entrance canopies shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the details.

b. The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

Reason - In the interests of visual amenity pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Environment & Operations (Refuse & Sustainability)
Oliver West (Sustainable Travel)
Corporate Property
MCC Flood Risk Management
City Centre Renegeration
United Utilities Water PLC
Greater Manchester Police
Environment Agency
Greater Manchester Ecology Unit

Flat 1002, 141 Chester Road, Manchester, M15 4ZF
Flat 910, 141 Chester Road, Manchester, M15 4ZF
Flat 908, 141 Chester Road, Manchester, M15 4ZF
Flat 810, 141 Chester Road, Manchester, M15 4ZF
Flat 809, 141 Chester Road, Manchester, M15 4ZF
Flat 708, 141 Chester Road, Manchester, M15 4ZF
Flat 702, 141 Chester Road, Manchester, M15 4ZF
Flat 507, 141 Chester Road, Manchester, M15 4ZF
Flat 502, 141 Chester Road, Manchester, M15 4ZF
Flat 403, 141 Chester Road, Manchester, M15 4ZF
Flat 204, 141 Chester Road, Manchester, M15 4ZF
Flat 203, 141 Chester Road, Manchester, M15 4ZF
Flat 1704, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1602, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1407, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1401, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1302, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1209, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1111, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1104, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1103, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1005, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1004, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 910, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 908, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 901, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 811, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 802, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 711, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 708, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 704, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 702, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 611, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 605, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 603, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 507, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 502, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 103, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 102, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 2503, 141 Chester Road, Manchester, M15 4ZH

Flat 2312, 141 Chester Road, Manchester, M15 4ZH
Flat 2208, 141 Chester Road, Manchester, M15 4ZH
Flat 2109, 141 Chester Road, Manchester, M15 4ZH
Flat 2104, 141 Chester Road, Manchester, M15 4ZH
Flat 2004, 141 Chester Road, Manchester, M15 4ZH
Flat 1810, 141 Chester Road, Manchester, M15 4ZG
Flat 1712, 141 Chester Road, Manchester, M15 4ZG
Flat 1709, 141 Chester Road, Manchester, M15 4ZG
Flat 1702, 141 Chester Road, Manchester, M15 4ZG
Flat 1602, 141 Chester Road, Manchester, M15 4ZG
Flat 1510, 141 Chester Road, Manchester, M15 4ZG
Flat 1410, 141 Chester Road, Manchester, M15 4ZG
Flat 1309, 141 Chester Road, Manchester, M15 4ZG
Flat 1306, 141 Chester Road, Manchester, M15 4ZG
Flat 1211, 141 Chester Road, Manchester, M15 4ZG
Flat 1209, 141 Chester Road, Manchester, M15 4ZG
Flat 1207, 141 Chester Road, Manchester, M15 4ZG
Flat 1205, 141 Chester Road, Manchester, M15 4ZG
Flat 3008, 141 Chester Road, Manchester, M15 4ZJ
Flat 2907, 141 Chester Road, Manchester, M15 4ZJ
Flat 2905, 141 Chester Road, Manchester, M15 4ZJ
Flat 2902, 141 Chester Road, Manchester, M15 4ZJ
Flat 2803, 141 Chester Road, Manchester, M15 4ZJ
Flat 2701, 141 Chester Road, Manchester, M15 4ZH
Flat 2602, 141 Chester Road, Manchester, M15 4ZH
Flat 2509, 141 Chester Road, Manchester, M15 4ZH
Flat 2703, 141 Chester Road, Manchester, M15 4ZH
Flat 1004, 141 Chester Road, Manchester, M15 4ZF
Flat 904, 141 Chester Road, Manchester, M15 4ZF
Flat 903, 141 Chester Road, Manchester, M15 4ZF
Flat 812, 141 Chester Road, Manchester, M15 4ZF
Flat 803, 141 Chester Road, Manchester, M15 4ZF
Flat 802, 141 Chester Road, Manchester, M15 4ZF
Flat 707, 141 Chester Road, Manchester, M15 4ZF
Flat 604, 141 Chester Road, Manchester, M15 4ZF
Flat 304, 141 Chester Road, Manchester, M15 4ZF
Flat 1505, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1402, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1305, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1201, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1102, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1008, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1007, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 1002, 16 Silvercroft Street, Manchester, M15 4ZE
Flat 905, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 904, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 808, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 709, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 703, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 606, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 601, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 407, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 304, 16 Silvercroft Street, Manchester, M15 4ZD
Flat 205, 16 Silvercroft Street, Manchester, M15 4ZD

Flat 204, 16 Silvercroft Street, Manchester, M15 4ZD
Gaddum House, 6 Great Jackson Street, Manchester, M15 4AX
10 Silvercroft Street, Manchester, M15 4ZB
Site Compound, Crown Street, Manchester, M15 4NS
14 Silvercroft Street, Manchester, M15 4ZB
4 Silvercroft Street, Manchester, M15 4ZB
6 Silvercroft Street, Manchester, M15 4ZB
12 Silvercroft Street, Manchester, M15 4ZB
8 Silvercroft Street, Manchester, M15 4ZB
Ground Floor, Gaddum House, 6 Great Jackson Street, Manchester, M15 4AX
First Floor, Gaddum House, 6 Great Jackson Street, Manchester, M15 4AX
Nick Brown (photography) Ltd, Great Jackson Street, Manchester, M15 4AX
Flat 2505, 141 Chester Road, Manchester, M15 4ZH
Flat 2412, 141 Chester Road, Manchester, M15 4ZH
Flat 2306, 141 Chester Road, Manchester, M15 4ZH
Flat 2303, 141 Chester Road, Manchester, M15 4ZH
Flat 2103, 141 Chester Road, Manchester, M15 4ZH
Flat 2101, 141 Chester Road, Manchester, M15 4ZH
Flat 2002, 141 Chester Road, Manchester, M15 4ZH
Flat 1809, 141 Chester Road, Manchester, M15 4ZG
Flat 1803, 141 Chester Road, Manchester, M15 4ZG
Flat 1708, 141 Chester Road, Manchester, M15 4ZG
Flat 1511, 141 Chester Road, Manchester, M15 4ZG
Flat 1509, 141 Chester Road, Manchester, M15 4ZG
Flat 1302, 141 Chester Road, Manchester, M15 4ZG
Flat 1009, 141 Chester Road, Manchester, M15 4ZF
Flat 3012, 141 Chester Road, Manchester, M15 4ZJ
Flat 2901, 141 Chester Road, Manchester, M15 4ZJ
Flat 2808, 141 Chester Road, Manchester, M15 4ZJ
Flat 2806, 141 Chester Road, Manchester, M15 4ZJ
Flat 2603, 141 Chester Road, Manchester, M15 4ZH
Flat 1008, 141 Chester Road, Manchester, M15 4ZF
Flat 906, 141 Chester Road, Manchester, M15 4ZF
Flat 808, 141 Chester Road, Manchester, M15 4ZF
Flat 710, 141 Chester Road, Manchester, M15 4ZF
Flat 608, 141 Chester Road, Manchester, M15 4ZF
Flat 706, 141 Chester Road, Manchester, M15 4ZF
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Flat 609, 141 Chester Road, Manchester, M15 4ZF
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Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1