

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133406/VO/2022

Date registered valid: 1 April 2022

Proposal: City Council Development for demolition of a redundant bridge and associated works required to facilitate the creation of a new at-grade pedestrian and cycle route with enhanced public realm.

Address: Jersey Street Bridge , Jersey Street, Manchester

Ward(s): Ancoats & Beswick Ward

Applicant: Manchester City Council Town Hall, Albert Square, Manchester, M60 2LA

Agent (if any): Mrs Katie Wray Deloitte Hanover Building, Corporation Street, Manchester, M4 4AH

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

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Regulation 3 Consent

Development type: Demolition in Conservation Area

Date of site visit:

Standard consultations:

Printed: 25 April 2022 Expired: 16 May 2022

Neighbour notifications

Printed: 6 April 2022 Expired: 27 April 2022

Site notice

Posted: Expired:

Press advert

Published: 12 April 2022 Expired: 3 May 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site is 0.26 hectares and is located in the Poland Street Neighbourhood Development Framework area. The comprises Jersey Street and the associated bridge structure which carries the Jersey Street highway and a small depression associated with the former Prussia Street Canal arm which previously extended from the Rochdale Canal to the south. The canal arm existed until the early 1970s when the waterway was dammed at its junction with the Rochdale Canal and infilled. The infilled canal arm to the south of the bridge is covered in vegetation and the space between the bridge is infilled. The infilled canal arm to the south of the bridge is covered in vegetation.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The site is bounded by concrete hardstanding car park to the north, a large warehouse to the south (which is currently vacant). To the southeast of the highway, an area of undeveloped land is present in the former location of the Bengal Street arm canal, predominately comprising concrete hardstanding from previous development with overgrown shrubs and vegetation.

Description of development

City Council Development for demolition of a redundant bridge and associated works required to facilitate the creation of a new at-grade pedestrian and cycle route with enhanced public realm.

Consultations & Notification Responses

Publicity The application has been publicised by way of site notice and press notice due to the works being demolition in a conservation area. Letters have also been sent to a range of local residents businesses.

Local residents/public opinion One letter of support and two neutral comments have been received in respect of this matter. The comments can be summarised as follows:

Support

- The removal of the bridge would help open up the area behind it and connect Ancoats Green better to Ancoats both visually and physically. The road and pavement are in a poor state too.
- There is no evidence that the canal spur used to go under it. Perhaps an information board can be used.

Neutral

- The transport statement suggests a 600m route crossing the Rochdale Canal. It is queried whether this accounts for the construction of Downley Drive and the extent of the construction hoarding. Does the construction hoarding obstruct or close the canal tow path? Equally it looks like section of St Vincent Street between the canal tow path will be closed to enable the construction of Downley Drive. In reality the more attractive route would be along Dansedale Drive onto Woodward Street;
- Pedestrian access should be maintained on Jersey Street whilst the works are carried out. If the street is closed off this would have an adverse impact on local businesses.

Highway Services advise that a construction management plan be provided. Final details of the amendments to the highway would need to be agreed including materials, traffic calming, trees, vehicle priority and traffic regulation orders.

Environmental Health advise that a site investigation and a remediation report is provided also with a construction management plan.

Neighbourhood Services (Trees) advise that they have no objection to the tree removal. The tree would not be considered suitable for retention due to its multi-stemmed form. The tree also appears to be a self set specimen and as such it has received no formative pruning. If the tree was to be retained, its future would be limited.

Flood Risk Management Team advise that a drainage scheme should be devised.

Greater Manchester Archaeology Advisory Service (GMAAS) recommend a basic archaeological record of the bridge is compiled prior to its demolition.

Greater Manchester Ecology Unit (GMEU) advise that no bats were detected emerging from the former bridge structure. No trees should be removed during bird nesting season together with precautionary measures in respect of bats following tree removal. Biodiversity mitigation should be secured.

Environment Agency advise that a ground conditions condition be imposed in order to minimise the risk to controlled waters.

Manchester Core Strategy (2012) relevant policies including SP1, EC1, CC1, CC5, CC9, CC10, EC5, T1, EN1, EN3, EN8, EN9, EN14, EN15, EN16, EN18 and DM1.

Poland Street Zone NDF

Poland Street Zone Public Realm Strategy

Issues

Principle of development

In March 2022 the City Council ratified at its Executive, on the 16 March 2022, the Poland Street Public Realm Strategy. This provides the spatial and design principles for the public realm in this area.

One of the character spaces identified in this area is the Prussia Street Arm Greenway. This creates a linear green connection through Ancoats Green to Portugal Street defining the location of the alignment of the former Prussia Street Canal arm.

The demolition of the Jersey Street bridge and lowering of the road is considered to be a key move in delivering the aspirations of the public realm strategy.

In addition, there are several proposed developments along this section of Jersey Street which would benefit from the removal of the bridge in the interest of place making by providing a level route to the developments removing steps and ramps.

There are heritage impacts associated with the removal of the bridge. The bridge is a non designated heritage asset and is located within the Ancoats conservation area. The loss of the bridge would cause a degree of heritage harm which is considered in detail within this report.

The proposal is considered to be acceptable in principle and would support the ongoing regeneration of this area and delivery of the public realm strategy.

Visual amenity

Once the bridge has been removed, and the road reprofiled, a temporary surface would be laid. This is in part due to the route being heavily trafficked over the next 3 years by construction traffic associated with the next phase of development in this area. The final treatment of the road would be delivered once these developments are complete. The final treatment would reflect the aspirations of the public realm strategy and offer a high quality palette of materials.

The temporary and permanent arrangements would be secured by planning condition.

Residential amenity

There is likely to be some short term disruption as a result of the development for the duration of the construction period. Once the development is complete this disruption would cease and operate the same as it currently does. A condition should be imposed to minimise the impacts of the construction period.

Air quality

The application site is not located in an air quality management area (AQMA). The nearest AQMA is located approximately 160 metres to the north of the site along Oldham Road. During

the construction period there are likely to be short term implications from dust and emissions. Measures to reduce this will form part of the construction management plan.

Traffic and Transport

During the construction work there would be a requirements for temporary diversions via Radium Street and Oldham Road or New Union Street, Woodward Street and Butler Street.

The current rise in the profile of the road provides a traffic calming feature reducing vehicle speeds. The public realm strategy has considered traffic calming more generally across the area and proposes narrowing streets and use of green areas to reduce vehicle speeds and prioritising active travel by pedestrians and cyclists.

Traffic calming and priority flow of traffic will be introduced as part of the scheme and this will be secured by planning condition.

Impact on ecology

Greater Manchester Ecology Unit have advised that no bats have been detected emerging from the bridge structure. They have also advised that no trees and vegetation should be removed during bird nesting season together with precautionary measures in respect of bats following tree removal. Biodiversity mitigation should be secured.

These measures would be secured by planning condition.

Impact on trees

Two category B trees have been identified at the site. One tree, a Black Poplar is proposed for removal. This tree is located in the Ancoats Conservation Area and therefore this planning application seeks permission for its removal.

It is not possible to retain the tree as part of the development due to its position in the canal arm. The City Arborist has advised that they have no objection to the removal of the tree and have advised that it would not be suitable for retention due to its multi-stemmed form. They also advise that if the tree is retained, its future would be limited.

Whilst it is preferable to retained existing green infrastructure as part development proposals, in this instance it would not be possible and would preclude the realisation of the public realm strategy. Mitigation would be secured as part of the development/

Impact on ground conditions

A ground conditions report has been prepared which has highlighted that there are likely to be contaminates in the ground. Environmental Health and Environment Agency require a condition to be imposed on any planning permission which outlines the remediation strategy for the site in line with policy EN18. A condition should be imposed on any approval.

Drainage

A drainage scheme requires approval as part of any conditions in order to satisfy the requirements of policy EN14.

Impact on the heritage environment

The Jersey Street bridge crosses a now filled in canal spur just to the north of the Rochdale Canal at the eastern side of Ancoats. Due to the links with the canal infrastructure across the Ancoats area, the structure is considered to be a non designated heritage asset. The bridge is also located in the Ancoats conservation area.

A heritage statement has been submitted with the application which outlines the history of the canal infrastructure in Ancoats and details the history of the Jersey Street bridge. The current condition of the bridge, and the redundant canal infrastructure across the conservation area, the bridge plays no active role in serving the canal infrastructure that remains in active use.

Nevertheless, the canal network, and associated infrastructure, is an important part of the character and history of the area and the remnants of the bridge provides a historical understanding of the evolution of the area. Architecturally, there is limited evidence of how left other than the stonework.

The removal of the bridge, and the lowering of the road, would result in heritage harm. The evidence of the former canal in this location would be lost and would no longer be legible as currently is the case.

The level of harm described would be a low level of less than substantial harm as defined by the NPPF. Under such circumstances it is necessary to consider where the required public benefits exist to justify the harm.

The removal of the bridge would facilitate the implementation of the public realm strategy for the area including the creation of the linear park between the revamped Ancoats Green and the Rochdale Canal. It addition, it would make more coherent place making to the development plots along this section of Jersey Street. This will in turn improve pedestrian and cyclist accessibility in the area by removing steps and ramps which would otherwise be the case. The wider

Impact on Archaeology

Greater Manchester Archaeological Advisory Service (GMAAS) have advised a basic archaeological record of the bridge is compiled prior to its demolition. This would be secured as part of the conditions of the approval.

Local opinion

Comments have been received on the application. Final details of the manner in which construction traffic in the area would be affected would be agreed by planning condition. Appropriate diversion would be put in place to ensure traffic and pedestrians in the area are not affected.

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. 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 the expiration of three years beginning with the date of this permission.

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:

- Jersey Street Site Location Plan (drawing ref. 2895-PLA-XX-XX-DR-L-0012 Rev P01)
- Jersey Street Tree Removal and Retention Plan (drawing ref. 2895-PLA-XX-XX-DR-L-0009 Rev P02)
- Jersey Street Temporary Surface Finish (drawing ref. 2895-PLA-XX-XX-DR-L-0010 Rev P02)
- Jersey Street Indicative Final Surface Finish (drawing ref. 2895-PLA-XX-XX-DR-L-0011 Rev P02)
- Jersey Street Proposed Highway General Arrangement (drawing ref. 1826-01-CIV-XXXX-D-H-40010 Rev P01)
- Jersey Street Proposed Highway Cross Sections (drawing ref. 1826-01-CIV-XX-XX-D-H-42002 Rev P01)
- Jersey Street Proposed Highway Long section (drawing ref. 1826-01-CIV-XX-XX-D-H-42001 Rev P01)
- Jersey Street Proposed Highway Level Plans (drawing ref. 1826-01-CIV-XX-XX-D-H-40011 Rev P01)
- Jersey Street Proposed Highway Level Comparison (drawing ref. 1826-01-CIV-XX-XXD-H-40012 Rev P01)
- Jersey Street Proposed Highway Drainage Strategy (drawing ref. 1826-01-CIV-XX-XXD-H-40013 Rev P01)
- Planning Statement prepared by Deloitte;
- Tree Survey and Constraints Report prepared by Amenity Tree Care;
- Bat Roost Survey Report prepared by Amenity Tree Care;

- Extended Phase One Habitat Survey (Preliminary Ecological Appraisal) prepared by Amenity Tree Care;
- Jersey Street Bridge Removal Transport Statement prepared by Civic Engineers;
- Phase 1 Geoenvironmental Site Assessment prepared by E3P;
- Letter from Greater Manchester Archaeological Advisory Service dated 30/03/22;
- Jersey Street Canal Bridge Heritage Statement prepared by KM Heritage;
- Framework Construction Management Plan prepared by Faithful + Gould;
- Jersey Street Bridge Deconstruction Methodology Report prepared by Civic Engineers, and
- Jersey Street Bridge Drainage Statement prepared by Civic Engineers

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 1 April 2022

Bat mergence report preapred by Amenity Tree stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Prior to the commencement of the development, details of a surface water drainage layout for the site, based on sustainable drainage principles shall be submitted for approval in writing by the City Council, as Local Planning Authority and shall include the following information:

- Evidence that the rain gardens have been sized appropriately to ensure efficient lifetime functionality and no/limited flooding to the highway.
- Construction details of flow control and SuDS elements.
- Details of how the scheme shall be maintained and managed after completion and confirmation on who will be responsible for maintaining the SuDS systems.

The development shall be carried out in accordance with the approved information and shall be installed prior to the first use of the development and thereafter retained and maintained.

Reason - In the interest of ensuring a suitable drainage scheme for the site pursuant to policy EN14 of Manchester Core Strategy (2012).

4) No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted for approval in writing by the City Council, as Local Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

- historic building investigation commensurate with a Level 1 survey;
- pending the results of the above, a watching brief during demolition;
- a targeted archaeological watching brief during landscaping works.

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

- production of a final report on the results of the investigations and their significance.

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 the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible pursuant to policy EN3 of the Manchester Core Strategy and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

5) No vegetation clearance or demolition shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent by a suitably qualified ecologist, or, a method statement for the demolition and vegetation clearance works 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 and vegetation clearance 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).

6) Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the City Council, as local planning authority, which for the avoidance of doubt should include;

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Compound locations where relevant;
- o Consultation with local residents and businesses including ensuring that operations of existing businesses remain unaffected by construction activities;
- o Measures to minimise the impact on the Rochdale Canal include spillages, seepage, dust and debris;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

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 and businesses, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) Notwithstanding the Phase I GeoEnvironmental Site Assessment for Jersey Street Prepared by E3P for Civic Engineers, Report Ref: 15-798-R1-1 Date Issued: March 2022 stamped as received by the City Council, as Local Planning Authority, on the 1 April 2022, a) Before the

development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

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.

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) If, during the grouting operation, contamination or conditions not previously identified as part of the agreed documents within conditions 2 and are found to be present at the site (or in the monitored vicinity) then no further operations shall be carried out until a strategy which details how this unsuspected circumstance shall be dealt with has been submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and then verified as required by part (b) of condition 8.

Reason - To ensure that the works to be undertaken do not contribute to, or adversely affect, unacceptable levels of water pollution from previously unidentified contamination sources pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

9) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

10) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on drawing 2895-PLA-XX-XX-DR-L-0009 REV P02 stamped as received by the City Council, as Local Planning Authority, on the 1 April 2022; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

11) Prior to the first use of the development hereby approved, a biodiversity and tree mitigation plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. The plan shall include the location, species and size of any tree replacements and location and number of other measures including bird and bat boxes. The approved details shall be implemented within 6 months of the first use of the development and thereafter retained and maintained in situ.

Reason – In the interest of securing adequate tree replacement, biodiversity and green infrastructure improvements and in the interest of the visual amenity of the conservation area pursuant to policies SP1, EN1, EN3, EN9, EN15 and DM1 of the Manchester Core Strategy (2012) and saved policy DC18 of the Unitary Development Plan for the City of Manchester (1995).

12) Prior to the first use of the development hereby approved, a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Traffic calming in the form of road narrowing/raised tables to Jersey Street. If the road is to be maintained as two-way operation, then it is likely that formal vehicle priority arrangements will be needed where the road is narrowed;
- Installation of street trees;
- width of footways to Jersey Street (minimum of 2 metres);
- Traffic Regulation Order to form double yellow lines

The approved scheme shall be implemented and be in place prior to the first use 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).

13) Notwithstanding drawings 2895-PLA-XX-XX-DR-L-0010 Rev P02 and drawing ref. 2895-PLA-XX-XX-DR-L-0011 Rev P02 stamped as received by the City Council, as Local Planning Authority on the 1 April 2022, prior to the commencement of the development details of any temporary surface and treatment arrangements for the carriageway and footways and timescales for retention shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and maintained for the duration of the temporary period.

Reason – In the interest of highway and pedestrian safety and the visual amenity of the local area pursuant to policies SP1, EN1, EN3, T1 and DM1 of the Manchester Core Strategy (2012) and the Poland Street Zone Public Realm Strategy (2022).

14) (a) Notwithstanding drawing ref. 2895-PLA-XX-XX-DR-L-0011 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 1 April 2022, prior to the first use of the development hereby approved a programme for the issues of the final permanent treatment, specification and materials for the carriageway and footways improvements shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include timescale for the submission of samples and specifications of all materials to be used as part of the development including highway works, tree planting specification and landscaping.

(b) All samples and specifications shall be submitted for approval in writing in accordance with the programme agreed under part (a) of this planning condition. The approved materials shall then be implemented as part of the development in accordance with agreed timescales and thereafter retained and maintained in situ.

Reason – In the interest of highway and pedestrian safety and the visual amenity of the local area pursuant to policies SP1, EN1, EN3, T1 and DM1 of the Manchester Core Strategy (2012) and the Poland Street Zone Public Realm Strategy (2022).

Informative

The trees on site were subject to a day time inspection and in the case of the poplar climbed to check for potential bat roosting features. No evidence of bats was found with the large ivy covered poplar assessed as low risk. Low risk trees do not require further survey, though precautionary measures during felling are recommended.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Ecology Unit
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
United Utilities Water PLC
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit

62A Jersey Street, Manchester, M4 6JW
95 - 97 Jersey Street, Manchester, M4 6JG
64 Jersey Street, Manchester, M4 6JF
Unit 9, City Court Trading Estate, Poland Street, Manchester, M4 6AL
62 Jersey Street, Manchester, M4 6JW
Roadrider Despatch, Harriett Street, Manchester, M4 6HB
Unit 8, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 4, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 12, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 11, City Court Trading Estate, Poland Street, Manchester, M4 6AL
66 Jersey Street, Manchester, M4 6JW
Ground Floor, 23 Radium Street, Manchester, M4 6AY
23 Radium Street, Manchester, M4 6AY
Ground Floor, 62 Jersey Street, Manchester, M4 6JW
Unit 2, 2 Naval Street, Manchester, M4 6AX
Unit 3, 2 Naval Street, Manchester, M4 6AX
Unit 1, 2 Naval Street, Manchester, M4 6AX
First Floor And Second Floor, 62 Jersey Street, Manchester, M4 6JW
Unit 5, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 7, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 13, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 1, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 3, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 2, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 10, City Court Trading Estate, Poland Street, Manchester, M4 6AL
City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 6, City Court Trading Estate, Poland Street, Manchester, M4 6AL
28 Rodney Street, Manchester, M4 6JJ
98 Jersey Street, Manchester, M4 6JD
86 Jersey Street, Manchester, M4 6JD
100 Jersey Street, Manchester, M4 6JD
26 Rodney Street, Manchester, M4 6JJ
30 Rodney Street, Manchester, M4 6JJ
92 Jersey Street, Manchester, M4 6JD
94 Jersey Street, Manchester, M4 6JD
22 Rodney Street, Manchester, M4 6JJ
88 Jersey Street, Manchester, M4 6JD
24 Rodney Street, Manchester, M4 6JJ
Flat 315, 35 Radium Street, Manchester, M4 6AH
Flat 210, 35 Radium Street, Manchester, M4 6AH
Flat 115, 35 Radium Street, Manchester, M4 6AH

Flat 110, 35 Radium Street, Manchester, M4 6AH
Flat 14, 35 Radium Street, Manchester, M4 6AH
Flat 13, 35 Radium Street, Manchester, M4 6AH
Flat 517, 35 Radium Street, Manchester, M4 6AT
Flat 420, 35 Radium Street, Manchester, M4 6AT
Flat 319, 35 Radium Street, Manchester, M4 6AT
Flat 221, 35 Radium Street, Manchester, M4 6AT
Flat 220, 35 Radium Street, Manchester, M4 6AT
Flat 217, 35 Radium Street, Manchester, M4 6AT
Flat 119, 35 Radium Street, Manchester, M4 6AT
Flat 20, 35 Radium Street, Manchester, M4 6AT
Flat 607, 35 Radium Street, Manchester, M4 6AH
Flat 602, 35 Radium Street, Manchester, M4 6AD
Flat 502, 35 Radium Street, Manchester, M4 6AD
Flat 406, 35 Radium Street, Manchester, M4 6AD
Flat 109, 35 Radium Street, Manchester, M4 6AD
Flat 106, 35 Radium Street, Manchester, M4 6AD
Flat 103, 35 Radium Street, Manchester, M4 6AD
Flat 102, 35 Radium Street, Manchester, M4 6AD
Flat G05, 35 Radium Street, Manchester, M4 6AD
G02, 35 Radium Street, Manchester, M4 6AD
Flat 316, 35 Radium Street, Manchester, M4 6AH
Flat 314, 35 Radium Street, Manchester, M4 6AH
Flat 313, 35 Radium Street, Manchester, M4 6AH
Flat 311, 35 Radium Street, Manchester, M4 6AH
Flat 214, 35 Radium Street, Manchester, M4 6AH
Flat 516, 35 Radium Street, Manchester, M4 6AT
Flat 421, 35 Radium Street, Manchester, M4 6AT
Flat 419, 35 Radium Street, Manchester, M4 6AT
Flat 321, 35 Radium Street, Manchester, M4 6AT
Flat 122, 35 Radium Street, Manchester, M4 6AT
Flat 510, 35 Radium Street, Manchester, M4 6AH
Flat 416, 35 Radium Street, Manchester, M4 6AH
Flat 415, 35 Radium Street, Manchester, M4 6AH
Flat 414, 35 Radium Street, Manchester, M4 6AH
Flat 501, 35 Radium Street, Manchester, M4 6AD
Flat 203, 35 Radium Street, Manchester, M4 6AD
Flat 407, 35 Radium Street, Manchester, M4 6AD
Flat 308, 35 Radium Street, Manchester, M4 6AD
Flat 301, 35 Radium Street, Manchester, M4 6AD
Flat 105, 35 Radium Street, Manchester, M4 6AD
Flat 101, 35 Radium Street, Manchester, M4 6AD
Flat G07, 35 Radium Street, Manchester, M4 6AD
Flat 15, 35 Radium Street, Manchester, M4 6AH
Flat 12, 35 Radium Street, Manchester, M4 6AH
Flat 519, 35 Radium Street, Manchester, M4 6AT
Flat 118, 35 Radium Street, Manchester, M4 6AT
Flat 605, 35 Radium Street, Manchester, M4 6AH
Flat 512, 35 Radium Street, Manchester, M4 6AH
Flat 10, 35 Radium Street, Manchester, M4 6AH
Flat 506, 35 Radium Street, Manchester, M4 6AD
Flat 404, 35 Radium Street, Manchester, M4 6AD
Flat 403, 35 Radium Street, Manchester, M4 6AD
Flat 401, 35 Radium Street, Manchester, M4 6AD

Flat 209, 35 Radium Street, Manchester, M4 6AD
Flat 216, 35 Radium Street, Manchester, M4 6AH
Flat 114, 35 Radium Street, Manchester, M4 6AH
Flat 219, 35 Radium Street, Manchester, M4 6AT
Flat 121, 35 Radium Street, Manchester, M4 6AT
Flat 120, 35 Radium Street, Manchester, M4 6AT
Flat 19, 35 Radium Street, Manchester, M4 6AT
Flat 604, 35 Radium Street, Manchester, M4 6AH
Flat 603, 35 Radium Street, Manchester, M4 6AH
Flat 507, 35 Radium Street, Manchester, M4 6AD
Flat 503, 35 Radium Street, Manchester, M4 6AD
Flat 309, 35 Radium Street, Manchester, M4 6AD
Flat 305, 35 Radium Street, Manchester, M4 6AD
Flat 206, 35 Radium Street, Manchester, M4 6AD
Flat 201, 35 Radium Street, Manchester, M4 6AD
Flat 108, 35 Radium Street, Manchester, M4 6AD
Flat 104, 35 Radium Street, Manchester, M4 6AD
G06, 35 Radium Street, Manchester, M4 6AD
First Floor, 23 Radium Street, Manchester, M4 6AY
96 Jersey Street, Manchester, M4 6JD
Flat 116, 35 Radium Street, Manchester, M4 6AH
Flat 111, 35 Radium Street, Manchester, M4 6AH
Flat 422, 35 Radium Street, Manchester, M4 6AT
Flat 418, 35 Radium Street, Manchester, M4 6AT
Flat 317, 35 Radium Street, Manchester, M4 6AT
Flat 117, 35 Radium Street, Manchester, M4 6AT
Flat 514, 35 Radium Street, Manchester, M4 6AH
Flat 508, 35 Radium Street, Manchester, M4 6AH
Flat 413, 35 Radium Street, Manchester, M4 6AH
Flat 411, 35 Radium Street, Manchester, M4 6AH
Flat 504, 35 Radium Street, Manchester, M4 6AD
Flat 402, 35 Radium Street, Manchester, M4 6AD
Flat 303, 35 Radium Street, Manchester, M4 6AD
Flat 202, 35 Radium Street, Manchester, M4 6AD
Flat 215, 35 Radium Street, Manchester, M4 6AH
Flat 211, 35 Radium Street, Manchester, M4 6AH
Flat 112, 35 Radium Street, Manchester, M4 6AH
Flat 515, 35 Radium Street, Manchester, M4 6AT
Flat 16, 35 Radium Street, Manchester, M4 6AH
Flat 610, 35 Radium Street, Manchester, M4 6AT
Flat 609, 35 Radium Street, Manchester, M4 6AT
Flat 218, 35 Radium Street, Manchester, M4 6AT
Flat 22, 35 Radium Street, Manchester, M4 6AT
Flat 412, 35 Radium Street, Manchester, M4 6AH
Flat 601, 35 Radium Street, Manchester, M4 6AD
Flat 409, 35 Radium Street, Manchester, M4 6AD
Flat 408, 35 Radium Street, Manchester, M4 6AD
Flat 306, 35 Radium Street, Manchester, M4 6AD
Flat 304, 35 Radium Street, Manchester, M4 6AD
Flat 107, 35 Radium Street, Manchester, M4 6AD
Flat G09, 35 Radium Street, Manchester, M4 6AD
CAFE COTTON, G08, 35 Radium Street, Manchester, M4 6AD
Flat G04, 35 Radium Street, Manchester, M4 6AD
Flat G01, 35 Radium Street, Manchester, M4 6AD

109 Jersey Street, Manchester, M4 6JG
Warehouse Next To 30, Poland Street, Manchester, M4 6BH
Flint Glass Works, 64 Jersey Street, Manchester, M4 6JW
Flat 312, 35 Radium Street, Manchester, M4 6AH
Flat 310, 35 Radium Street, Manchester, M4 6AH
Flat 520, 35 Radium Street, Manchester, M4 6AT
Flat 518, 35 Radium Street, Manchester, M4 6AT
Flat 417, 35 Radium Street, Manchester, M4 6AT
Flat 320, 35 Radium Street, Manchester, M4 6AT
Flat 318, 35 Radium Street, Manchester, M4 6AT
Flat 606, 35 Radium Street, Manchester, M4 6AH
Flat 511, 35 Radium Street, Manchester, M4 6AH
Flat 410, 35 Radium Street, Manchester, M4 6AH
Flat 505, 35 Radium Street, Manchester, M4 6AD
Flat 307, 35 Radium Street, Manchester, M4 6AD
Flat 204, 35 Radium Street, Manchester, M4 6AD
90 Jersey Street, Manchester, M4 6JD
Flat 213, 35 Radium Street, Manchester, M4 6AH
Flat 212, 35 Radium Street, Manchester, M4 6AH
Flat 113, 35 Radium Street, Manchester, M4 6AH
Flat 11, 35 Radium Street, Manchester, M4 6AH
Flat 322, 35 Radium Street, Manchester, M4 6AT
Flat 222, 35 Radium Street, Manchester, M4 6AT
Flat 21, 35 Radium Street, Manchester, M4 6AT
Flat 18, 35 Radium Street, Manchester, M4 6AT
Flat 17, 35 Radium Street, Manchester, M4 6AT
Flat 608, 35 Radium Street, Manchester, M4 6AH
Flat 513, 35 Radium Street, Manchester, M4 6AH
Flat 405, 35 Radium Street, Manchester, M4 6AD
Flat 302, 35 Radium Street, Manchester, M4 6AD
Flat 208, 35 Radium Street, Manchester, M4 6AD
Flat 207, 35 Radium Street, Manchester, M4 6AD
Flat 205, 35 Radium Street, Manchester, M4 6AD
Flat 509, 35 Radium Street, Manchester, M4 6AH
Second Floor, 23 Radium Street, Manchester, M4 6AY

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1