

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133498/FO/2022

Date registered valid: 9 May 2022

Proposal: Erection of an external bin store.

Address: Parkway Gate, 50 Chester Street, Manchester, M15 6JE

Ward(s): Deansgate Ward

Applicant: Unite Integrated Solutions Plc Unite Students C/o Agent

Agent (if any): Mr Matthew Roe ROK Planning 16 Upper Woburn Place, London

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 29 June 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 11 May 2022 Expired: 1 June 2022

Neighbour notifications

Printed: 11 May 2022 Expired: 1 June 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site and Area

This application relates to Parkway Gate student accommodation, which is located at 50 Chester Street and is bounded by Chester Street, Wilmott Street, the Mancunian Way and Newcastle Street. The building was designed by Simpson Haugh and Partners and has a high-quality appearance that makes a positive contribution to the street scene.

The existing building provides 718 student bedrooms and 332.2m² of commercial space.

The site is adjacent the First Street area, which includes offices, food and drink uses, car parking, hotel accommodation, conference space, high quality architecture and public realm. The area also includes HOME, a cultural hub for film, theatre and exhibitions and events take place throughout the year.

It is the subject of the First Street Strategic Regeneration Framework. The site is located adjacent the First Street Central character zone, which is a new office destination targeted at a range of commercial occupiers and competitively priced.

There is residential accommodation close to the site and other uses include offices, shops, hotels, cafes and bars are in the immediate area. Oxford Road Train Station and Deansgate Train Station are nearby. The nearest residential properties are on the opposite side of the Mancunian Way.

The existing development was approved in June 2006 (application reference 078574/FO/2016/C3).

Description of Development

The submitted application seeks planning permission for the erection of an external bin store.

Relevant Planning History

129886/FO/2021 - Creation of 14 additional student bedrooms (3 bed cluster and 11 studio's) within the roof voids and redundant plant space in the existing buildings (block 1, 2 and 3) and creation new and adaptation of existing window openings. APPROVED 23.06.2021

Consultations & Notification Responses

Publicity – Occupiers of neighbouring properties were notified about the application and no representations were received.

Environmental Health – Requested additional information as to whether the bin store is additional to the internal store.

If it is additional, how many additional flats are there as it says 1 bin per 10 flats for general (1100l bins) and one bin per 32 flats (240l bins) for recycling, which is heavily skewed in favour of not recycling.

The area of the bin store does not meet our criteria. We do have additional volume figures for cluster flats, but the number presented for point 2 do not add up (28litres per single occupant for general and 22l for recycling).

Highways - No objection in principle, request the submission of vehicle swept path information to demonstrate that the necessary vehicle manoeuvres can be undertaken. If a local authority waste collection takes place, then the tracking should be for a vehicle circa 11.5m long.

It is also required that gates do not open outwards which impact on the adjacent footway.

The main issues for consideration relate to the impact of the proposals on the amenity of surrounding occupiers, the impact on the character and appearance of the area and existing building, The main policies that relate to the proposal are Policies SP1 (Spatial Principles), CC1 (Primary Economic Development Focus (City Centre and Fringe), CC9 (Design and Heritage), CC10 (A Place for Everyone), H1 (Overall Housing Provision), H12 (Purpose Built Student Accommodation) T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), EN1 (Design Principles and Strategic Character Areas, EN16 (Air Quality), EN19 (Waste) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and 12 (Achieving Well Designed Places) and 16 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework (NPPF).

Issues

Waste Management

Policy H12 of the Manchester Core Strategy relate to purpose built student accommodation states that consideration should be given to provision and management of waste disposal facilities, that will ensure that waste is disposed of in accordance with the waste hierarchy set out in Policy EN 19, within the development at an early stage.

A previous application was approved in 2021 referenced 129886/FO/2021 for the creation of 14 additional student bedrooms (3 bed cluster and 11 studio's) within the roof voids and redundant plant space in the existing buildings (block 1, 2 and 3) and creation new and adaptation of existing window openings.

During the lifetime of this application, it was discovered that the bins tore as approved had not been implemented in accordance with the originally approved plans.

The original approval from 2006-078574/FO/2006/C3 - this sets out that there should be 12 bins for recycling and this is not what had been delivered.

There are currently 17no. 1100L general waste bins (at a ratio of 1:43), and 5no. 240L glass recycling bins (at a ratio of 1:146), with three collections per week.

During the application it was accepted that, given the building is constructed and has been for more than 10 years it is immune from enforcement and this forms the lawful planning position on the site and the applicant argued that the operator had operated successfully for over 10 years with no issues. The LPA accepted this position however it was required that the new bedrooms should have sufficient waste provision to meet current standards.

A condition was imposed to ensure that private waste collections will remain in place, as MCC will not be able to collect the bins with three weekly collections as the current arrangement as it are not compliant with the councils waste guidance, which would require the bin store to be large enough to store waste for one weekly collection.

The justification for the proposed bin store is that, due to the design and size of the existing internal bin store, this has cause challenges in the management of the waste for the site due to three private collections each week has resulted in bins being left out in the road outside for extended periods.

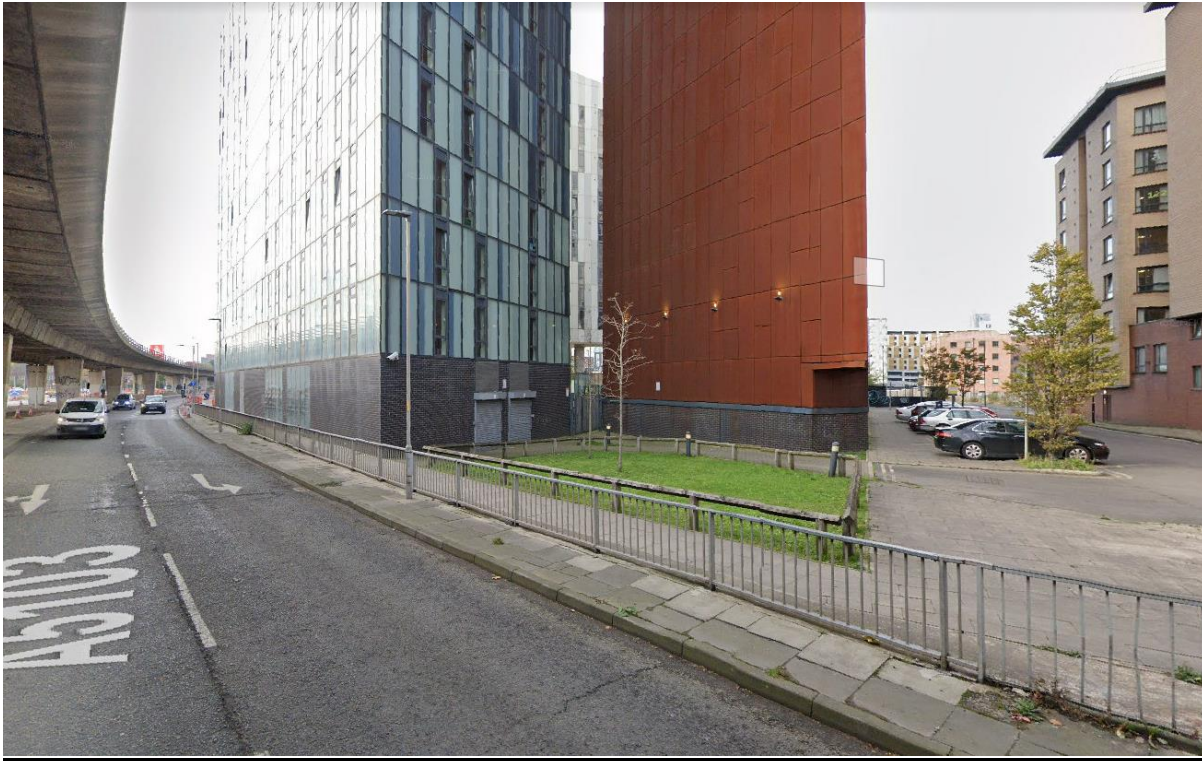
The agent argues that this is a betterment to visual amenity, however the proposed timber external bin store would be a permanent feature within the street scene, unlike the wheeled bins which if managed correctly, would only be present on the highway for a limited time period.

It is not clear whether the bin store is additional to the existing bin store or in place of it, however, it would not meet the Councils waste requirements and therefore private waste collections would still be required. The applicant has not provided consideration of other options such as more frequent collections or an additional bin store within the courtyard area and why these may have been discounted.

Visual Amenity

The proposed bin store would be sited on a grassed area that has two existing trees. The applicant has stated that grass and trees have been removed to accommodate site cabins, scaffolding and skips. Notwithstanding the fact that the landscaping has now been removed, this formed part of the original consented scheme and is considered to contribute positively to the visual amenity of the area.

Proposed Bin Store



Application site with landscaped area and two existing trees prior to removal

During the life of the application, the applicant has submitted revised plans to show two trees planted adjacent to the bin store to mitigate the loss of the two existing trees, this however this is not considered to overcome the impacts on visual amenity as identified.

For the above reasons , the proposal is considered to be contrary to Core Strategy Policies DM1 and EN19.

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: Refuse

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. Officers provided pre application advice and have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

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

1) The application does not provide sufficient information to assess whether the proposed refuse arrangements would be adequate for occupants of the accommodation. As a result, the proposal would be contrary to policies DM1 and EN19 in the Manchester Core Strategy.

2) The proposed bin store, by reason its location, design and appearance would have a detrimental impact on visual amenity, constituting an unduly obtrusive and incongruous feature, that would not be in keeping with the character of development in the surrounding area and located in a prominent location adjacent to radial entry routes into and throughout the City Centre, contrary to Government Guidance contained in Section 12 of the National Planning Policy Framework, the Core Strategy for the City of Manchester in particular policies, EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage), EN3 (Heritage), DM1 (Development Management), SP1 (Spatial Principles) and E3.3 (Environmental Improvement and Protection) of The Unitary Development Plan for the City of Manchester (UDP).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police

Room C Flat 138, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room B Flat 138, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 137, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room F Flat 135, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 135, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room D Flat 133, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room B Flat 131, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 129, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room F Flat 128, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 128, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room D Flat 127, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room A Flat 127, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 123, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room A Flat 123, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 122, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room A Flat 122, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 118, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 116, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 115, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 114, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room D Flat 113, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room B Flat 113, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 110, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room E Flat 107, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room D Flat 107, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room B Flat 102, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room D Flat 98, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room A Flat 92, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room D Flat 91, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room B Flat 91, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room D Flat 90, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room D Flat 88, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room D Flat 86, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 86, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room A Flat 86, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room B Flat 81, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room A Flat 80, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room E Flat 79, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 78, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room D Flat 77, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room E Flat 75, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 73, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room E Flat 36, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room D Flat 36, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room D Flat 35, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room A Flat 35, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room D Flat 34, Parkway Gate, 50 Chester Street, Manchester, M15 6JE

Room 1 Flat F139, New Medlock House, Chester Street, Manchester, M15 6JX
Room 4 Flat F138, New Medlock House, Chester Street, Manchester, M15 6JX
Room 3 Flat F137, New Medlock House, Chester Street, Manchester, M15 6JX
Room 2 Flat F137, New Medlock House, Chester Street, Manchester, M15 6JX
Room 3 Flat F134, New Medlock House, Chester Street, Manchester, M15 6JX
Room 4 Flat F133, New Medlock House, Chester Street, Manchester, M15 6JX
Room 5 Flat E130, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 2 Flat E127, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 4 Flat E125, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 3 Flat E125, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 4 Flat E116, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 1 Flat E116, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 3 Flat E109, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat 58, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 85, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 88, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 92, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 109, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 120, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 115, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 17, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 33, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 35, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 126, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 93, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 123, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat F155, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F150, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F148, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F146, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F140, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E115, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E111, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D93, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D87, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D85, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D82, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C77, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B48, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B45, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B25, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B24, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A18, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A9, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A5, New Medlock House, Chester Street, Manchester, M15 6JX
Room 4 Flat B39, New Medlock House, Chester Street, Manchester, M15 6JY
Room 1 Flat B39, New Medlock House, Chester Street, Manchester, M15 6JY
Room 5 Flat B27, New Medlock House, Chester Street, Manchester, M15 6JY
Room A Flat 31, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 34, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room E Flat 33, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room D Flat 31, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room C Flat 28, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room D Flat 21, Parkway Gate, 50 Chester Street, Manchester, M15 6JE

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Room D Flat 82, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Room 5 Flat F142, New Medlock House, Chester Street, Manchester, M15 6JX
Room 3 Flat B41, New Medlock House, Chester Street, Manchester, M15 6JY
Room 1 Flat F148, New Medlock House, Chester Street, Manchester, M15 6JX
Room 2 Flat F145, New Medlock House, Chester Street, Manchester, M15 6JX
Room 4 Flat F141, New Medlock House, Chester Street, Manchester, M15 6JX
Room 3 Flat F141, New Medlock House, Chester Street, Manchester, M15 6JX
Room 5 Flat F140, New Medlock House, Chester Street, Manchester, M15 6JX
Room 3 Flat F139, New Medlock House, Chester Street, Manchester, M15 6JX
Room 2 Flat F138, New Medlock House, Chester Street, Manchester, M15 6JX
Room 5 Flat F136, New Medlock House, Chester Street, Manchester, M15 6JX
Room 2 Flat F134, New Medlock House, Chester Street, Manchester, M15 6JX
Room 1 Flat F133, New Medlock House, Chester Street, Manchester, M15 6JX
Room 5 Flat E131, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 3 Flat E129, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 1 Flat E129, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 1 Flat E126, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 1 Flat E124, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 2 Flat E123, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 5 Flat E122, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 2 Flat E121, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 4 Flat E117, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 5 Flat E115, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 2 Flat E115, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 3 Flat E111, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 1 Flat E110, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 4 Flat E109, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat 53, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 76, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 77, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 145, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 146, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 148, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat 37, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 8, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 110, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 113, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 117, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 57, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 104, Parkway Gate, 50 Chester Street, Manchester, M15 6JG
Flat 137, Parkway Gate, 50 Chester Street, Manchester, M15 6JH
Flat F152, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F141, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F138, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E131, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E130, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E120, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E105, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E103, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 2 Flat B39, New Medlock House, Chester Street, Manchester, M15 6JY
Unit 2, New Medlock House, Chester Street, Manchester, M2 5WA
Unit 1, New Medlock House, Chester Street, Manchester, M15 6DD
Room 3 Flat B39, New Medlock House, Chester Street, Manchester, M15 6JY
Room 4 Flat B38, New Medlock House, Chester Street, Manchester, M15 6JY

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Room 4 Flat D91, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 3 Flat D91, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 1 Flat D91, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 1 Flat D82, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 2 Flat D82, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 7 Flat D79, New Medlock House, Chester Street, Manchester, M15 6JZ
Room 2 Flat C78, New Medlock House, Chester Street, Manchester, M15 6JY
Room 2 Flat C76, New Medlock House, Chester Street, Manchester, M15 6JY
Room 3 Flat C75, New Medlock House, Chester Street, Manchester, M15 6JY
Room 2 Flat C75, New Medlock House, Chester Street, Manchester, M15 6JY
Room 2 Flat C74, New Medlock House, Chester Street, Manchester, M15 6JY
Room 4 Flat C73, New Medlock House, Chester Street, Manchester, M15 6JY
Room 4 Flat C72, New Medlock House, Chester Street, Manchester, M15 6JY
Room 2 Flat C67, New Medlock House, Chester Street, Manchester, M15 6JY
Room 1 Flat C66, New Medlock House, Chester Street, Manchester, M15 6JY
Room 2 Flat C65, New Medlock House, Chester Street, Manchester, M15 6JY
Room 3 Flat C62, New Medlock House, Chester Street, Manchester, M15 6JY
Room 2 Flat C62, New Medlock House, Chester Street, Manchester, M15 6JY
Room 2 Flat C60, New Medlock House, Chester Street, Manchester, M15 6JY
Room 1 Flat C59, New Medlock House, Chester Street, Manchester, M15 6JY
Room 8 Flat C58, New Medlock House, Chester Street, Manchester, M15 6JY
Room 2 Flat C57, New Medlock House, Chester Street, Manchester, M15 6JY
Room 4 Flat C55, New Medlock House, Chester Street, Manchester, M15 6JY
Room 6 Flat C54, New Medlock House, Chester Street, Manchester, M15 6JY
Room 6 Flat C53, New Medlock House, Chester Street, Manchester, M15 6JY
Room 4 Flat C53, New Medlock House, Chester Street, Manchester, M15 6JY
Room 2 Flat C53, New Medlock House, Chester Street, Manchester, M15 6JY
Room 4 Flat B50, New Medlock House, Chester Street, Manchester, M15 6JY
Room 4 Flat B46, New Medlock House, Chester Street, Manchester, M15 6JY
Room 1 Flat B45, New Medlock House, Chester Street, Manchester, M15 6JY
Room 3 Flat B43, New Medlock House, Chester Street, Manchester, M15 6JY
Room 1 Flat B42, New Medlock House, Chester Street, Manchester, M15 6JY
Room 5 Flat F148, New Medlock House, Chester Street, Manchester, M15 6JX
Room 4 Flat F147, New Medlock House, Chester Street, Manchester, M15 6JX
Room 5 Flat F146, New Medlock House, Chester Street, Manchester, M15 6JX
Room 2 Flat F146, New Medlock House, Chester Street, Manchester, M15 6JX
Room 5 Flat F145, New Medlock House, Chester Street, Manchester, M15 6JX
Room 5 Flat F144, New Medlock House, Chester Street, Manchester, M15 6JX
Room 2 Flat F143, New Medlock House, Chester Street, Manchester, M15 6JX
Room 4 Flat F139, New Medlock House, Chester Street, Manchester, M15 6JX

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) 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

Area Team Boundary - Name: CENTRL