MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145020/FO/2026
Date registered valid:	6 February 2026
Proposal:	Installation of a proposed standby generator to be located at ground floor level within the existing cycle store. Installation of new proposed louvres on Dean Street and Houldsworth Street elevations and installation of fuel inlet point on Dean Street.
Address:	61 Houldsworth Street, Manchester, M1 2FA
Ward(s):	Piccadilly Ward
Applicant:	Mr Dominic Wall Grainger Land & Regeneration Limited
Agent (if any):	Mrs Ellen Kitson Architecture Ltd
Case officer:	James Bridgman Tel: 0161 219 6202 Email: james.bridgman@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	31 March 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 16 February 2026

Standard consultations:
Printed: 16 February 2026 Expired: 9 March 2026

Neighbour notifications
Printed: 16 February 2026 Expired: 9 March 2026

Site notice
Posted: 16 February 2026 Expired: 9 March 2026

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This application refers to the Astley building located on Great Ancoats Street within the city centre. The site is also bound by Houldsworth Street, Dean Street and Port Street.

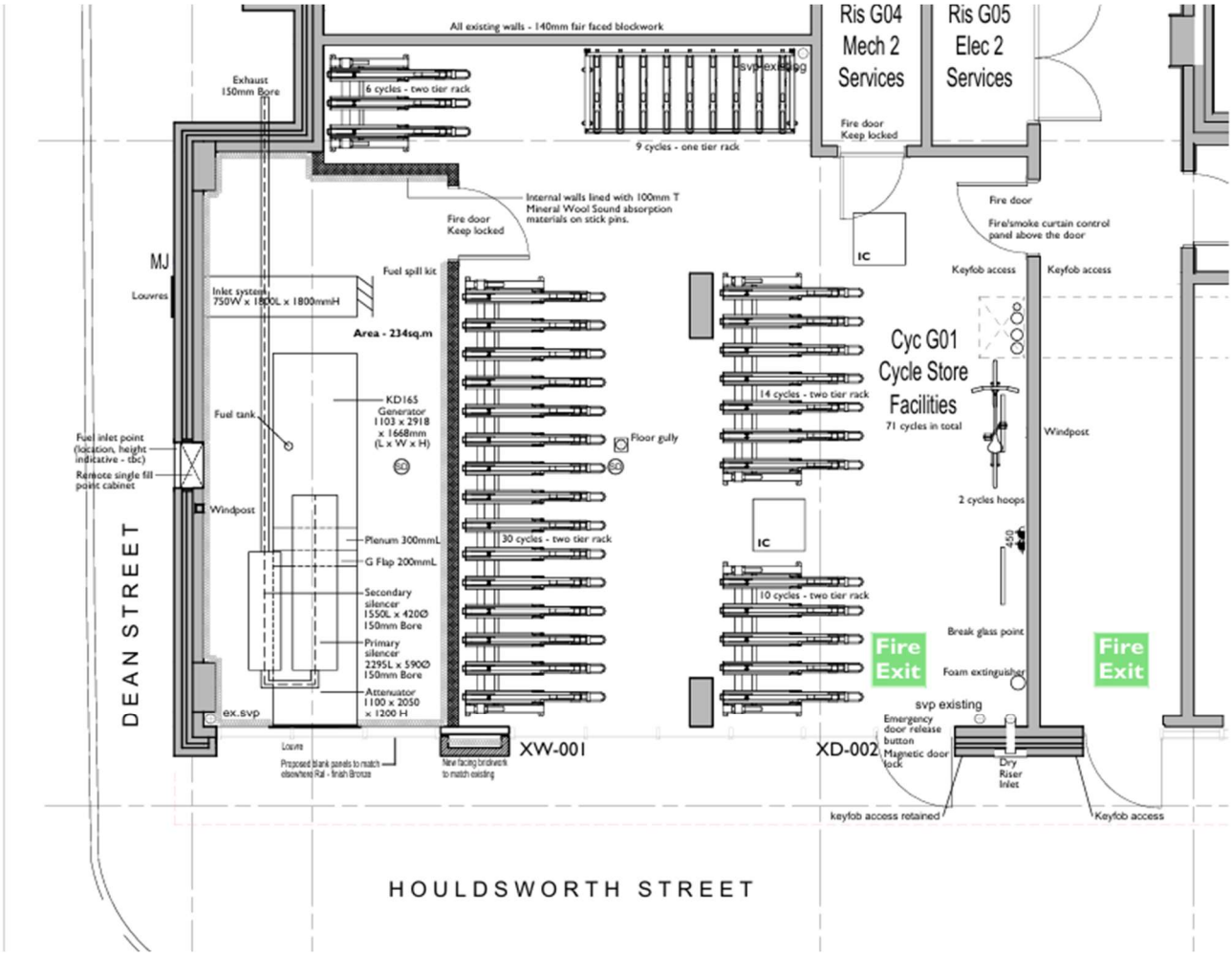
The Ancoats conservation area is to the north east of the site on the opposite side of Great Ancoats Street. The Stevenson Square conservation area is sited to the south of the site.

The site is adjacent to the One Port Street development site and beyond that to the east is the Grade II* listed Brownsfield Mill. To the southwest of the site is the Grade II listed 72-76 Newton Street.

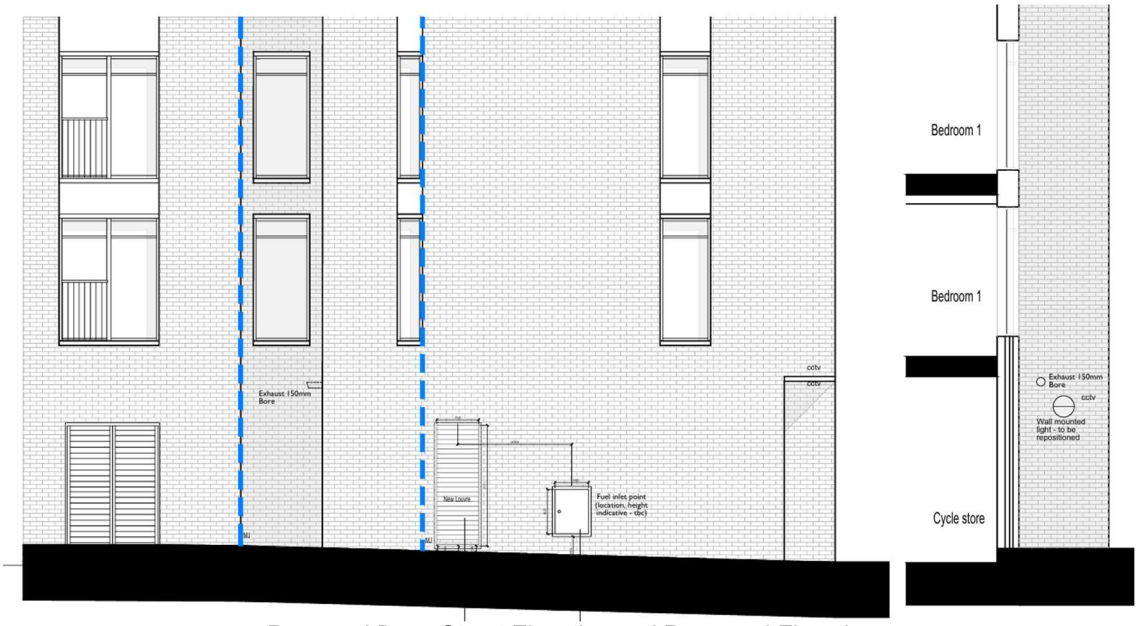
Description of development

Permission is sought for:

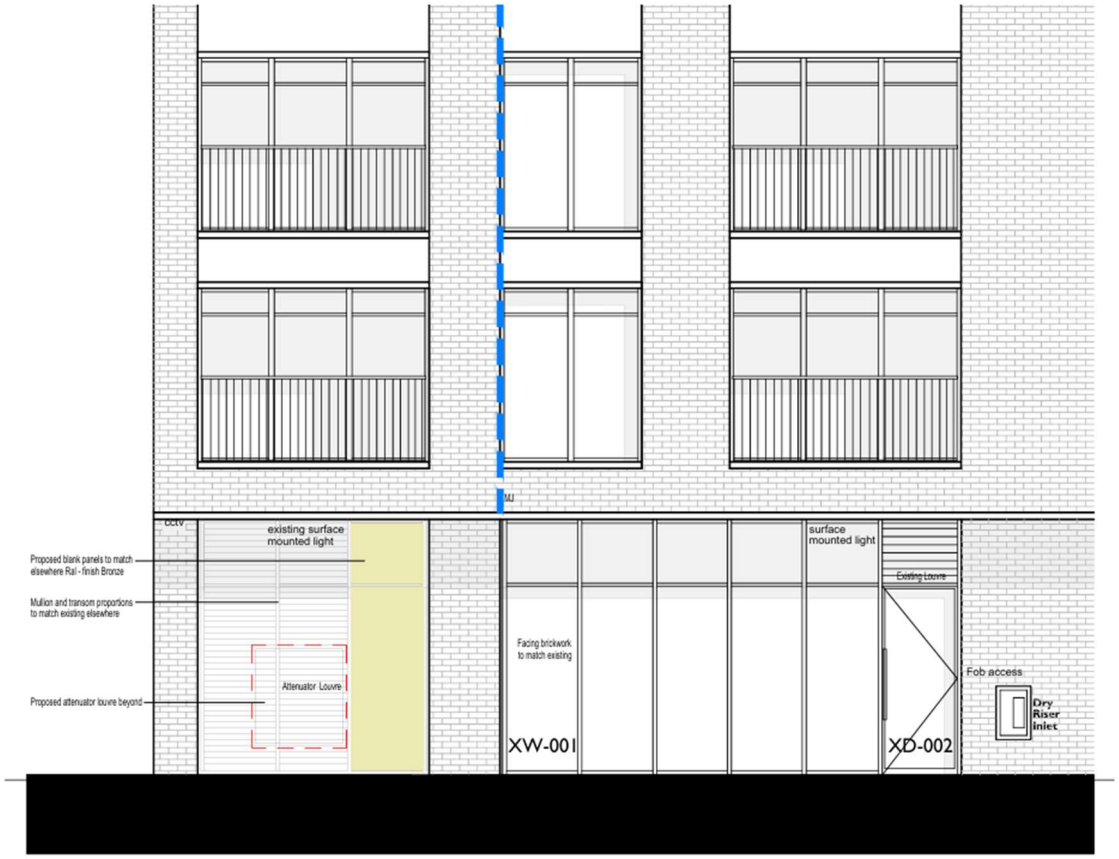
- Proposed standby generator to be located at ground floor level within the existing cycle store.
- Louvres to Dean Street and Houldsworth Street elevations
- Installation of fuel inlet point on Dean Street



Proposed ground floor plan



Proposed Dean Street Elevation and Recessed Elevation



Proposed Houldsworth Street Elevation

Consultations & Notification Responses

Publicity – The proposal has been advertised, by way of site notice in the interests of wider publicity. Letters have also been sent out to local businesses and residents. One representation in objection has been received:

- We live in a first floor flat in Oxid House on the corner of Houldsworth and Dean street and we are concerned about how this proposed work may impact our lives.
- We will require more information around timescales of work, noise levels and dust/waste amounts and management of these.
- Right now we do not have enough information on this to offer any stance other than an objection.

In response to the comments, a draft construction management plan has been submitted to address these concerns.

Environmental Health – Recommend any testing/servicing/maintenance of the generator is limited to 9:00 to 19:00 hours Monday to Friday.

Highways – No objections to the development with a review of the submitted existing cycle parking demand on the site, the loss of cycle parking spaces is acceptable. Recommended informative relating to construction fit out works and temporary pedestrian and traffic management.

Policies

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed and beautiful places

Draft National Planning Policy Framework (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Issues

Principle of Development

The development is to accommodate a back-up generator to make the building compliant with fire safety regulations.

The development in principle is acceptable and therefore would assist making the existing building safe to meet current regulations in accordance with Core Strategy Policies EC3, CC1, and DM1, and Places for Everyone Plan Policy JPStrat2.

Visual Amenity

The proposal was amended to incorporate vertical louvres of a similar scale and appearance to match those evident on the existing building. There was also the installation of an aluminium cladded panel finished in a gold brown RAL colour to match existing.

The brick column would be installed for fire safety purposes and to allow acoustic attenuation and this would be finished in matching brick.

The flue would be sited within a recess to the Dean Street elevation and would not be easily visible within the surrounding street scenes. The fuel inlet point would contain a small service door that would be finished in gold brown colour to appear coherent with the design principles of the building.

Product specification and samples of materials and finishes would be submitted for approval through planning conditions.

Subject to a compliance condition for the development to be carried out in matching materials and finishes, the visual appearance of the proposal is acceptable and complies with Core Strategy Policies EN1 and DM1.

Residential Amenity

The generator would be located within the ground floor with residential apartments on the upper floors. The noise impact assessment identifies acoustic insulation measures such as an acoustic ceiling etc that would prevent any noise outbreak to upper floors of the building.

Environmental Health are satisfied with the recommendations of the acoustic survey. They have recommended that testing of the generator is conditioned to the hours of 9:00 until 19:00 to avoid any unacceptable noise impact on occupiers of the residential building.

Subject to the conditions, the generator would not harm the amenity of surrounding occupiers and would be consistent with Core Strategy Policy DM1 and UDP Policy DC26.

Highways Safety

To accommodate the generator, it would result in the loss of 19 cycle parking. Highway Services have reviewed a survey of the use of the existing cycle parking at the site and are satisfied the loss of the cycle parking would not result in any unacceptable impact on the highway network.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 polices 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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

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:

   - Proposed Plans and Elevations: 635-004K
   - Sections: 635-006A

   Received by the Local Planning Authority on 26 March 2026

   - Bike Shed Ceiling Plan: 1211-HAR-XX-00-DR-ME-5000
   - Single Fill Points Sections: PF-FPT-01
   - Design and Access Statement
   - Noise Data Submission Appendix A: 700 2373-Q4

   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 and the National Planning Policy Framework.

3) a) The generator hereby approved shall be carried out in accordance with the Plant Noise Impact Assessment Report: 1432/PSA1 Revision 1 (1st October 2025) and Noise Data Submission Appendix A: 700 2373-Q4 as received Local Planning Authority on 23 January 2026. This demonstrates that the plant with proposed attenuation measures will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

   b) Prior to the first use of the generator, a verification report, which will include post completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

   c)In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification

shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use of the generator.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

4) Prior to the installation of the louvres and bronze aluminium panel hereby approved as shown on drawing 635-004K , a product specifications and details of the finish including the RAL colour shall be submitted to and approved in writing by the Local Planning Authority. The louvres shall then be implemented in accordance with the approved details.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

5) Prior to the installation of the brick column as shown on drawing 635-004K, a product specification and sample shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

6) Prior to the installation of the fuel inlet point and exhaust bore as shown on drawing 635-004K, details of the finish including the RAL colour shall be submitted to and approved in writing by the Local Planning Authority.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

7) Any testing, servicing or maintenance of the generator hereby approved shall only occur Monday to Friday between the hours of 9:00 – 19:00.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

Informative

1. Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway.
2. The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.
3. The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 804, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1007, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 204, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 102, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 807, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 106, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 707, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1206, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 807, 61 Houldsworth Street, Manchester, M1 2FB
Flat 306, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 503, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1002, 61 Houldsworth Street, Manchester, M1 2FB
Flat 305, 61 Houldsworth Street, Manchester, M1 2FA
Flat 508, 61 Houldsworth Street, Manchester, M1 2FA
Flat 107, 61 Houldsworth Street, Manchester, M1 2FA
Flat 405, 61 Houldsworth Street, Manchester, M1 2FA
Flat 311, 61 Houldsworth Street, Manchester, M1 2FA
Flat 713, 61 Houldsworth Street, Manchester, M1 2FB
Flat 605, 61 Houldsworth Street, Manchester, M1 2FB
Flat 803, 61 Houldsworth Street, Manchester, M1 2FB
Flat 806, 61 Houldsworth Street, Manchester, M1 2FB
Flat 612, 61 Houldsworth Street, Manchester, M1 2FB
Flat 102, 61 Houldsworth Street, Manchester, M1 2FA
Flat 308, 61 Houldsworth Street, Manchester, M1 2FA
Flat 201, 61 Houldsworth Street, Manchester, M1 2FA
Flat 2, 61 Houldsworth Street, Manchester, M1 2FA
Flat 406, 61 Houldsworth Street, Manchester, M1 2FA
Flat 309, 61 Houldsworth Street, Manchester, M1 2FA
Flat 505, 61 Houldsworth Street, Manchester, M1 2FA
Flat 907, 61 Houldsworth Street, Manchester, M1 2FB
70 Great Ancoats Street, Manchester, M4 5BG
Flat 105, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 309, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 403, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1010, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1008, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1107, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1208, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1104, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Unit 1, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 214, 61 Houldsworth Street, Manchester, M1 2FA
Flat 606, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1207, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 301, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 207, Oxid House, 78 Newton Street, Manchester, M1 1AL
91 Port Street, Manchester, M1 2EG
Flat 603, 61 Houldsworth Street, Manchester, M1 2FB
Flat 315, 61 Houldsworth Street, Manchester, M1 2FA
Flat 708, 61 Houldsworth Street, Manchester, M1 2FB
Flat 501, 61 Houldsworth Street, Manchester, M1 2FA
Flat 506, 61 Houldsworth Street, Manchester, M1 2FA

Flat 213, 61 Houldsworth Street, Manchester, M1 2FA
Flat 402, 61 Houldsworth Street, Manchester, M1 2FA
Flat 101, 61 Houldsworth Street, Manchester, M1 2FA
Flat 515, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1, 61 Houldsworth Street, Manchester, M1 2FA
Flat 610, 61 Houldsworth Street, Manchester, M1 2FB
Flat 106, 61 Houldsworth Street, Manchester, M1 2FA
Flat 704, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1003, 61 Houldsworth Street, Manchester, M1 2FB
Flat 204, 61 Houldsworth Street, Manchester, M1 2FA
Flat 802, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 304, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 608, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 705, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 502, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 510, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 104, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 603, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 909, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1203, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 101, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1004, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 302, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 710, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 510, 61 Houldsworth Street, Manchester, M1 2FA
Flat 209, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 406, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 201, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 503, 61 Houldsworth Street, Manchester, M1 2FA
Flat 903, 61 Houldsworth Street, Manchester, M1 2FB
Flat 301, 61 Houldsworth Street, Manchester, M1 2FA
Flat 706, 61 Houldsworth Street, Manchester, M1 2FB
Flat 115, 61 Houldsworth Street, Manchester, M1 2FA
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Flat 709, 61 Houldsworth Street, Manchester, M1 2FB
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Flat 211, 61 Houldsworth Street, Manchester, M1 2FA
Flat 608, 61 Houldsworth Street, Manchester, M1 2FB
Flat 302, 61 Houldsworth Street, Manchester, M1 2FA
Flat 614, 61 Houldsworth Street, Manchester, M1 2FB
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Flat 1005, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 905, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1209, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 410, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 610, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 901, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 805, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 103, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1006, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1002, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1202, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 703, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 602, Oxid House, 78 Newton Street, Manchester, M1 1AL

Flat 113, 61 Houldsworth Street, Manchester, M1 2FA
Flat 604, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 210, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1105, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1301, 61 Houldsworth Street, Manchester, M1 2FB
Flat 906, 61 Houldsworth Street, Manchester, M1 2FB
Flat 4, 61 Houldsworth Street, Manchester, M1 2FA
Flat 108, 61 Houldsworth Street, Manchester, M1 2FA
Flat 112, 61 Houldsworth Street, Manchester, M1 2FA
Flat 312, 61 Houldsworth Street, Manchester, M1 2FA
Flat 303, 61 Houldsworth Street, Manchester, M1 2FA
Flat 208, 61 Houldsworth Street, Manchester, M1 2FA
Flat 103, 61 Houldsworth Street, Manchester, M1 2FA
Flat 411, 61 Houldsworth Street, Manchester, M1 2FA
Flat 410, 61 Houldsworth Street, Manchester, M1 2FA
Flat 701, 61 Houldsworth Street, Manchester, M1 2FB
Flat 904, 61 Houldsworth Street, Manchester, M1 2FB
Flat 207, 61 Houldsworth Street, Manchester, M1 2FA
Flat 703, 61 Houldsworth Street, Manchester, M1 2FB
Flat 313, 61 Houldsworth Street, Manchester, M1 2FA
Flat 504, 61 Houldsworth Street, Manchester, M1 2FA
Flat 512, 61 Houldsworth Street, Manchester, M1 2FA
Flat 415, 61 Houldsworth Street, Manchester, M1 2FA
Flat 413, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1103, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1101, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1204, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 108, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 408, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 506, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 203, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 808, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 409, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1110, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 206, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 407, 61 Houldsworth Street, Manchester, M1 2FA
Flat 111, 61 Houldsworth Street, Manchester, M1 2FA
Flat 402, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 803, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1205, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 609, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 405, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 601, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 701, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 212, 61 Houldsworth Street, Manchester, M1 2FA
Flat 611, 61 Houldsworth Street, Manchester, M1 2FB
Flat 206, 61 Houldsworth Street, Manchester, M1 2FA
Flat 403, 61 Houldsworth Street, Manchester, M1 2FA
Flat 604, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1001, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1004, 61 Houldsworth Street, Manchester, M1 2FB
Flat 714, 61 Houldsworth Street, Manchester, M1 2FB
Flat 110, 61 Houldsworth Street, Manchester, M1 2FA
Street Urchin, 72 Great Ancoats Street, Manchester, M4 5BG

Flat 804, 61 Houldsworth Street, Manchester, M1 2FB
Flat 114, 61 Houldsworth Street, Manchester, M1 2FA
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Flat 107, Oxid House, 78 Newton Street, Manchester, M1 1AL
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Flat 305, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 310, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 706, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 904, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 910, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 908, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1009, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1108, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 404, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1109, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 704, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 606, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 401, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1001, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 303, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 104, 61 Houldsworth Street, Manchester, M1 2FA
Flat 507, 61 Houldsworth Street, Manchester, M1 2FA
Flat 401, 61 Houldsworth Street, Manchester, M1 2FA
Flat 408, 61 Houldsworth Street, Manchester, M1 2FA
Flat 215, 61 Houldsworth Street, Manchester, M1 2FA
Flat 514, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1302, 61 Houldsworth Street, Manchester, M1 2FB
Flat 7, 61 Houldsworth Street, Manchester, M1 2FA
Flat 502, 61 Houldsworth Street, Manchester, M1 2FA
Flat 805, 61 Houldsworth Street, Manchester, M1 2FB
Flat 307, 61 Houldsworth Street, Manchester, M1 2FA
Flat 202, 61 Houldsworth Street, Manchester, M1 2FA
Flat 801, 61 Houldsworth Street, Manchester, M1 2FB
Flat 613, 61 Houldsworth Street, Manchester, M1 2FB
Flat 306, 61 Houldsworth Street, Manchester, M1 2FA
Flat 809, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 205, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 509, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 709, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 208, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1106, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 605, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 907, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1210, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 702, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 801, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 203, 61 Houldsworth Street, Manchester, M1 2FA
Flat 504, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1003, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 407, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 205, 61 Houldsworth Street, Manchester, M1 2FA
Flat 602, 61 Houldsworth Street, Manchester, M1 2FB
Flat 609, 61 Houldsworth Street, Manchester, M1 2FB
Flat 409, 61 Houldsworth Street, Manchester, M1 2FA

Flat 601, 61 Houldsworth Street, Manchester, M1 2FB
Flat 702, 61 Houldsworth Street, Manchester, M1 2FB
Flat 105, 61 Houldsworth Street, Manchester, M1 2FA
Flat 509, 61 Houldsworth Street, Manchester, M1 2FA
Flat 210, 61 Houldsworth Street, Manchester, M1 2FA
Flat 802, 61 Houldsworth Street, Manchester, M1 2FB
Flat 710, 61 Houldsworth Street, Manchester, M1 2FB
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Flat 902, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1102, 61 Houldsworth Street, Manchester, M1 2FB
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80 Newton Street, Manchester, M1 1EE
Flat 507, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 308, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 810, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1102, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 806, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 903, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 314, 61 Houldsworth Street, Manchester, M1 2FA
Flat 607, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 202, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 505, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 412, 61 Houldsworth Street, Manchester, M1 2FA
Flat 905, 61 Houldsworth Street, Manchester, M1 2FB
Flat 109, 61 Houldsworth Street, Manchester, M1 2FA
Flat 712, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1101, 61 Houldsworth Street, Manchester, M1 2FB
Flat 414, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1202, 61 Houldsworth Street, Manchester, M1 2FB
Flat 310, 61 Houldsworth Street, Manchester, M1 2FA
Flat 707, 61 Houldsworth Street, Manchester, M1 2FB
Flat 711, 61 Houldsworth Street, Manchester, M1 2FB
Flat 607, 61 Houldsworth Street, Manchester, M1 2FB
Flat 513, 61 Houldsworth Street, Manchester, M1 2FA
Flat 705, 61 Houldsworth Street, Manchester, M1 2FB
Flat 901, 61 Houldsworth Street, Manchester, M1 2FB
Flat 3, 61 Houldsworth Street, Manchester, M1 2FA
Flat 6, 61 Houldsworth Street, Manchester, M1 2FA
Flat 511, 61 Houldsworth Street, Manchester, M1 2FA
Flat 404, 61 Houldsworth Street, Manchester, M1 2FA
Flat 902, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 109, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 708, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1201, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 307, Oxid House, 78 Newton Street, Manchester, M1 1AL

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL