

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144699/FO/2025

Date registered valid: 5 December 2025

Proposal: Creation of ancillary gymnasium, co-working space, staff office, marketing suite, and laundry room for the exclusive use of co-living residents (Sui Generis) to Level 2 with associated works.

Address: Union T2, Water Street, Manchester, M3 4JQ

Ward(s): Deansgate Ward

Applicant: Union Living 2 Limited

Agent (if any): Michael Percival, Deloitte LLP

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 January 2026

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 30 December 2025

Standard consultations:

Printed: 15 December 2025 Expired: 8 January 2026

Neighbour notifications

Printed: 15 December 2025 Expired: 8 January 2026

Site notice

Posted: 30 December 2025 Expired: 21 January 2026

Press advert

Published: 23 December 2025 Expired: 9 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The building is known as Union T2 and is located on a site 0.67 ha in size, bounded by the River Irwell, a canal basin arm to the north, Water Street to the east and Festival Square and Factory to the South. Access is gained from Water Street. It is 36 storeys plus basement level mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), landscaping, access and other associated works.

The Site subject to this Application (the "Site") is 478 sq. m. and broadly aligns with the existing footprint of Union T2 tower, reflecting the Level 2 area that is subject to the change of use.

The site is within the Castlefield Conservation Area. The Grade II listed Victoria and Albert Hotel is situated close by to the building, a little further along Water Street.

The building is within an area of the City Centre that is covered by a Masterplan and Strategic Regeneration Framework for an area named St John's where a number of proposals have or are coming forward.

The T2 site within which the building is located is bounded by Manchester Goods Yard to the east, Factory International to the south, the Victoria and Albert Hotel located to the north, and the River Irwell to the west. There are offices and hotels on the opposite side of the river in Salford.

Description of Development

The proposal seeks the creation of an ancillary gymnasium, co-working space, and laundry room for the exclusive use of co-living residents, and as a staff office and marketing suite for the use of staff (Sui Generis) to Level 2 with associated works.

It will replace a previously approved co-working space across the whole of level 2. Due to a lack of demand these spaces are currently vacant.

Related Applications/Site History

132952/JO/2022 - Variation of Condition 2 (Approved Drawings and Documents, including amendments to design details of ground floor to provide for food and drink use), Condition 5 (Soft Landscaping) and Condition 8 (CMP) attached to Planning Permission ref: 126648/FO/2020.

Approved March 2023.

142861/NMC/2025 - Non-material amendment to amend the wording of Conditions 13 (fumes) and 15 (commercial noise) to refer specifically to the ground floor commercial unit and to amend condition 26 (cycle parking) to reflect the correct number of cycle parking spaces required, attached to Planning Permission 132952/JO/2022 (as amended by 138954/NMC/2024 and 142449/NMC/2025).

Approved May 2025.

142724/FO/2025 - Creation of resident's bar (Sui Generis) at first floor.

Approved June 2025.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Highway Services - Had no objections to the proposal.

Environmental Health - Recommended that conditions be added to any approval to control hours and noise breakout.

Policy

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

- Policy JP-Strat2 - City Centre
- Policy JP-P1 - Sustainable Places
- Policy JP-P6 - Health

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

- Policy SP1 - Spatial Principles
- Policy CC7 - Mixed Use Development
- Policy CC10 - A Place for Everyone
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN19 - Waste

- 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) (2024)

- Chapter 8 - Promoting healthy and safe communities
- Chapter 12 - Achieving well-designed and beautiful places
- Chapter 16 - Conserving the Historic Environment

Draft National Planning Policy Framework (NPPF) (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.

Other Legislative Requirements

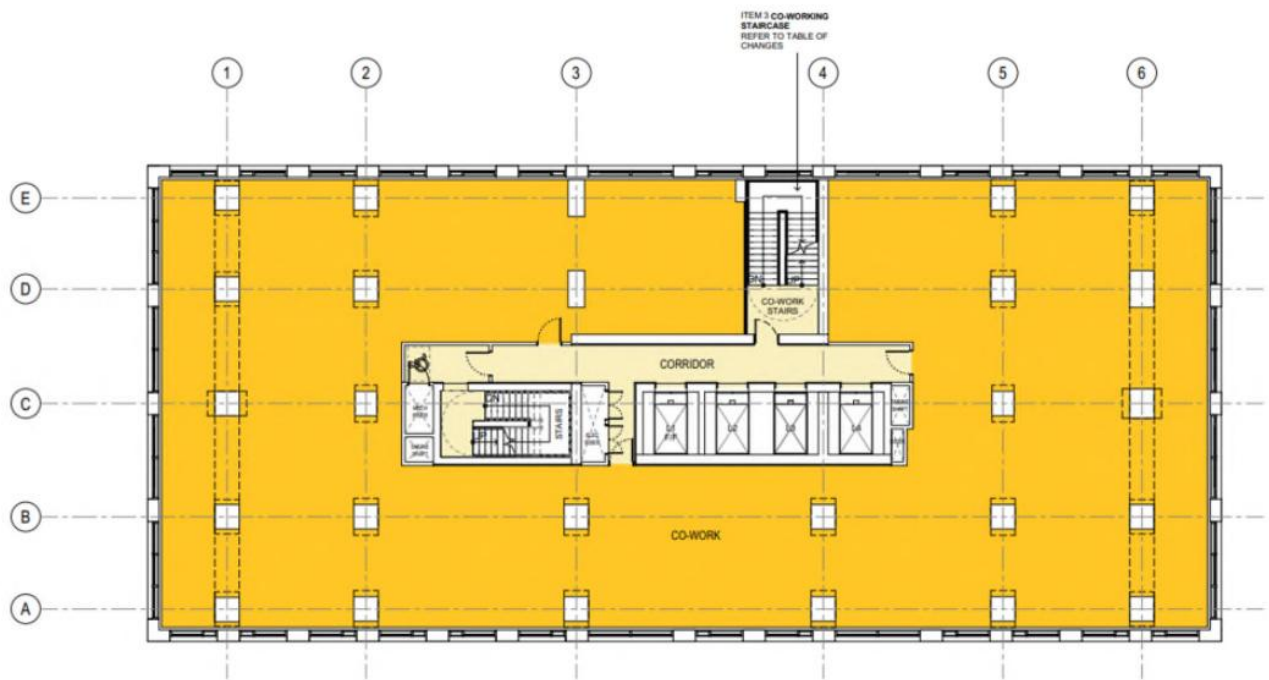
- Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of the Development

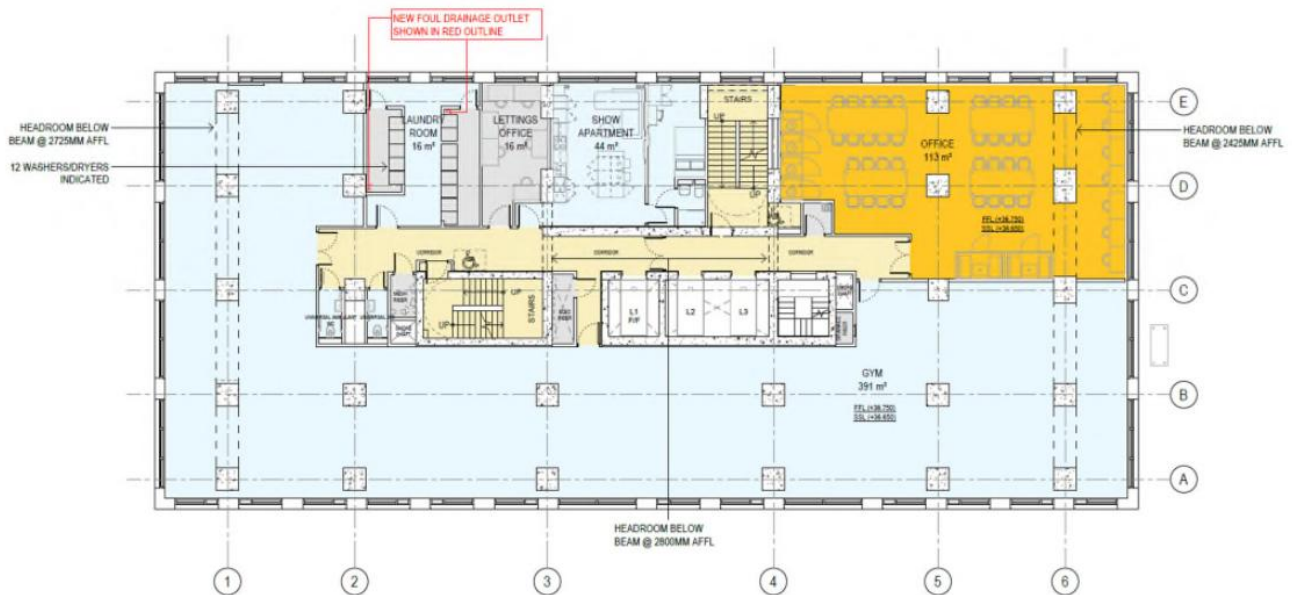
The existing building was recently completed and provides co-living residential accommodation across the majority of the floors.

As approved, level 2 of Union T2 includes co-working spaces. However, due to a lack of demand these spaces are currently vacant.

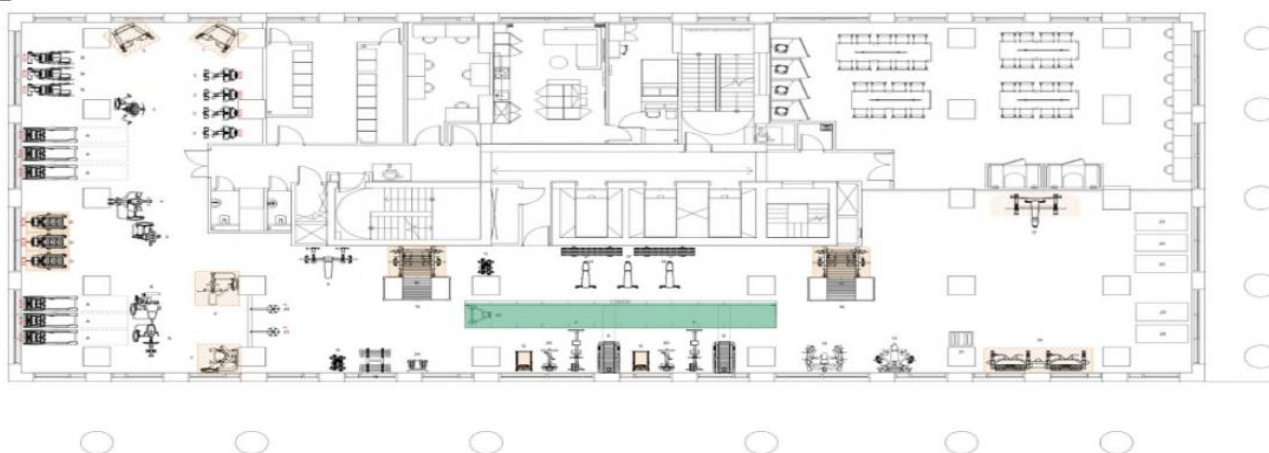


Existing layout

The proposed development under this new change of use application would reconfigure the space to provide a gymnasium along with a laundry room, staff office, show suite and ancillary co-working space.



Proposed use layout



Proposed furniture layout

The proposal would provide an enhanced amenity offer for residents. It would also facilitate optimum utilisation of the space and is designed to accommodate the diverse lifestyles of residents, offering the convenience to use a gym within their residential building.

The principle of the development is accepted on the basis of the space being vacant and it is providing enhanced amenity to residents in the building.

Residential Amenity

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on residents in the overall building. It includes the consideration of issues such as impact on noise and disturbance.

The hours of operation for the Proposed Development are 06:00 to 23:00 daily.

A small free weights area is proposed centrally. However, any noise and vibration impact from the use of the weights will be mitigated with the installation of proprietary resilient floor coverings in the weights area of the gym as set out in the acoustic report.

Environmental Health have requested further information regarding the noise transfer from the free weights area. These details can be resolved by the way of a pre-commencement noise condition, which has been attached.

The gym will be equipped with a sound system for background music. To mitigate any potential noise impact from this, the applicant has stated internal music noise levels within the gym will be controlled to specific maximum allowable levels. This is designed to ensure compliance with the recommended noise levels for both residential units and non-residential areas.

Specific detail has not been provided however as to how these limits will be set and controlled such as electronic noise limiter. Clarification has been sought on this matter but can be resolved by the way of a pre-commencement noise condition, which has been attached.

All conditions recommended by Environmental Health have been applied to the application to prevent disturbance and any unduly harmful impact on residential amenity.

Given the above the proposals are considered to be in accordance with Policies EN19, SP1, CC7, and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester in relation to the impact on

residential amenity and Policy JP-Strat2, JP-P1 and JP-P6 of Greater Manchester's Places for Everyone Guidance and Government Guidance contained in Section 8 (Promoting healthy and safe communities) and Section 12 (Achieving Well Designed Places).

Visual Amenity

There are no external alterations involved in the proposals and therefore no impact upon the visual amenity of Union T2 or upon the surrounding street scene and conservation area.

Access

Access to the floor is restricted to residents only, controlled via lift and stair core access control systems using fobs.

The submitted Resident's Management Strategy, previously approved for the overall development and modified here to include the gym use, outlines the full access and site security to the floor, confirming that access to the floor is restricted to residents only, controlled via lift and stair core access control systems using fobs.

Waste Management

The waste management for the approved gym will tie into the overall waste management plan for the building. A compliance condition has been attached to this application to ensure that the development remains compliant with this.

On this basis, the development is compliant with Policy EN19.

Conclusion

Given the above the proposals are considered to be in accordance with Policies SP1, CC10, and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester and Policy JP-P1 and JP-P6 of Greater Manchester's Places for Everyone Guidance and Government Guidance contained in Section 8 (Promoting healthy and safe communities) and Section 12 (Achieving Well Designed Places).

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 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/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, received by Manchester City Council as the Local Planning Authority on 05 December 2025:

- Location plan 6555-P-B500-XP-00-001
- Residents Management Strategy
- Gym Noise Impact Assessment

Received by Manchester City Council as the Local Planning Authority on 22 January 2026:

- Proposed GA Plan Level 2 T2-DCM-XX-02-PL-A-20001 Rev P01.02

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

3) The premises shall not be open outside the following hours:

- 06:00 to 23:00 Monday to Sunday (including bank holidays)

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

4) a) a) Notwithstanding the Gym Noise Impact Assessment received by the City Council, as Local Planning Authority, on the 22 January 2026, prior to any the commencement of the approved uses associated with this application, a noise insulation and ventilation scheme for

acoustically insulating the premises against external and internal noise sources, shall be submitted to and be approved in writing by the Local Planning Authority. This shall include:

- An assessment of airborne and structure-borne noise transfer from gym use, including any free weights areas and impact machines to office co-working spaces on the levels above the gym. Noise should be controlled in line with ProPG Gym Acoustics design guide (2023);
- Confirmation of how noise limits will be set and controlled in the gym to prevent noise breakout and transfer to other occupied spaces from the entertainment noise including use of an electronic noise limiter; and
- Commitment to the installation of resilient pads to treadmills and resistance machines

Where entertainment noise is proposed, the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The development shall then be carried out in accordance with the approved noise insulation scheme.

b) Prior to the first use of the development hereby approved, a Completion/Verification Report shall be submitted to and be approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation scheme.

c) In the event of any non-conformity with the approved noise insulation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in noise from external sources and in order to protect future residents from noise disturbance pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as an ancillary gymnasium, co-working space, and laundry room for the exclusive use of co-living residents, and as a staff office and marketing suite for the use of staff (Sui Generis), and for no other purposes of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of amenity and in compliance with SP1 and DM1 of the Manchester Core Strategy, DC26 of the Unitary Development Plan, and the National Planning Policy Framework.

6) The details of the approved waste management scheme, shall be implemented as part of the development, in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 05 December 2025:

- Covering letter, which confirms that Waste Management for the gym will be as per the waste management plan for the Union T2

building

- Pages 14 and 15 of the 'U+NION Residents Management Strategy'.

This waste management scheme shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

7) Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, with no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

8) The measures detailed within the Residents Management Strategy received by the City Council as local planning authority on 05 December 2025 shall be fully implemented prior to the first use of development and shall be maintained for the duration of the use.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Informatives

1) 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

2) 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 2002, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 702, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2102, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2211, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 708, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2112, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2802, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 604, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1006, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1009, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2505, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1911, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1210, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 3403, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 805, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 506, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 603, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1405, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1408, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 709, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1110, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 808, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 3008, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2507, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 3103, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 906, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1807, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1010, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 3011, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 802, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2807, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2211, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1604, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1107, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1712, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1905, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1011, Union East Tower, 19 Water Street, Manchester, M3 4JQ
6 Goods Yard Street, Manchester, M3 3BG
Flat 1310, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1802, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1907, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2409, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 613, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 905, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2712, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3101, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 206, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1506, Union East Tower, 19 Water Street, Manchester, M3 4JQ

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Flat 3308, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1002, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 501, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2403, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2708, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2409, Union West Tower, 22 Water Street, Manchester, M3 4BR
The Victoria And Albert Hotel, Water Street, Manchester, M3 4JQ
Flat 2208, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 507, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2610, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1410, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2209, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 3411, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1105, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2803, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2201, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2001, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1101, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2711, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1004, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1801, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2810, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2506, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 3404, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1607, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2705, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 810, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 3108, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1612, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1707, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 1110, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 708, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2210, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1003, Union East Tower, 19 Water Street, Manchester, M3 4JQ
4 Goods Yard Street, Manchester, M3 3BG
Flat 2605, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1611, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1612, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 401, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 504, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2209, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1607, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2201, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2504, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 705, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 707, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1103, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 810, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2010, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 904, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 706, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 3508, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 903, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 3409, Union West Tower, 22 Water Street, Manchester, M3 4BR

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Flat 2308, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 3107, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2811, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 3304, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 3401, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 3306, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2508, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 512, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2902, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 3504, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 3204, Union West Tower, 22 Water Street, Manchester, M3 4BR
Flat 2008, Union West Tower, 22 Water Street, Manchester, M3 4BR

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT LOW RISK AREA

Conservation Area - Castlefield Conservation Area 1979

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Flood Zone Plus Climate Change -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

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Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CÉNTRAL