

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144245/FO/2025
Date registered valid: 10 October 2025
Proposal: Installation of 2no. louvres to ground floor commercial unit.
Address: 1A Spinners Way, Manchester, M15 4UY
Ward(s): Hulme Ward

Applicant: Mrs Lili Chen B&S Family Food Ltd
Agent (if any): Mr Xiaodong Sun
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17/11/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 17 October 2025 Expired: 7 November 2025

Neighbour notifications

Printed: 17 October 2025 Expired: 7 November 2025

Site notice

Posted: 24 October 2025 Expired: 14 November 2025

Press advert

Published: 21 October 2025 Expired: 11 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the ground floor commercial unit of the eleven storey St George's Gardens building present on the northern side of Chester Road and western side of Arundel Street. The unit was completed in early 2021 and has remained unoccupied since, the planning permission on site permits its use as a commercial Class E unit. Said unit benefits from a front and rear access, fronting onto Chester Road and Spinners Way to the rear. The upper floors of St George's Gardens are in use as residential apartments (Class C3).

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The immediate neighbouring area lies within the most south-western extent of Manchester City Centre. Chester Road borders the site, a major A road that provides access to the City Centre and Mancunian Way from the south-west. Neighbouring development is characterised by high rise residential development along the northern side of Chester Road, which then gives way to lower rise residential development. Further residential development is then found along the south side of Chester Road, with the housing stock being comprised of low density terrace and semi-detached properties. Several outlying commercial units are found at the base of some of the residential tower blocks that line the northern side of Chester Road. The Grade II* listed Church of St George lies to the east of the application site across Arundel Street.

Description of development

The application seeks consent for the installation of 2no louvres.

The proposed louvres would be situated above the front and rear entrances of the commercial unit on site in place of a solid composite panel. The design of the louvres is to be decorative and will ensure that the extraction and air intake equipment situated behind it will be screened from view.

The proposed louvres are proposed to provide air intake and fume extract for a commercial Class E(b) use.

Planning History

A high number of planning applications are on record for the application site, the most relevant of which are shown below:

132709/NMC/2022 - Nonmaterial amendment to planning permission referenced 120725/JO/2018 to allow for the removal of an external car parking space to accommodate additional street trees – Approved February 2022.

125926/NMC/2020 - Application for a non-material amendment to previously approved planning application 120724/JO/2018 to allow for an amendment to the wording of conditions 2 (specified plans) and 32 (external lighting) – Approved March 2020.

125925/NMC/2020 - Application for a non-material amendment to previously approved planning application 120725/JO/2018 to allow for an amendment to the wording of condition 26 (external lighting) – Approved March 2020.

128455/NMC/2020 - Non-Material Amendment to planning permission 120724/JO/2018 to change the wording of conditions 29 (footpaths) and 34 (cycle route) to allow a revised timescale for implementation – Approved November 2020.

124548/NMC/2019 - Application for a non-material amendment following a grant of planning permission under application 120724/JO/2018 to allow for a change to the lift overruns on level 11 of the development – Approved October 2019.

124547/NMC/2019 - Application for a non-material amendment following a grant of planning permission under application 120725/JO/2018 to allow for a slight change to the lift overruns on level 11 of the development – Approved October 2019.

120725/JO/2018 - Variation of condition application to vary conditions 2 (specified plans) and 30 (residents management strategy) attached to previously approved planning application 116881/FO/2017 to allow for variation to approved refuse store size, minor changes to elevational treatment, change to cladding material (reinforced concrete to stone), and trigger point for submission of management strategy – Approved February 2019.

120724/JO/2018 - Application to vary Conditions 2 (approved plans), 15 (fumes) and 40 (residents' management strategy) of planning permission 115087/FO/2017 to allow changes including; a larger waste storage area, the reduction of two parking spaces, stepped access to the commercial unit from the access road, changes to the fenestration on the north, east and south elevations; and to change the wording of Conditions 15 and 40 so that they are pre-occupation rather than pre-commencement conditions – Approved February 2019.

116881/FO/2017 - Erection of new 11 storey building to accommodate 79 no. residential apartments (Use Class C3) together with associated roof terrace, car parking, landscaping, boundary treatment and public realm, following demolition of existing building on the site – Approved March 2018.

115087/FO/2017 - Redevelopment of the site with a mixed use development comprising 59 residential apartments (Use Class C3) and a ground floor commercial unit (to include Use Classes A1, A2, A3, A4, B1), with associated car parking and public realm – Approved May 2017.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the development by letter. One letter of objection was received. The reasons cited for the objection can be summarised as follows:

- The area subject to the proposal was promised as a resident's lounge.
- The proposal would have an unacceptable impact on amenity via insufficient bin storage and littering.
- The proposal would have an unacceptable impact on local car parking capacity.

As set out above, the proposal does not relate to the use of the premises, which has a live planning consent for the use of the space as a Class E unit, and only relates to the installation of two louvres. As such, any reasons cited for the objection that do not relate to the proposed louvres and their impact, will bear no weight in the determination of this application.

Environmental Health – No objection subject to conditions relating to fume extraction and acoustics.

Policy

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-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

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 CC2 – Retail
- Policy CC9 – Design and Heritage
- Policy C10 – Leisure and the Evening Economy
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC10 – Food and Drink Uses

- Policy DC19 – Listed Buildings
- Policy DC26 – Noise and Development

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of the Development

The proposed works would see the external alteration of an existing building to allow for its occupation by a commercial Class E(b) use. It is noted that the commercial unit affected by the works has never had an occupier and has remained vacant since its completion in 2021. It is considered that the proposed works would support the small scale commercial offer within the local area, bring an active use/frontage to the application site and secure the occupation of a long-standing vacant unit, thereby assisting in the continued regeneration of Manchester City Centre. In light of this information, the proposal is considered to accord in principle with Places for Everyone Plan Policies JP-Strat1 and JP-Strat2 and Core Strategy Policies SP1, EC3, CC1, CC2, C10 and DM1, subject to the matters discussed below.

Visual Amenity and Heritage

The application site forms the ground floor of a contemporary residential apartment building, completed in off-white cladding that forms a unique wave like pattern. The ground floor commercial unit features a front and rear access in the form of a composite aluminium door, with solid fanlight panel above coloured black. Said entrances are considered to lack visual interest when compared to that of the rest of the building's façade. As stated previously within this report, the site features a vacant commercial unit, whose means of extraction was secured by planning condition under planning permission 120724/JO/2018, though this was never discharged. The commercial unit does not benefit from a central riser meaning that rooftop extraction on site is not feasible without significantly rearranging the layout of the residential apartments that lie above the unit. This leaves providing air intake and extract louvres on the face of the building as the only viable solution on site. The positioning of the proposed louvres is considered to be the most logical location for them, with the solid panels above the property's doors providing little in visual interest and appearing somewhat awkward when compared to the rest of the façade. Furthermore, the fenestration pattern on the side elevation of the property is comprised of a series of tall narrow windows that provide an attractive finish that would be undermined if louvres were to be placed in them.

The proposed louvres, as previously stated, are to be decorative in appearance, featuring a unique pattern that would provide visual interest to the elevation, whilst obscuring more unsightly extraction equipment behind it. Subject to a planning condition that would control the louvres material finish, as well as its overall manifestation/layout, it is considered the proposal would have a neutral impact on the appearance of the application site, as well as that of the neighbouring Grade II* listed Church of St George.



Proposed decorative louvre

In light of the above, subject to such a condition, it is considered that the proposal is acceptable in this regard and is in accordance with Places for Everyone Plan Policy JP-P2, Core Strategy Policy CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC19, and the National Planning Policy Framework.

Residential Amenity

The submission would see the insertion of 2no louvres within the ground floor of a building that is in mixed use as residential apartments and a commercial unit at the ground floor. The installation of such equipment is likely to encounter issues concerning odour extraction and noise generation that may negatively impact neighbouring amenity. Environmental Health do not object to the proposal subject to planning condition that would require the submission of schemes for the control of odour extract and noise insulation. Subject to such conditions, the development is acceptable in this regard and is in accordance with Core Strategy Policy DM1, Saved Unitary Development Plan Policies DC10 and DC26, and the National Planning Policy Framework.

Highway Safety

The proposed louvres would front out onto Spinners Way and Chester Road, though would be set back from it by the public pavement. The works are considered to be so minor as to have no perceivable impact on the local highway network. In light of this, the proposal is acceptable in this regard and accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above, subject to appropriate planning condition, the development would assist in securing the occupation of a longstanding vacant commercial unit, assisting neighbouring regeneration efforts. Therefore, the development is in accordance with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC3, CC1, CC2, CC9, C10, EN1, EN3 and DM1, Saved Unitary Development Policies DC10, DC19 and DC26, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions 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:

- o Location Plan (Planning Portal Reference PP-14279239v1)
- o EDIT Rev A: Proposed Extract & Input Air Details
- o M112LS-DP-01: Proposed Drainage Plan
- o M112LS-EL-01: Elevation A-A B-B (Received 03/11/2025)
- o M112LS-EL-02: Elevation C-C D-D (Received 03/11/2025)

- o M112LS-EP-01: Proposed Electric Plan
- o M112LS-FP-01: Proposed Fitting-Out Plan
- o M112LS-LP-01: Proposed Layout Plan
- o M112LS-CP-01: Proposed Ceiling Plan
- o SGG-JMA-E1-LG-DR-A-00-7001 Revision P01: Demise Plan Commercial Unit R.01

All stamped as received by the City Council as Local Planning Authority on 10/10/2025, unless specified otherwise.

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) a) Prior to the installation of any air intake or extract louvres, a scheme for the external decorative louvres/screen's hereby approved, that shall confirm their layout within the openings of the doorway, the setback distance of the air intake and extract equipment situated behind them, as well as a material sample of said decorative panels, with accurate final coloured finish, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

b) The decorative louvres/screens shall be installed prior to the first use of the air intake and extraction system and shall be retained and maintained for the lifetime of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) a) Prior to first use of the development hereby approved, a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

b) Prior to use of the extraction system hereby approved, confirmation shall be submitted for the approval of the local planning authority that the approved scheme has been implemented.

c) In the event of non-conformity with the approved scheme, 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 can commence.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

5) a) Prior to the installation of any plant hereby approved, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first of the approved plant, 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 can commence.

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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 306, 1A Spinners Way, Manchester, M15 4UY
Flat 3, 3 Arundel Street, Manchester, M15 4JZ
Flat 302, 1A Spinners Way, Manchester, M15 4UY
208 Chester Road, Manchester, M15 4JE
3E Spinners Way, Manchester, M15 4SR
Flat 412, 3B Spinners Way, Manchester, M15 4SP
Flat 506, 3B Spinners Way, Manchester, M15 4SR
Flat 610, 3B Spinners Way, Manchester, M15 4SR
Flat 802, 3B Spinners Way, Manchester, M15 4SR
Flat 107, 3B Spinners Way, Manchester, M15 4SP
Flat 306, 3B Spinners Way, Manchester, M15 4SP
204 Chester Road, Manchester, M15 4JE
Flat 204, 3B Spinners Way, Manchester, M15 4SP
Flat 808, 3B Spinners Way, Manchester, M15 4SR
Flat 801, 3B Spinners Way, Manchester, M15 4SR
Flat 312, 3B Spinners Way, Manchester, M15 4SP
Flat 3, 1F Spinners Way, Manchester, M15 4UZ
202 Chester Road, Manchester, M15 4JE
Flat 203, 3B Spinners Way, Manchester, M15 4SP
Flat 112, 3B Spinners Way, Manchester, M15 4SP
Flat 807, 3B Spinners Way, Manchester, M15 4SR
Flat 401, 3B Spinners Way, Manchester, M15 4SP
Flat 308, 3B Spinners Way, Manchester, M15 4SP
Flat 2, 5 Bentinck Street, Manchester, M15 4RS
33 Bentinck Street, Manchester, M15 4RS
43 Bentinck Street, Manchester, M15 4RS
Flat 602, 1A Spinners Way, Manchester, M15 4UY
Flat 607, 1F Spinners Way, Manchester, M15 4UZ
Flat 204, 1F Spinners Way, Manchester, M15 4UZ
Flat 707, 1F Spinners Way, Manchester, M15 4UZ
Flat 1007, 1F Spinners Way, Manchester, M15 4UZ
Flat 1, 1F Spinners Way, Manchester, M15 4UZ
37 Arundel Street, Manchester, M15 4JZ
35 Arundel Street, Manchester, M15 4JZ
21 Arundel Street, Manchester, M15 4JZ
Flat 405, 1A Spinners Way, Manchester, M15 4UY
Flat 506, 1A Spinners Way, Manchester, M15 4UY
Flat 804, 1A Spinners Way, Manchester, M15 4UY
Flat 901, 1A Spinners Way, Manchester, M15 4UY
Flat 205, 1A Spinners Way, Manchester, M15 4UY
Flat 703, 1A Spinners Way, Manchester, M15 4UY
Flat 805, 3B Spinners Way, Manchester, M15 4SR
Flat 210, 3B Spinners Way, Manchester, M15 4SP
Flat 104, 3B Spinners Way, Manchester, M15 4SP
Flat 110, 3B Spinners Way, Manchester, M15 4SP
Flat 307, 3B Spinners Way, Manchester, M15 4SP
Flat 511, 3B Spinners Way, Manchester, M15 4SR
Flat 611, 3B Spinners Way, Manchester, M15 4SR
Flat 403, 1F Spinners Way, Manchester, M15 4UZ
29 Bentinck Street, Manchester, M15 4RS

Flat 703, 3B Spinners Way, Manchester, M15 4SR
Flat 814, 3B Spinners Way, Manchester, M15 4SR
Flat 810, 3B Spinners Way, Manchester, M15 4SR
Flat 208, 3B Spinners Way, Manchester, M15 4SP
Flat 403, 3B Spinners Way, Manchester, M15 4SP
Flat 705, 3B Spinners Way, Manchester, M15 4SR
Flat 211, 3B Spinners Way, Manchester, M15 4SP
Flat 106, 3B Spinners Way, Manchester, M15 4SP
9 Bentinck Street, Manchester, M15 4RS
Flat 2, 37 Bentinck Street, Manchester, M15 4RS
35 Bentinck Street, Manchester, M15 4RS
Flat 302, 1F Spinners Way, Manchester, M15 4UZ
Flat 501, 1F Spinners Way, Manchester, M15 4UZ
Flat 303, 1F Spinners Way, Manchester, M15 4UZ
Flat 1002, 1F Spinners Way, Manchester, M15 4UZ
Flat 406, 1F Spinners Way, Manchester, M15 4UZ
Flat 405, 1F Spinners Way, Manchester, M15 4UZ
Flat 701, 1F Spinners Way, Manchester, M15 4UZ
Flat 201, 1F Spinners Way, Manchester, M15 4UZ
Flat 2, 7 Arundel Street, Manchester, M15 4JZ
1C Spinners Way, Manchester, M15 4TZ
41 Arundel Street, Manchester, M15 4JZ
29 Arundel Street, Manchester, M15 4JZ
19 Bentinck Street, Manchester, M15 4RS
Flat 705, 1A Spinners Way, Manchester, M15 4UY
Flat 903, 1A Spinners Way, Manchester, M15 4UY
Flat 802, 1A Spinners Way, Manchester, M15 4UY
Flat 202, 1A Spinners Way, Manchester, M15 4UY
1 Spinners Way, Manchester, M15 4TZ
Flat 1002, 1A Spinners Way, Manchester, M15 4UY
Flat 501, 1A Spinners Way, Manchester, M15 4UY
Flat 305, 1A Spinners Way, Manchester, M15 4UY
Flat 604, 1A Spinners Way, Manchester, M15 4UY
Flat 708, 3B Spinners Way, Manchester, M15 4SR
Flat 407, 3B Spinners Way, Manchester, M15 4SP
Flat 310, 3B Spinners Way, Manchester, M15 4SP
Flat 609, 3B Spinners Way, Manchester, M15 4SR
Flat 411, 3B Spinners Way, Manchester, M15 4SP
1E Spinners Way, Manchester, M15 4TZ
31 Bentinck Street, Manchester, M15 4RS
200 Chester Road, Manchester, M15 4JE
Flat 803, 3B Spinners Way, Manchester, M15 4SR
Flat 101, 3B Spinners Way, Manchester, M15 4SP
Flat 608, 3B Spinners Way, Manchester, M15 4SR
Flat 504, 3B Spinners Way, Manchester, M15 4SR
Flat 303, 3B Spinners Way, Manchester, M15 4SP
Flat 105, 3B Spinners Way, Manchester, M15 4SP
Flat 305, 3B Spinners Way, Manchester, M15 4SP
Flat 711, 3B Spinners Way, Manchester, M15 4SR
Flat 1, 5 Bentinck Street, Manchester, M15 4RS
Flat 1, 37 Bentinck Street, Manchester, M15 4RS
Flat 1, 39 Bentinck Street, Manchester, M15 4RS
Flat 207, 1F Spinners Way, Manchester, M15 4UZ
Flat 504, 1F Spinners Way, Manchester, M15 4UZ

Flat 101, 1A Spinners Way, Manchester, M15 4UY
Flat 806, 1F Spinners Way, Manchester, M15 4UZ
Flat 1003, 1F Spinners Way, Manchester, M15 4UZ
Flat 805, 1F Spinners Way, Manchester, M15 4UZ
Flat 101, 1F Spinners Way, Manchester, M15 4UZ
25 Arundel Street, Manchester, M15 4JZ
11A Ellesmere Street, Manchester, M15 4LZ
Flat 906, 1A Spinners Way, Manchester, M15 4UY
Flat 105, 1A Spinners Way, Manchester, M15 4UY
Flat 805, 1A Spinners Way, Manchester, M15 4UY
Flat 605, 1A Spinners Way, Manchester, M15 4UY
Flat 905, 1A Spinners Way, Manchester, M15 4UY
Flat 601, 1A Spinners Way, Manchester, M15 4UY
Flat 406, 1A Spinners Way, Manchester, M15 4UY
Flat 106, 1A Spinners Way, Manchester, M15 4UY
Flat 701, 1A Spinners Way, Manchester, M15 4UY
Flat 505, 1A Spinners Way, Manchester, M15 4UY
Flat 111, 3B Spinners Way, Manchester, M15 4SP
Flat 501, 3B Spinners Way, Manchester, M15 4SR
Flat 512, 3B Spinners Way, Manchester, M15 4SR
Flat 206, 3B Spinners Way, Manchester, M15 4SP
Flat 605, 3B Spinners Way, Manchester, M15 4SR
Flat 304, 3B Spinners Way, Manchester, M15 4SP
Flat 612, 3B Spinners Way, Manchester, M15 4SR
Flat 209, 3B Spinners Way, Manchester, M15 4SP
1G Spinners Way, Manchester, M15 4TZ
Flat 507, 3B Spinners Way, Manchester, M15 4SR
Flat 309, 3B Spinners Way, Manchester, M15 4SP
Flat 201, 3B Spinners Way, Manchester, M15 4SP
Flat 809, 3B Spinners Way, Manchester, M15 4SR
Flat 812, 3B Spinners Way, Manchester, M15 4SR
11 Bentinck Street, Manchester, M15 4RS
3 Bentinck Street, Manchester, M15 4RS
7 Bentinck Street, Manchester, M15 4RS
Flat 2, 39 Bentinck Street, Manchester, M15 4RS
Flat 705, 1F Spinners Way, Manchester, M15 4UZ
Flat 105, 1F Spinners Way, Manchester, M15 4UZ
Flat 603, 1F Spinners Way, Manchester, M15 4UZ
Flat 102, 1F Spinners Way, Manchester, M15 4UZ
Flat 703, 1F Spinners Way, Manchester, M15 4UZ
Flat 801, 1F Spinners Way, Manchester, M15 4UZ
Flat 902, 1F Spinners Way, Manchester, M15 4UZ
Flat 401, 1F Spinners Way, Manchester, M15 4UZ
Flat 103, 1F Spinners Way, Manchester, M15 4UZ
Flat 605, 1F Spinners Way, Manchester, M15 4UZ
Flat 1006, 1F Spinners Way, Manchester, M15 4UZ
Flat 1, 5 Arundel Street, Manchester, M15 4JZ
19 Arundel Street, Manchester, M15 4JZ
9A Ellesmere Street, Manchester, M15 4LZ
Flat 201, 1A Spinners Way, Manchester, M15 4UY
Flat 203, 1A Spinners Way, Manchester, M15 4UY
Flat 401, 1A Spinners Way, Manchester, M15 4UY
Flat 606, 1A Spinners Way, Manchester, M15 4UY
Flat 404, 3B Spinners Way, Manchester, M15 4SP

Flat 707, 3B Spinners Way, Manchester, M15 4SR
Flat 205, 3B Spinners Way, Manchester, M15 4SP
Flat 505, 3B Spinners Way, Manchester, M15 4SR
Flat 109, 3B Spinners Way, Manchester, M15 4SP
Flat 202, 3B Spinners Way, Manchester, M15 4SP
Flat 710, 3B Spinners Way, Manchester, M15 4SR
Flat 102, 3B Spinners Way, Manchester, M15 4SP
Flat 106, 1F Spinners Way, Manchester, M15 4UZ
198 Chester Road, Manchester, M15 4JE
Flat 405, 3B Spinners Way, Manchester, M15 4SP
Flat 604, 3B Spinners Way, Manchester, M15 4SR
15 Ellesmere Street, Manchester, M15 4LZ
1 Bentinck Street, Manchester, M15 4RS
Flat 3, 5 Bentinck Street, Manchester, M15 4RS
Flat 503, 1A Spinners Way, Manchester, M15 4UY
Flat 206, 1A Spinners Way, Manchester, M15 4UY
Flat 506, 1F Spinners Way, Manchester, M15 4UZ
Flat 702, 1F Spinners Way, Manchester, M15 4UZ
Flat 104, 1F Spinners Way, Manchester, M15 4UZ
Flat 901, 1F Spinners Way, Manchester, M15 4UZ
Flat 905, 1F Spinners Way, Manchester, M15 4UZ
Flat 205, 1F Spinners Way, Manchester, M15 4UZ
Flat 803, 1F Spinners Way, Manchester, M15 4UZ
Flat 1001, 1F Spinners Way, Manchester, M15 4UZ
Flat 907, 1F Spinners Way, Manchester, M15 4UZ
Flat 507, 1F Spinners Way, Manchester, M15 4UZ
Flat 606, 1F Spinners Way, Manchester, M15 4UZ
11 Arundel Street, Manchester, M15 4JZ
Flat 2, 39 Arundel Street, Manchester, M15 4JZ
13 Arundel Street, Manchester, M15 4JZ
5 Ellesmere Street, Manchester, M15 4LZ
5A Ellesmere Street, Manchester, M15 4LZ
27 Arundel Street, Manchester, M15 4JZ
9 Ellesmere Street, Manchester, M15 4LZ
Flat 806, 1A Spinners Way, Manchester, M15 4UY
Flat 803, 1A Spinners Way, Manchester, M15 4UY
Flat 304, 1A Spinners Way, Manchester, M15 4UY
Flat 102, 1A Spinners Way, Manchester, M15 4UY
Flat 1004, 1A Spinners Way, Manchester, M15 4UY
Flat 704, 1A Spinners Way, Manchester, M15 4UY
Flat 104, 1A Spinners Way, Manchester, M15 4UY
Flat 402, 1A Spinners Way, Manchester, M15 4UY
Flat 404, 1A Spinners Way, Manchester, M15 4UY
Flat 706, 3B Spinners Way, Manchester, M15 4SR
Flat 207, 3B Spinners Way, Manchester, M15 4SP
Flat 508, 3B Spinners Way, Manchester, M15 4SR
Flat 709, 3B Spinners Way, Manchester, M15 4SR
Flat 406, 3B Spinners Way, Manchester, M15 4SP
Flat 602, 3B Spinners Way, Manchester, M15 4SR
Flat 212, 3B Spinners Way, Manchester, M15 4SP
Flat 410, 3B Spinners Way, Manchester, M15 4SP
Flat 607, 3B Spinners Way, Manchester, M15 4SR
Flat 302, 3B Spinners Way, Manchester, M15 4SP
Flat 301, 3B Spinners Way, Manchester, M15 4SP

Flat 202, 1F Spinners Way, Manchester, M15 4UZ
Flat 304, 1F Spinners Way, Manchester, M15 4UZ
Flat 407, 1F Spinners Way, Manchester, M15 4UZ
1H Spinners Way, Manchester, M15 4TZ
3A Spinners Way, Manchester, M15 4SP
Flat 408, 3B Spinners Way, Manchester, M15 4SP
Flat 402, 3B Spinners Way, Manchester, M15 4SP
Flat 804, 3B Spinners Way, Manchester, M15 4SR
Flat 502, 3B Spinners Way, Manchester, M15 4SR
13 Ellesmere Street, Manchester, M15 4LZ
13A Ellesmere Street, Manchester, M15 4LZ
Flat 301, 1F Spinners Way, Manchester, M15 4UZ
Flat 503, 1F Spinners Way, Manchester, M15 4UZ
Flat 404, 1F Spinners Way, Manchester, M15 4UZ
Flat 3, 5 Arundel Street, Manchester, M15 4JZ
Flat 3, 39 Arundel Street, Manchester, M15 4JZ
33 Arundel Street, Manchester, M15 4JZ
31 Arundel Street, Manchester, M15 4JZ
23 Arundel Street, Manchester, M15 4JZ
27 Bentinck Street, Manchester, M15 4RS
17 Bentinck Street, Manchester, M15 4RS
Flat 1005, 1A Spinners Way, Manchester, M15 4UY
Flat 603, 1A Spinners Way, Manchester, M15 4UY
1 Arundel Street, Manchester, M15 4JZ
Flat 204, 1A Spinners Way, Manchester, M15 4UY
Flat 502, 1A Spinners Way, Manchester, M15 4UY
Flat 801, 1A Spinners Way, Manchester, M15 4UY
Flat 902, 1A Spinners Way, Manchester, M15 4UY
3C Spinners Way, Manchester, M15 4SR
3D Spinners Way, Manchester, M15 4SR
Flat 704, 3B Spinners Way, Manchester, M15 4SR
Flat 510, 3B Spinners Way, Manchester, M15 4SR
Flat 603, 3B Spinners Way, Manchester, M15 4SR
Flat 712, 3B Spinners Way, Manchester, M15 4SR
Flat 409, 3B Spinners Way, Manchester, M15 4SP
Flat 606, 3B Spinners Way, Manchester, M15 4SR
Flat 701, 3B Spinners Way, Manchester, M15 4SR
Flat 402, 1F Spinners Way, Manchester, M15 4UZ
3 Spinners Way, Manchester, M15 4SP
Flat 702, 3B Spinners Way, Manchester, M15 4SR
Flat 806, 3B Spinners Way, Manchester, M15 4SR
13 Bentinck Street, Manchester, M15 4RS
15A Ellesmere Street, Manchester, M15 4LZ
Flat 3, 39 Bentinck Street, Manchester, M15 4RS
Flat 3, 41 Bentinck Street, Manchester, M15 4RS
Flat 706, 1A Spinners Way, Manchester, M15 4UY
Flat 602, 1F Spinners Way, Manchester, M15 4UZ
Flat 802, 1F Spinners Way, Manchester, M15 4UZ
Flat 107, 1F Spinners Way, Manchester, M15 4UZ
Flat 804, 1F Spinners Way, Manchester, M15 4UZ
Flat 502, 1F Spinners Way, Manchester, M15 4UZ
Flat 1005, 1F Spinners Way, Manchester, M15 4UZ
Flat 1004, 1F Spinners Way, Manchester, M15 4UZ
9 Arundel Street, Manchester, M15 4JZ

Flat 1, 39 Arundel Street, Manchester, M15 4JZ
1D Spinners Way, Manchester, M15 4TZ
17 Arundel Street, Manchester, M15 4JZ
23 Bentinck Street, Manchester, M15 4RS
21 Bentinck Street, Manchester, M15 4RS
11 Ellesmere Street, Manchester, M15 4LZ
15 Bentinck Street, Manchester, M15 4RS
Flat 1001, 1A Spinners Way, Manchester, M15 4UY
Flat 1, 3 Arundel Street, Manchester, M15 4JZ
Flat 2, 3 Arundel Street, Manchester, M15 4JZ
Flat 904, 1A Spinners Way, Manchester, M15 4UY
Flat 301, 1A Spinners Way, Manchester, M15 4UY
Flat 702, 1A Spinners Way, Manchester, M15 4UY
206 Chester Road, Manchester, M15 4JE
Flat 601, 3B Spinners Way, Manchester, M15 4SR
Flat 103, 3B Spinners Way, Manchester, M15 4SP
Flat 813, 3B Spinners Way, Manchester, M15 4SR
Flat 2, 1F Spinners Way, Manchester, M15 4UZ
Flat 706, 1F Spinners Way, Manchester, M15 4UZ
Flat 509, 3B Spinners Way, Manchester, M15 4SR
Flat 108, 3B Spinners Way, Manchester, M15 4SP
Flat 811, 3B Spinners Way, Manchester, M15 4SR
Flat 503, 3B Spinners Way, Manchester, M15 4SR
Flat 311, 3B Spinners Way, Manchester, M15 4SP
Flat 2, 41 Bentinck Street, Manchester, M15 4RS
Flat 1, 41 Bentinck Street, Manchester, M15 4RS
Flat 306, 1F Spinners Way, Manchester, M15 4UZ
Flat 206, 1F Spinners Way, Manchester, M15 4UZ
Flat 505, 1F Spinners Way, Manchester, M15 4UZ
Flat 307, 1F Spinners Way, Manchester, M15 4UZ
Flat 904, 1F Spinners Way, Manchester, M15 4UZ
Flat 203, 1F Spinners Way, Manchester, M15 4UZ
Flat 704, 1F Spinners Way, Manchester, M15 4UZ
Flat 305, 1F Spinners Way, Manchester, M15 4UZ
Flat 903, 1F Spinners Way, Manchester, M15 4UZ
Flat 906, 1F Spinners Way, Manchester, M15 4UZ
Flat 601, 1F Spinners Way, Manchester, M15 4UZ
Flat 604, 1F Spinners Way, Manchester, M15 4UZ
Flat 807, 1F Spinners Way, Manchester, M15 4UZ
Flat 2, 5 Arundel Street, Manchester, M15 4JZ
1B Spinners Way, Manchester, M15 4TZ
Flat 1, 7 Arundel Street, Manchester, M15 4JZ
43 Arundel Street, Manchester, M15 4JZ
3 Ellesmere Street, Manchester, M15 4LZ
15 Arundel Street, Manchester, M15 4JZ
7 Ellesmere Street, Manchester, M15 4LZ
7A Ellesmere Street, Manchester, M15 4LZ
25 Bentinck Street, Manchester, M15 4RS
Flat 403, 1A Spinners Way, Manchester, M15 4UY
Flat 303, 1A Spinners Way, Manchester, M15 4UY
Flat 1003, 1A Spinners Way, Manchester, M15 4UY
Flat 103, 1A Spinners Way, Manchester, M15 4UY
Flat 504, 1A Spinners Way, Manchester, M15 4UY

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

Flood Zone Plus Climate Change -

Area Team Boundary - Name: CENTRAL