

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145090/JO/2026

Date registered valid: 2 February 2026

Proposal: Variation of Condition 4 (Environmental Standards) from Planning Approval 128340/FO/2020 to allow compliance with a revised Environmental Standards Statement.

Address: Cameron House, Brunswick Street, Manchester, M13 9SG

Ward(s): Ardwick Ward

Applicant: GGC Polygon Manchester Ltd

Agent (if any): Mr Tom Flanagan, Paul Butler Associates

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 17 March 2026

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 February 2026 Expired: 3 March 2026

Site notice

Posted: 4 March 2026 Expired: 25 March 2026

Press advert

Published: 17 February 2026 Expired: 10 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

This application relates to a triangular piece of land (approximately 0.165 ha) bounded by Polygon Street, Stockport Road and Brunswick Street. The surrounding area contains a mixture of uses including the Apollo Theatre, a grade II Listed building to the east of the site. The Brunswick neighbourhood area is located to the South-West of the site, including a row of shops immediately adjacent to the site. To the North and North-East there is a petrol filling station and the Ardwick Green Park.

In 2014, the following planning permission was granted:

104931/FO/2014/N2 - Erection of 6 storey building to form 4 commercial units on the ground floor (Class A1/A2/B1a) and 39 apartments (Class C3) on upper floors with associated car parking and amenity space - Approved 15 April 2014.

Works relating to this development are ongoing.

In 2020 an application was submitted which sought to re-purpose some of the internal accommodation originally intended for commercial purposes:

128340/FO/2020 -Creation of 6 apartments (Use Class C3a) at first floor, provision of extended cycle store, provision of a flexible use ancillary residents' amenity space and facilities or commercial units (Use Class E - shop, financial and professional services or office), and associated elevational alterations - Approved 18 December 2020

This permission was subject to conditions, which included the following:

The development hereby approved shall be carried out in accordance with the Environmental Standards statement stamped as received by the City Council, as Local Planning Authority, on the 19 October 2020. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

The applicants state that it is not possible to provide a post construction review certificate/statement as the original developer, and two contractors, went into administration during the project, which impacted upon its delivery. The applicants state that, as a result, it has not been possible to review the process, and the results, during the construction period to determine whether BREEAM VERY GOOD has been achieved.

Instead, the applicants have submitted a new environmental statement which they state identifies the key parameters which they feel demonstrates that the development has been designed and constructed in accordance with sound environmental criteria to deliver a sustainable document.

Accordingly, it is sought to vary condition 4, of planning permission ref; to allow compliance with this revised document.

The proposal has been advertised on site and in the press.

Consultations & Notification Responses

Local residents/adjoining occupiers - No comments received.

Issues

National Planning Policy Framework (December 2024) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants. Communities, local planning authorities and other interests throughout the process (paragraph 131).

Draft National Planning Policy Framework - On 16th December 2025 the government has published a consultation National Planning Policy Framework.

Of relevance to this application, the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Decisions on development proposals should apply a presumption in favour of sustainable development.
- In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal: Be located where a genuine choice of sustainable transport modes exists,
- Substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced needs of the local community, taking into account any up-to-date local housing need assessment, and other relevant evidence.
- Design quality should be considered throughout the evolution, assessment and delivery of development proposals.

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

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies

for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN4 relates to reducing CO2 Emissions by Enabling Low and Zero Carbon Development. The policy states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions: All development must follow the principle of the Energy Hierarchy, being designed:

- to reduce the need for energy through design features that provide passive heating, natural lighting and cooling
- to reduce the need for energy through energy efficient features such as improved insulation and glazing
- to meet residual energy requirements through the use of low or zero carbon energy generating technologies

Wherever possible new development and retro fit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.

Where possible new development and retro fit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.

Where appropriate new development and retro fit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing/potential decentralised energy schemes.

The use of building materials with low embodied carbon in new development and refurbishment schemes.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed

guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Policy E3.3 relates to sites along radial and orbital routes, which includes Stockport Road, and seeks to ensure that all new development, along these routes, is of the highest quality.

Places for Everyone - The approved Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for 9 of the 10 boroughs which make up Greater Manchester.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

Relevant policies of PfE in this instance are:

JP-S1: Sustainable development

JP-P1: Sustainable Places

Variation of Condition 4 - For the reasons indicated above, the applicants are seeking to vary this condition.

In relation to the development, as constructed the applicant has identified a number of key sustainability measures that have been built into the development, including:

- Reduction in emissions through a fabric led energy strategy in accordance with the principles of the energy hierarchy.
- A high standard of insulation is provided with detailing to limit heat loss from thermal bridging and through uncontrolled ventilation by creating good air tightness and mechanical ventilation with heat recovery.
- Utilising an all electric primary energy strategy
- Installation of photovoltaic panels
- Energy and carbon performance that exceeds statutory requirements.
- A building management system with electricity sub- meters is installed to monitor energy use.
- Installation of high efficiency 'A' rated domestic appliances.

In assessing the figures supplied, for the 6 apartments subject of this application the design energy rating is lower than the target energy rating in all cases by approximately 16% (NB. A lower energy rating is better as it indicates higher energy efficiency and lower running costs). Accordingly, it is considered appropriate to vary condition 4, of planning permission ref: 128340/FO/2020, to reference the new document, now renumbered as condition no.3.

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 planning application. In this instance no negotiations were necessary as the scheme is considered to be in accordance with City Council policy.

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

1) The development hereby approved shall be carried out in accordance with the following drawings and documents;

Drawings PL 0100, PL 0101, PL 0101, PL 0102, PL 0103, PL 0104, PL 0105, PL 0115, PL 0116, PL 0200, PL 0201, PL 0202 and PL 0210 stamped as received by the City Council, as Local Planning Authority, on the 19 October 2020

Transport assessment, waste management proforma, noise impact assessment, design and access statement, local labour strategy and construction management statement stamped as received by the City Council, as Local Planning Authority, on the 19 October 2020

Auderebw Architects External materials Schedule dated June 2025 and drawings numbered 2066-ABWA-Z1-ZZ-DR-A-(20)-0200, 2066-ABWA-Z1-ZZ-DR-A-(20)-0201 and 2066-ABWA-Z1-ZZ-DR-A-(20)-0202, all stamped as received by the City Council, as Local Planning Authority on 28 April 2025

Axis Initial Full Travel Plan (Ref: 2875-01-TP-01) dated July 2023, stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

Letter from Paul Butler Associates, dated 24 June 2025, which confirms that there is no external plant or roller shutters to be installed within the development, and that a revised travel plan will be submitted to the Council within 6 months of the first use of the development,, stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

CWC Environmental Standards Statement dated 13 January 2026 (ref: 3435-CWC-XX-XX-RP-SUS-0001), stamped as received by the City Council, as Local Planning Authority, on 2 February 2026

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

2) The development shall be constructed only using the approved materials as indicated in the following documents:

Auderebw Architects External materials Schedule dated June 2025 and drawings numbered 2066-ABWA-Z1-ZZ-DR-A-(20)-0200, 2066-ABWA-Z1-ZZ-DR-A-(20)-0201 and 2066-ABWA-Z1-ZZ-DR-A-(20)-0202, all stamped as received by the City Council, as Local Planning Authority on 28 April 2025

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

3) The development hereby approved shall be carried out in accordance with the CWC Environmental Standards Statement dated 13 January 2026 (ref: 3435-CWC-XX-XX-RP-SUS-0001), stamped as received by the City Council, as Local Planning Authority, on 2 February 2026.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

4) The refuse and waste management arrangements shall be carried out in accordance with drawing PL 0100 stamped as received by the City Council, as Local Planning Authority, on the 19 October 2020. The details shall be implemented as part of the development prior to the first use and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policy DM1 of the Manchester Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

7) The commercial unit, as indicated on drawing PL 0100 stamped as received by the City Council, as Local Planning Authority, on 19 October 2020, can be occupied as Class E (excluding convenience retail) or residents lounge and for no other purposes of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification). The first operation of the commercial unit to be implemented shall thereafter be the permitted use of that unit

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester (2012).

8) The commercial unit, as indicated on drawing PL 0100 stamped as received by the City Council, as Local Planning Authority, on 19 October 2020 shall not be open outside the following hours:-

Monday to Friday 07:30 to 20:00

Saturday 08:30 to 20:00

Sunday 10:00 to 16:00

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.

9) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00

No deliveries/waste collections on Sundays and 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.

10) The development shall be completed in accordance with the letter from Paul Butler Associates, dated 24 June 2025, which confirms that there is no external plant associated with the development. No external plant shall therefore be installed on site, unless planning permission is obtained.

Reason - To minimise the impact of any plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

11) Notwithstanding the noise assessment stamped as received by the City Council, as Local Planning Authority, on the 9 October 2020, (a) prior to the first occupation of the residential element of the development, a scheme for acoustically insulating the proposed residential accommodation against noise from Stockport Road and the Apollo shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

Gardens and terraces (daytime) 55 dB L Aeq

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

12) The car parking (including provision of 2 x 7kw electric car charging points) and bicycle store as indicated on drawing PL 0100 stamped as received by the City Council, as Local Planning Authority, on 19 October 2020 shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park and bicycle store shall then be available at all times whilst the development is occupied.

Reason - To ensure that there is adequate car and cycle parking for the development proposed when the building is occupied in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

13) Upon first occupation, the site shall operate in accordance with the Axis Initial Full Travel Plan (Ref: 2875-01-TP-01) dated July 2023, stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

14) The development shall be completed in accordance with the letter from Paul Butler Associates, dated 24 June 2025, which confirms that there are no roller shutters to be installed within the development. No roller shutters shall therefore be installed on site, unless planning permission is obtained.

Reason - To ensure that any roller shutters installed are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

15) The commercial unit or residents lounge as shown on drawing PL 0100 stamped as received by the City Council, as Local Planning Authority, on 19 October 2020, shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

16) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

17) The development hereby approved shall include for full disabled access to be provided to the communal walkways and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

18) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Ardwick Green Tesco Service Station, Ardwick Green South, Manchester, M13 9XF
The Vallance Dental Centre, The Vallance Medical Centre, Wadeson Road, Manchester, M13 9UJ
Apollo Ballroom, Hyde Road, Manchester, M12 6BW
Vallance Centre Pharmacy, Wadeson Road, Manchester, M13 9UJ
15 Brunswick Street, Manchester, M13 9SU
6 Polygon Street, Manchester, M13 9SG
2 Polygon Street, Manchester, M13 9SG
8 Polygon Street, Manchester, M13 9SG
Apollo Theatre, 1 Stockport Road, Manchester, M12 6BW
The Vallance Medical Centre, Wadeson Road, Manchester, M13 9UJ
Flat 6, 10 Polygon Street, Manchester, M13 9SG
Flat 9, 10 Polygon Street, Manchester, M13 9SG
Flat 7, 10 Polygon Street, Manchester, M13 9SG
Flat 17, 10 Polygon Street, Manchester, M13 9SG
Flat 4, 10 Polygon Street, Manchester, M13 9SG
Flat 13, 10 Polygon Street, Manchester, M13 9SG
Flat 18, 10 Polygon Street, Manchester, M13 9SG
Flat 1, 10 Polygon Street, Manchester, M13 9SG
Flat 3, 10 Polygon Street, Manchester, M13 9SG
Flat 5, 10 Polygon Street, Manchester, M13 9SG
Flat 14, 10 Polygon Street, Manchester, M13 9SG
Flat 2, 10 Polygon Street, Manchester, M13 9SG
Flat 11, 10 Polygon Street, Manchester, M13 9SG
Flat 8, 10 Polygon Street, Manchester, M13 9SG
Flat 12, 10 Polygon Street, Manchester, M13 9SG
Flat 15, 10 Polygon Street, Manchester, M13 9SG
Flat 16, 10 Polygon Street, Manchester, M13 9SG
Flat 10, 10 Polygon Street, Manchester, M13 9SG

Appendix 2 – Planning constraints

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 Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA