MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144182/FO/2025
Date registered valid:	3 October 2025
Proposal:	Installation of 2no. pressure reduction stations with associated boundary treatment and associated works.
Address:	Land To The East Of Gould Street And Land To The South Of Bilbrook Street, Manchester, M4 4TF,
Ward(s):	Piccadilly Ward
Applicant:	Mr Eliot Baker Southvalley Estates Ltd
Agent (if any):	
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 22/01/2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 15 October 2025 Expired: 5 November 2025

Neighbour notifications
Printed: 15 October 2025 Expired: 5 November 2025

Site notice
No site notice has been produced

Press advert
Published: 21 October 2025 Expired: 4 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site consists of two parcels of land off Gould Street and Billbrook Street which form part of a wider site utilised by Caden Gas for gas infrastructure in the Manchester area. The site currently consists of infrastructure associated with the wider gas infrastructure present within the neighbouring area that is visible from the surrounding road network.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies to the north of the City Centre and is located within the Victoria North Strategic Regeneration Area, with it currently being characterised by cleared vacant sites that have received planning permission for their redevelopment to a new residential neighbourhood, as well as multiple other new developments now under construction. The Grade II listed Marble Arch is located to the south of the application site along Rochdale Road.

Description of development

The application seeks consent for the erection of 2no. pressure reduction stations with associated boundary treatment and associated works. The proposed installations will replace an existing Pressure Reduction Station (PRS) on the wider site which can then be removed, and the ground beneath it remediated so as to allow future redevelopment proposals to be brought forward which have been approved under planning permission 128248/FO/2020.

The application proposals comprise of the following two elements:
1. A new Medium/Low Pressure PRS and associated facilities which would be located adjacent to Gould Street. This would comprise of the plant itself contained within a purpose designed and constructed kiosk. The equipment would be surrounded by a secure fence enclosure. A related parking area would be formed as is required for maintenance vehicles. These vehicles would be able to pull onto the parking space directly from Gould Street as indicated on the application plans.

2. A new Medium/Intermediate Pressure PRS which would be located to the south of Bilbrook Street. The site would be accessed from Bilbrook Street via a new ramped access. The plant itself sits below ground level for operational reasons. A compound area would be formed for maintenance vehicle parking and turning. The equipment would again be housed within a purposely designed kiosk and held behind a secure fence enclosure.

The application is a resubmission of that approved under planning permission 128431/FO/2020, with The permission having now lapsed.

Planning History

139811/NMC/2024 - Non materials amendment to application ref no 128248/FO/2020 to add a new staircase enclosure to the roof level of Blocks A & B (Phase 1) – Approved April 2024.

128431/FO/2020 - Installation of 2no. pressure reduction stations with associated boundary treatment and associated works – Approved April 2022.

128248/FO/2020 - Erection of 9 buildings ranging from 8 to 34 storeys in height to form 1202 residential apartments (Use Class C3a) and ground floor commercial uses (Use Class E) (192 sqm) together with associated car parking, new vehicular and pedestrian access, public realm, landscaping and other associated works following demolition of existing structures and buildings – Approved December 2023.

Consultations & Notification Responses

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

- The construction phase of the proposals would affect the neighbouring highway which is already heavily constrained due to existing building activity.

Cadent Gas – No objection subject to informatives relating to Cadent Gas infrastructure.

Environment Agency – No objection subject to conditions relating to ground contamination and contamination remediation.

Environmental Health – No objection subject to conditions relating to plant acoustics and contaminated land.

Flood Risk – No objection subject to conditions requiring the development to be finished in accordance with proposed site levels and the submitted surface water drainage scheme.

Friends of Angel of Meadows – No objection received.

Greater Manchester Archaeological Advisory Service (GMAAS) – No objection.

Greater Manchester Ecology Unit (GMEU) – Compensation for loss of habitat should be provided.

Greater Manchester Geological Unit (GMGU) – No objection received.

Greater Manchester Police (GMP) – The use of weld mesh fencing is recommended. The boundaries should be inspected regularly for signs of damage/attack.

Highway Services – No objection subject to conditions relating to highway improvement works, boundary treatments and a construction management plan.

Network Rail – No objection.

United Utilities – No objection received.

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-S4 – Flood Risk and the Water Environment
- Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P2 – Heritage
- Policy JP-C5 – Streets for All

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 CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN14 – Flood Risk
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN17 – Water Quality
- Policy EN18 – Contaminated Land and Ground Stability
- Policy EN19 – Waste
- 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 DC19 – Listed Buildings
- Policy DC20 – Archaeology
- 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 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Chapter 15 – Conserving and Enhancing the Natural Environment

- Chapter 16 – Conserving and Enhancing the Historic Environment

Draft National Planning Policy Framework (2025)
The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of the Development

The application site is currently being used in associated with infrastructure for the National Grid. This infrastructure would be largely consolidated or removed from the site in order to facilitate the redevelopment of the site for residential purposes. This proposal would involve the creation of two areas at the site which would include plant and other associated equipment to ensure the required level of infrastructure is retained to serve the local area.

The principle of the development is considered to be acceptable as it will support the ongoing energy demands at the site whilst facilitating the redevelopment of the wider National Grid site. The proposal therefore accords in principle with Places for Everyone Plan Policies JP-Strat1 and JP-Strat2, and Manchester Core Strategy Policies SP1, CC1, and DM1, subject to the matters discussed below.

Residential Amenity

The application site neighbours existing residential development to the east but in the coming years will be surrounded by forthcoming residential development to the north, west and south. The proposals would include new plant equipment to support the infrastructure at the site. It is noted that there are surrounding residential properties at the site, including new homes which will wrap around the application site and consequently would be the most affected by the proposed development. Environmental Health have assessed the submitted acoustic report and do not object to the proposals subject to a planning condition that would require the development to proceed in accordance with the report and for a subsequent verification report to be submitted for approval. Subject to such a condition, the development is acceptable in this regard and accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Designing out Crime

Greater Manchester Police have raised no significant concerns with the proposed development. An informative will be attached in the event of an approval noting their recommendations. The site is secured by a 3 metre high fence which would prevent intruders into the site. The new developments taking place in the area would also ensure natural surveillance is improved to the benefit of safety in the local area. In light of this, the proposal is considered to be acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Visual Amenity

The proposal would consolidate and re-locate the existing pressure equipment at the wider site. This would result in two compound areas being created – one off Gould Street and the other off Billbrook Street.

The proposed Gould Street compound would be surrounded by a Corten wall. The Corten boundary treatment is to be patterned and thus would provide a high quality finish to this development which in turn would visually complement the wider residential scheme to the north and east of the application site.

The second compound would be located off of Bilbrook Street. Due to the site levels in this location, the compound area will sit below the road level in a discrete location accessed via a ramp area which would also form the car parking area for the adjacent forthcoming residential block. The compound areas, particularly the one located on Gould Street, would be highly visible within the street scene. To ensure that there is no negative impact upon the appearance of the local street scene, The boundary treatment will be high quality and patterned. It is acknowledged the proposal has been accompanied by a picture of a corten panel, however, this does not demonstrate the proposed decorative patterning that will form part of its final finish. On this basis, subject to a condition that would require the submission of material samples, the development is acceptable in this regard and accords with Core Strategy Policies DM1 and EN1, and the National Planning Policy Framework.

Heritage

The nearest listed buildings to the application are the Union Bridge (Grade II) on Dantzic Street, the Ragged School (Grade II) Aspin Lane, and the former Printing Press (Grade II) on New Mount Street, and the Marble Arch (Grade II) along Rochdale Road. Given the relative distances of the application site from these listed buildings and structures, it is not considered that the proposal would result in a material alteration to their setting or overall significance.

The Greater Manchester Archaeological Advisory Service do not object to the proposal. On this basis, as well as that of the above, the development would have a neutral impact on neighbouring heritage assets in accordance with Places for Everyone Plan Policy JP-P2, Core Strategy Policies CC9, EN3 and DM1, Saved Unitary Development Plan Policies DC19 and DC20, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas) Act 1990.

Ground Conditions

The application site is characterised by largely vacant and cleared previously developed land that had has been the site of industrial activity. It is known that the site is contaminated and that without proper remediation there is a risk of polluting neighbouring ground water sources. The submission has been accompanied by ground survey information that has identified the contaminants on site and the subsequent remediation strategy required to make the site safe. Environmental Health and the Environment Agency do not object to the proposals. Environmental Health have requested that planning condition require the development to proceed in accordance with the submitted information, and for a verification report to be submitted to and approved by the Local Planning Authority. The Environment Agency have requested that in the event of an approval, planning conditions be attached that would require the same as that of the aforementioned, as well as if any contamination not previously identified is encountered then a scheme for its remediation be submitted to and approved by the Local Planning Authority. Subject to such conditions, the development is acceptable in this regard and therefore accords with Core Strategy Policy EN18 and the National Planning Policy Framework.

Flood Risk and Drainage

The application site is located within Flood Risk Zone 1 where the risk of flooding is lowest. Notwithstanding this, the application site lies within an area that is prone to surface water flooding. The development has been accompanied by drainage information that confirms site levels will be 150mm above the estimated flood level, as well as a drainage strategy. Flood Risk have confirmed that subject to the development proceeding in accordance with the submitted drainage statement and that infrastructure on site be situated on 150mm plinths to negate the effects of the surface water flooding, the proposal is acceptable. Subject to planning conditions that would secure this, the development is acceptable in this regard and accords with Policy JP-S4, Manchester Core Strategy Policies EN14 and DM1, and the National Planning Policy Framework.

Ecology

The proposal would see the removal of onsite habitat that is comprised of self-seeded shrubs and semi-mature trees. The submission has been accompanied by an Ecology Report that calculates that the proposal would see the removal of 0.0165ha of onsite habitat, which translates to 165sqm, and therefore triggers the need for an on site biodiversity net gain (BNG) of a minimum of 10% to be achieved. The Report goes onto to state that a biodiversity net gain could be made through boundary features being permeable to small mammals or a planting scheme to create a green space on site. The Greater Manchester Ecology Unit have stated that compensation for the loss of self-seeded trees should be provided. Due to the size constraints of the application site and the proposed intended use as gas infrastructure, it is considered that an off-site contribution must be made and that an on-site contribution is not feasible in this instance. Subject to an informative that would secure this, the development is acceptable in this regard and therefore accords with Core Strategy Policies EN15 and DM1, and the National Planning Policy Framework.

Highway Safety

The proposal would lie adjacent to the public highway and forthcoming residential development. It is acknowledged that an objection siting concern over the construction phase of the development's impact on the local highway network has been received. Highways do not object to the proposal subject to conditions requiring the development to proceed in accordance with the submitted construction management plan, a scheme for highway improvement works, and that all fencing adjacent to the adopted highway are visually permeable from a distance of 600mm upwards should they be adjacent to a road junction. Neither of the proposed boundary treatments would be sited so that they are directly adjacent to a T junction. Furthermore, there are no alterations proposed to the highway as part of the development, with site access from Bilbrook Street remaining unaffected. In light of this, it is considered unreasonable and unnecessary to attach planning conditions that would require a scheme of highway improvement works to be submitted and that all fencing adjacent to the adopted highway be visually permeable from a distance of 600mm, as such, in the event of an approval, such conditions will not be attached. Subject to a planning condition that will require the development to proceed in accordance with the submitted construction management plan, the development is considered acceptable with regard to its impact on highway safety, in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Other Matters

IP mains gas pipelines intersect the application site. Cadent Gas do not object to the proposals subject to an informative relating to working in close proximity to their infrastructure. Subject to such an informative, the development is acceptable in this regard.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Places for Everyone Plan Policies JP-Strat1, JP-Strat2, JP-S4, JP-G8, JP-P2 and JP-C5, Core Strategy Policies SP1, CC1, CC9, CC10, EN1, EN3, EN14, EN15, EN17, EN19 and DM1, Saved Unitary Development Plan Policies DC19, DC20 and DC26, the National Planning Policy Framework, the National Planning Policy for Waste and the Planning (Listed Building 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 polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner 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:

- GDS-AHR-SO-ZZ-DR-A-PL-013 Rev P1: Location Plan
- GDS-BDP-ZZ-XX-DR-C-520003 Rev P01: New Gas Works Site Location Plan
- GS-AHR-SO-ZZ-DR-A-90-102 Rev 5: Proposed ramped access to infrastructure area off Bilbrook Street - Part of Phase 2 works

- GS-AHR-SO-ZZ-DR-A-90-100 Rev 5: Planned infrastructure works - Along Gould Street Phase 1a
- SO-18022 Rev 4: GRP Heavy Duty Kiosk General Arrangement
- Q24449 Rev G: Gould Street, Manchester
- 70085522-WSP-02-XX-DG-ME-0006 Rev P02: Billbrook Street General Arrangement Final Arrangement
- Gas Infrastructure Map
- 70067897-WSP-00-01-DR-CV-0001 Rev P4: MP/LP Pressure Reduction Installation General Arrangement
- 70067897-WSP-02-XX-DR-CV-0001 Rev P03: Billbrook Street Compound Planning Proposal
- 70085522-WSP-02-XX-DG-ME-0003 Rev P03: Billbrook Street General Arrangement Isometric View
- 70085522-WSP-02-XX-DG-ME-0006 Rev P02: Billbrook Street General Arrangement Final Arrangement
- D39414/P98226/101+02 Revision 4: MEG Storage Tank & Bund
- GS-AHR-SO-ZZ-DR-A-90-101 Rev B: Planned Infrastructure Works - Off Bilbrook Street - Phased 1a
- Preliminary Ecological Appraisal (Report Ref SQ-3285; Prepared by Estrada Ecology; Dated 15/07/2025)
- Construction Management Plan (Report reference B4 -1.1.0 Rev C; Prepared by MCR Property Group; Dated September 2025)
- Technical Note - Noise Impact Assessment of Two Pressure Reduction Stations (Report Reference P5551/L01/PJK; Prepared by Acoustic & Engineering Consultants Limited; Dated 13/06/2025)
- Gould Street MP.LP PRI Honeywell Noise Calculations (Prepared by Cadent Gas)
- Gould Street IP>MP PRI Dresser Noise Calculations (Prepared by Cadent Gas)
- V-Defence Product Specification (Received 13/11/2025)
- 70085522-WSP-02-XX-DG-CV-0001 Rev P03: Bilbrook Street - Compound Planning Proposal (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0002 Rev P03: Bilbrook Street - IP/MP PRI Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0003 Rev P04: Bilbrook Street - IP/MP PRI Foundation R.C. Sections & Details (Received 16/12/2025)
- PRI Foundation Sheet Second Issue (Prepared by WSP; Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0004 Rev P02: Bilbrook Street - IP/MP Metering Station Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0005 Rev P02: Bilbrook Street - IP/MP Metering Station RC Sections & Details (Received 16/12/2025)
- Metering Station Foundation Sheet First Issue (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0006 Rev P03: Bilbrook Street - IP/MP Hot Meg Unit Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0007 Rev P04: Bilbrook Street - IP/MP Hot Meg Unit R.C. Sections & Details (Received 16/12/2025)
- Hot MEG Unit Foundation Sheet First Issue (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0008 Rev P02: Bilbrook Street - IP/MP EC&I Kiosk Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0009 Rev P03: Bilbrook Street - EC&I Kiosk R.C. Sections & Details (Received 16/12/2025)
- EC&I Kiosk Foundation Sheet First Issue (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0010 Rev P03: Bilbrook Street - Isolation Valve Pipe Support Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0011 Rev P02: Bilbrook Street - Isolation Valve Pipe Support R.C. Foundation Section & Details (Received 16/12/2025)

o Isolation Valve Pipe Support Foundation Sheet First Issue (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0012 Rev P02: Bilbrook Street - IP/MP PRI Paving Plan & External Works Details (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0013 Rev P02: Bilbrook Street - IP/MP Fencing Layout & Details Sheet 1 of 2 (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0014 Rev P02: Bilbrook Street - IP/MP Fencing Layout & Details Sheet 2 of 2 (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0015 Rev P02: Bilbrook Street - Glycol Storage & Valve Pit Foundation Layout (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0016 Rev P03: Bilbrook Street - Glycol Storage & Valve Pit RC Foundation Sections & Details (Received 16/12/2025)
o Glycol Storage Foundation Sheet First Issue (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0017 Rev P03: Bilbrook Street - Draw Pit and Cable Duct Details and G.A. (Received 16/12/2025)
o GDS-BDP-ZZ-XX-DR-C-520011 Rev P04: The Gas Works - Gas Compound Enabling Works Gould Street Surface Water Drainage (Received 21/01/2026)
o GDS-BDP-ZZ-XX-DR-C-520012 Rev P05: The Gas Works - Gas Compound Enabling Works Bilbrook Street Surface Water Drainage (Received 21/01/2026)
o PRI Kiosk-Snow & Wind Loads (Prepared by WSP; Received 27/11/2025)
o Drainage Statement (Prepared by BDP; Reference number GDS-BDP-XX-XX-RP-C-52100 Rev P04; Received 16/12/2026)

All stamped as received by the Local Planning Authority on 03/10/2025, 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) Prior to the commencement of the development, excluding site clearance measures, all materials to be used on all external elevations of the development (including boundary treatment) shall be submitted for approval in writing by the Local Planning Authority. This shall include the submission of samples (including a panel where appropriate) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the 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) The development shall manage surface water in accordance with the submitted drainage documentation listed below for its lifetime:

o Drainage Statement (Prepared by BDP; Reference number GDS-BDP-XX-XX-RP-C-52100; Received 16/12/2025).
o GDS-BDP-ZZ-XX-DR-C-520011 Rev P04: The Gas Works - Gas Compound Enabling Works Gould Street Surface Water Drainage (Received 21/01/2026)
o GDS-BDP-ZZ-XX-DR-C-520012 Rev P05: The Gas Works - Gas Compound Enabling Works Bilbrook Street Surface Water Drainage (Received 21/01/2026)
o 70085522-WSP-02-XX-DG-CV-0001 Rev P03: Bilbrook Street - Compound Planning Proposal (Received 16/12/2025)

o 70085522-WSP-02-XX-DG-CV-0002 Rev P03: Bilbrook Street - IP/MP PRI Foundation Layout (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0003 Rev P04: Bilbrook Street - IP/MP PRI Foundation R.C. Sections & Details (Received 16/12/2025)
o PRI Foundation Sheet Second Issue (Prepared by WSP; Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0004 Rev P02: Bilbrook Street - IP/MP Metering Station Foundation Layout (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0005 Rev P02: Bilbrook Street - IP/MP Metering Station RC Sections & Details (Received 16/12/2025)
o Metering Station Foundation Sheet First Issue (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0006 Rev P03: Bilbrook Street - IP/MP Hot Meg Unit Foundation Layout (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0007 Rev P04: Bilbrook Street - IP/MP Hot Meg Unit R.C. Sections & Details (Received 16/12/2025)
o Hot MEG Unit Foundation Sheet First Issue (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0008 Rev P02: Bilbrook Street - IP/MP EC&I Kiosk Foundation Layout (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0009 Rev P03: Bilbrook Street - EC&I Kiosk R.C. Sections & Details (Received 16/12/2025)
o EC&I Kiosk Foundation Sheet First Issue (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0010 Rev P03: Bilbrook Street - Isolation Valve Pipe Support Foundation Layout (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0011 Rev P02: Bilbrook Street - Isolation Valve Pipe Support R.C. Foundation Section & Details (Received 16/12/2025)
o Isolation Valve Pipe Support Foundation Sheet First Issue (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0012 Rev P02: Bilbrook Street - IP/MP PRI Paving Plan & External Works Details (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0013 Rev P02: Bilbrook Street - IP/MP Fencing Layout & Details Sheet 1 of 2 (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0014 Rev P02: Bilbrook Street - IP/MP Fencing Layout & Details Sheet 2 of 2 (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0015 Rev P02: Bilbrook Street - Glycol Storage & Valve Pit Foundation Layout (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0016 Rev P03: Bilbrook Street - Glycol Storage & Valve Pit RC Foundation Sections & Details (Received 16/12/2025)
o Glycol Storage Foundation Sheet First Issue (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0017 Rev P03: Bilbrook Street - Draw Pit and Cable Duct Details and G.A. (Received 16/12/2025)
o GDS-BDP-ZZ-XX-DR-C-520012 Rev P03: The Gas Works - Gas Compound Enabling Works Bilbrook Street Surface Water Drainage (Received 26/11/2025)

All stamped as received by the Local Planning Authority on 16/12/2025, unless specified otherwise.

The development shall be constructed and completed in accordance with the approved details, which shall then be implemented prior to the first occupation/use of the development and be retained and maintained thereafter.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

5) In accordance with the following drawings, all infrastructure within the compound hereby approved off of Bilbrook Street shall be situated on 150mm concrete plinths to negate the effects of surface water flooding:

- 70085522-WSP-02-XX-DG-CV-0001 Rev P03: Bilbrook Street - Compound Planning Proposal (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0002 Rev P03: Bilbrook Street - IP/MP PRI Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0003 Rev P04: Bilbrook Street - IP/MP PRI Foundation R.C. Sections & Details (Received 16/12/2025)
- PRI Foundation Sheet Second Issue (Prepared by WSP; Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0004 Rev P02: Bilbrook Street - IP/MP Metering Station Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0005 Rev P02: Bilbrook Street - IP/MP Metering Station RC Sections & Details (Received 16/12/2025)
- Metering Station Foundation Sheet First Issue (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0006 Rev P03: Bilbrook Street - IP/MP Hot Meg Unit Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0007 Rev P04: Bilbrook Street - IP/MP Hot Meg Unit R.C. Sections & Details (Received 16/12/2025)
- Hot MEG Unit Foundation Sheet First Issue (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0008 Rev P02: Bilbrook Street - IP/MP EC&I Kiosk Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0009 Rev P03: Bilbrook Street - EC&I Kiosk R.C. Sections & Details (Received 16/12/2025)
- EC&I Kiosk Foundation Sheet First Issue (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0010 Rev P03: Bilbrook Street - Isolation Valve Pipe Support Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0011 Rev P02: Bilbrook Street - Isolation Valve Pipe Support R.C. Foundation Section & Details (Received 16/12/2025)
- Isolation Valve Pipe Support Foundation Sheet First Issue (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0012 Rev P02: Bilbrook Street - IP/MP PRI Paving Plan & External Works Details (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0013 Rev P02: Bilbrook Street - IP/MP Fencing Layout & Details Sheet 1 of 2 (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0014 Rev P02: Bilbrook Street - IP/MP Fencing Layout & Details Sheet 2 of 2 (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0015 Rev P02: Bilbrook Street - Glycol Storage & Valve Pit Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0016 Rev P03: Bilbrook Street - Glycol Storage & Valve Pit RC Foundation Sections & Details (Received 16/12/2025)
- Glycol Storage Foundation Sheet First Issue (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0017 Rev P03: Bilbrook Street - Draw Pit and Cable Duct Details and G.A. (Received 16/12/2025)
- GDS-BDP-ZZ-XX-DR-C-520012 Rev P03: The Gas Works - Gas Compound Enabling Works Bilbrook Street Surface Water Drainage (Received 26/11/2025)

All plinths shall be implemented as part of the development and thereafter be retained and maintained for the lifetime of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

6) The construction phase of the development shall proceed in accordance with the submitted Construction Management Plan (Report reference B4 -1.1.0 Rev C; Prepared by MCR Property Group; Dated September 2025), stamped as received by the Local Planning Authority on 03/10/2025, which shall be adhered to at all times for the construction phase of the development.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) a) The development hereby approved shall proceed and remediate the contaminated land identified on site in accordance with the following documentation:

o Interpretative Land Condition Summary Statement Report (Prepared by WYG; Dated December 2020)
o Ground Investigation Scoping Report (Report Reference AJS/C5692/13232; Brownfield Solutions Ltd; Dated June 204)
o Phase 1 & II Geo-Environmental Assessment Report (Report Reference MB/C5692/13303 Rev A; Dated October 2024)
o Remedial Strategy for 2 No. Pressure Reduction Stations (Report Reference LC/C5692/13238/Rev C; Dated November 2024)

All stamped as received by the Local Planning Authority on 03/10/2025.

b) Prior to the first use of the development, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted for approval in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with policy EN18 of the Manchester Core Strategy (2012).

8) If, during the development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation report has submitted to and approved in writing by the Local Planning Authority detailing how this unsuspected contamination shall be remediated. The remediation strategy shall be implemented as approved.

Reason - To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with policy EN18 of the Manchester Core Strategy (2012).

9) a) The development hereby approved shall be acoustically insulated in accordance with the following documentation:

o Technical Note - Noise Impact Assessment of Two Pressure Reduction Stations (Report Reference P5551/L01/PJK; Prepared by Acoustic & Engineering Consultants Limited; Dated 13/06/2025)
o Gould Street MP.LP PRI Honeywell Noise Calculations (Prepared by Cadent Gas)
o Gould Street IP>MP PRI Dresser Noise Calculations (Prepared by Cadent Gas)

All stamped as received by the Local Planning Authority on 03/10/2025.

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 Unitary Development Plan Policy DC26.

10) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

11) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

12) The boundary treatments hereby approved shall be carried out in accordance with the following drawings and be in place prior to the first operation of the development:

o GS-AHR-SO-ZZ-DR-A-90-100 Rev 5: Planned infrastructure works - Along Gould Street Phase 1a
o GS-AHR-SO-ZZ-DR-A-90-101 Rev B: Planned Infrastructure Works - Off Bilbrook Street - Phased 1a
o GS-AHR-SO-ZZ-DR-A-90-102 Rev 5: Proposed ramped access to infrastructure area off Bilbrook Street - Part of Phase 2 works
o V-Defence Product Specification (Received 13/11/2025)
o Email correspondence (Prepared by MCR Property Group; Dated and Received 19/11/2025)

All stamped as received by the Local Planning Authority on 03/10/2025, unless specified otherwise).

The boundary treatments shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In interest of preserving the boundary treatment that is installed at the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

1) The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:
- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, the following is required:
- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place:
a statement to this effect,
the date immediately before the degradation activity,
the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

2) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The original holding objection was triggered due to the presence of an Intermediate Pressure Pipeline. The minimum building proximity distance (BPD) for the pipelines and associated installations is as follows:
- Bradford Rd - Rochdale Rd has a 3 metre building proximity distance

The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Environment Agency
Greater Manchester Archaeological Advisory Service
Cadent Gas Ltd
Greater Manchester Ecology Unit
Greater Manchester Geological Unit
Network Rail
Friends Of Angel Meadow

Apartment 106, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 303, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 208, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 202, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 112, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 102, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 5, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 9, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 77, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 12, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 81, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 101, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 71, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 108, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 7, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 53, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 9, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 33, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 39, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 28, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
36 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
31 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
11 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
20 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Apartment 211, 6 Ludgate Hill, Manchester, M4 4BW
The Marble Arch, 73 Rochdale Road, Manchester, M4 4HY
Apartment 506, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 304, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 308, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 405, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 107, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 309, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 3, 6 Ludgate Hill, Manchester, M4 4BW
Arch 39, Williamson Street, Manchester, M4 4DZ
87 Rochdale Road, Manchester, M4 4HY
Apartment 93, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 22, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 83, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 82, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP

Apartment 75, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 84, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 21, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 60, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 65, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 36, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 10, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 55, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 14, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 35, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 58, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
37 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
2 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
6 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
21 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
The Great American Car Wash, Back St Georges Road, Manchester, M4 4JD
Apartment 315, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 2, 6 Ludgate Hill, Manchester, M4 4BW
69 - 71 Rochdale Road, Manchester, M4 4HU
Apartment 203, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 110, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 509, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 12, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 6, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 305, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 212, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 409, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 406, 6 Ludgate Hill, Manchester, M4 4BW
79 Gould Street, Manchester, M4 4DL
Apartment 107, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 43, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 11, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 20, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 70, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 68, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 17, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 50, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 98, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 88, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 1, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 25, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 76, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 24, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 54, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 42, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 79, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 30, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
30 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
26 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Apartment 501, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 306, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 601, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 408, 6 Ludgate Hill, Manchester, M4 4BW
85 Rochdale Road, Manchester, M4 4HY

Apartment 206, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 410, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 604, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 502, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 11, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 215, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 4, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 603, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 1, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 73, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 16, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 99, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 46, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 106, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 56, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 48, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 27, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 32, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 92, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 3, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 49, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 66, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 23, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 19, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
32 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
1 Burstock Street, Manchester, M4 4JB
Arch 42, Williamson Street, Manchester, M4 4DZ
28 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
35 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
19 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
29 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Apartment 403, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 205, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 402, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 209, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 311, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 204, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 113, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 504, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 412, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 310, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 507, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 505, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 512, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 415, 6 Ludgate Hill, Manchester, M4 4BW
Arch 38, Gould Street, Manchester, M4 4DZ
Apartment 8, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 104, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 34, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 61, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 102, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 69, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 90, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 100, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP

Apartment 4, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 64, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
24 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
4 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
8 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
10 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
18 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
5 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
17 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Flat 3, 85 Rochdale Road, Manchester, M4 4HY
Apartment 108, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 510, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 314, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 207, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 101, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 307, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 201, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 407, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 503, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 103, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 95, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 74, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 57, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 59, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 97, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 38, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 62, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 5, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 86, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 31, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 103, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 94, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 6, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
25 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
33 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
34 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
125 - 133 Rochdale Road, Manchester, M4 4HZ
Apartment 210, 6 Ludgate Hill, Manchester, M4 4BW
67 Rochdale Road, Manchester, M4 4HU
Apartment 114, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 301, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 213, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 511, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 602, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 411, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 7, 6 Ludgate Hill, Manchester, M4 4BW
Arch 41, Williamson Street, Manchester, M4 4DZ
BLACKJACK BEERS LIMITED, Arch 36, Irk Street, Manchester, M4 4JT
Apartment 87, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 18, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 44, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 85, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 52, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 15, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL

Apartment 41, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 80, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 40, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 91, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 26, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 37, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 51, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 67, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 96, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 72, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
16 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
NORTHERN AUTO ELECTRICAL SERVICES, 117 - 119 Rochdale Road, Manchester, M4 4HZ
13 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
23 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Apartment 302, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 214, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 8, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 414, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 109, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 104, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 10, 6 Ludgate Hill, Manchester, M4 4BW
87A Rochdale Road, Manchester, M4 4HY
Apartment 105, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 45, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 78, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 47, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 109, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 63, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 29, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
Apartment 89, The Citadel, 15 Ludgate Hill, Manchester, M4 4AP
Apartment 2, The Citadel, 15 Ludgate Hill, Manchester, M4 4AL
22 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
9 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
27 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
3 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
7 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
12 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
15 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
14 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF
Apartment 513, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 115, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 105, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 413, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 312, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 508, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 313, 6 Ludgate Hill, Manchester, M4 4BW
Pgs District Office Corner Of Gould Street, Rochdale Road, Manchester, M9 5TT
Flat, The Marble Arch, 73 Rochdale Road, Manchester, M4 4HY
Apartment 404, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 401, 6 Ludgate Hill, Manchester, M4 4BW
Apartment 111, 6 Ludgate Hill, Manchester, M4 4BW

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
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 (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL