

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144351/FO/2025
Date registered valid: 17 November 2025
Proposal: Creation of 1no residential flat (Class C3) at basement level, extension of existing lightwell and associated external alterations.
Address: Globe House, 30 Southall Street, Manchester, M3 1LG
Ward(s): Cheetham Ward

Applicant: Mr Gary Macarthur
Agent (if any): Mr Yaqoob Malik, Footprint Design Ltd
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 07 January 2026

Application Details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 8 December 2025

Standard consultations:

Printed: 20 November 2025

Expired: 11 December 2025

Neighbour notifications

Printed: 20 November 2025

Expired: 11 December 2025

Site notice

Posted: 8 December 2025 Expired: 31 December 2025

Press advert

Published: 25 November 2025

Expired: 16 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site relates to a large, attractive, five storey (including basement), red brick, office building (Globe House) situated at the corner of Southall Street and Carnarvon Street.

The building is at present occupied by apartments as a result of prior approval being granted for 28no. apartments under the provisions of Class O of the General permitted development Order, having previously been in use as offices (Class B1a) (app ref no. 123141/P3OPA/2019) together with subsequent planning permission for the addition of 3no. apartments (app ref no 137264/FO/2023).

The site is located in Strangeways, which is located on the northern fringe of Manchester City Centre.

The locale is dominated by HMP Manchester, which is colloquially known by its former moniker Strangeways and from whence the wider area draws its name. The character of the area comprises several different uses, including commercial, residential, penitential and sporting.

The Grade II Gatehouse of HMP Manchester sits opposite Southall Street from the site.

The Main Prison Block of HMP Manchester is also Grade II listed and is situated behind the Gatehouse.

The Strangeways area is planned for significant regeneration in the coming years and there are two strategic regeneration frameworks that cover this area:

- Great Ducie Street Strategic Regeneration Framework SRF
- Strangeways & Cambridge Strategic Regeneration Framework

Description of Development

The proposal seeks planning permission for the creation of 1no residential flat (Class C3) at basement level, extension of existing lightwell and associated external alterations.

Related Applications/Site History

110944/P3OPA/2016/N1 - Notification of prior approval for change of use of ground to 3rd floor from office (class B1a) to 20 apartments (Class C3).

Approved April 2016.

117760/P3OPA/2017 - Notification for prior approval for a proposed change of use of building from offices (Class B1a) to 26 apartments (Class C3).

Approved November 2017.

119956/P3OPA/2018 - Notification for prior approval for a proposed change of use of building from offices (Class B1a) to 30 apartments (Class C3) with associated parking.

Approved July 2018.

120948/FO/2018 - Elevational alterations to ground floor to create new garage door and revealing of basement windows.

Approved October 2018.

130804/FO/2021 - Elevational alterations involving the removal of the existing louvre grill and its replacement with a full height external door to form new access to internal car parking works to Southall Street elevation.

Approved September 2021.

134094/FO/2022 - Change of use of part of ground floor to allow public use of leisure facilities (excluding gym).

Approved September 2022.

137264/FO/2023 - Creation of 1no. one bedroom apartment, 1no. three-bedroom apartment and retention of 1no. one bed apartment,

Approved January 2024.

141223/FO/2024 - Creation of 1no three-bedroom flat together with elevational alterations.

Approved December 2024.

143022/JO/2025 - Variation of Condition 2 (Drawings) attached to Planning Permission 141223/FO/2024 consisting of a revision of basement layout.

Approved June 2025.

Consultations & Notification Responses

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

Highway Services - Had no objection.

Environmental Health – Recommended that conditions be attached to control noise breakout, air quality, waste management, and construction management. These have been attached.

Greater Manchester Police - Made some recommendations relating to Design for Security. A condition has been attached to cover these recommendations.

MCC Flood Risk Management - Advised that an informative be added to any approval decision concerning if the existing surface water drainage system. This has been added to the decision.

Policy

Places for Everyone

- JP-Strat1 (Core Growth Area)
- JP-Strat2 (City Centre)
- JP-P1 (Sustainable Places)
- JP-P2 (Heritage)
- JP-J2 (Employment Sites and Premises)
- JP-S5 (Flood Risk and the Water Environment)
- JP-G3 (River Valleys and Waterways)

The Adopted Core Strategy for the City of Manchester (2012)

- SP1 (Spatial Principles)
- CC1 (Primary Economic Development Focus: City Centre and Fringe)
- CC3 (Housing)
- CC9 (Design and Heritage)
- DM1 (Development Management)
- EC1 (Employment and Economic Growth in Manchester)
- EC3 (The Regional Centre)
- EC4 (North Manchester)
- EN1 (Design Principles and Strategic Character Areas)
- EN14 (Flood Risk)
- EN19 (Waste)
- H1 (Overall Housing Provision)
- H5 (Central Manchester)

The Unitary Development Plan (UDP) for the City of Manchester (1995)

- DC5 (Flat conversions)
- DC26.1 (Development and Noise)

National Planning Policy Framework (NPPF) (2024)

- Section 5 (Delivering a Sufficient Supply of Homes)
- Section 12 (Achieving well-designed places)
- Section 16 (Conserving and enhancing the historic environment)

Draft National Planning Policy Framework (NPPF) (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Great Ducie Street Strategic Regeneration Framework (SRF) (2018)

Strangeways and Cambridge Strategic Regeneration Framework (2025)

Manchester Residential Quality Guide (2017)

The National Design Guide (January 2021)

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

Issues

Principle of Development

The over building operates for over 30 residential flats at present, with permissions already in place to increase this number.

The Great Ducie Street SPF (2017) earmarks the development site for commercial development and Strangeways and Cambridge SRF (2025) for 'City centre mix', which in the emerging policy context, a 'city centre mix' could also include consideration of hotel, retail, leisure, entertainment, cultural and tourism facilities development in the area, subject to wider policy.

However, there is an established residential use at Globe House, which already comprises 31no. apartments. Furthermore, the precedence of residential accommodation to the basement is established through previous planning permissions.

As the building already residential, the conversion of a space to a residential flat and the associated elevational alterations required in order to accommodate this are considered to be acceptable in principle.

The proposal must be considered against the material planning considerations below.

Visual Amenity

The proposal would see amendments to the rear elevation of the building, facing on to the enclosed car park area. Therefore, no external alterations will be visible from the surrounding street scene.



Existing and proposed rear elevations

The proposals will see an existing covered ventilation shaft become an open walkway that will sit at a lower level than the enclosed car park/courtyard.



Existing blocked up lightwell

Windows currently covered up by ventilation structures shall be removed in order to accommodate this open walkway at lower level. A 1100mm high fall protection guardrail will separate the walkway from the higher level enclosed courtyard.



Existing ventilation shaft

One of the original lightwells will be reinstated to be a window that will provide light to the bedroom.

A bricked up original lightwell will be extended to create a door to this external walkway area.

The changes will return the building more to its original appearance, with previously blocked up lightwells re-exposed and not very sympathetic alterations removed.

A condition has been added to ensure that material samples and full and final details are submitted for all external alterations, including brickwork, window, door, and the guardrail.

As the works will be returning this elevation of the building more to its original appearance and given that the alterations will not be visual from the street scene, there are no visual amenity grounds to refuse the application on.

Residential Amenity

Noise

30 Southall Street is located in a primarily commercial area, with no nearby residential properties and the high walls of a prison entirely covering the opposite side of Southall Street. Thus, it is not considered that the additional flat is likely to cause disamenity to surrounding occupiers.

A residential insulation scheme has been proposed to protect the amenity of the occupiers of the proposed new flat. MCC Environmental Health have requested that a further assessment be secured by condition, as it has previously been established at Globe House that the internal noise criteria cannot be met with windows open at this site, so for the avoidance of doubt at this stage, an alternative scheme of ventilation will need to be recommended which will allow the occupants not to rely on openable windows for comfort cooling and ventilation, and only rely on openable windows for rapid purge ventilation purposes,

MCC Environmental Health have advised that they will not be accepting a scheme that does not include an alternative form of ventilation for this basement apartment and this information has been passed on to the applicant and appropriate conditions attached.

Any new plant that is to be installed, including the MVHR system used to ventilate the new flat, would require an assessment to ensure its operation does not lead to an increase in background noise levels. A condition attached to this approval would require a noise assessment of any new plant.

Subject to satisfactory discharge of these conditions, it is considered that the development would be acceptable pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995), which requires consideration of the effect of new development proposals which are likely to be generators of noise and the implications of new development being exposed to existing noise sources which are effectively outside planning control, together with the implementation of appropriate mitigation measures.

Air Quality

A condition has been attached to ensure that an air quality impact and exposure assessment together with any mitigation measures to safeguard local air quality be submitted to and approved in writing by the City Council as the Local Planning Authority, prior to the commencement of the development.

With these conditions attached, the development is considered to be compliant with policies EN16, SP1 and DM1 of the Core Strategy.

Residential Space Standards

Policy CC3 requires that new residential accommodation is of high quality, including appropriate in terms of size of new residences and the number of rooms allowing for a variety of occupiers. The proposed apartments comply with Manchester's emerging space standards, as per the MCC Residential Quality Guide.

The floorspace of 37.2m² per dwellinghouse is compliant with the Space Standards for a 1 bedroom 1 person apartment, which states that if the apartment has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m².

In addition, there is a 7.4m² external area for the exclusive use of the resident of this apartment.

Natural Light

Each habitable room in the development would have at least one external window as a source of natural light. It is considered that the size of the windows would ensure they are a satisfactory light source.

Residential Amenity Summary

Given the above it is considered that there are no concerns regarding residential amenity that would warrant a refusal.

Access and Highway Impacts

The residential apartment will be accessed to disabled persons. There is a lift to the basement level that ensures access.

MCC Highway Services are satisfied the proposals will not have an unacceptable impact on the highway network.

The creation of the 1no residential flat will not have a significant traffic impact on the network.

The site is well accessed by sustainable modes of transport, with regular bus services routed nearby on Bury New Road and rail services within a 15-minute walk.

There is some on-site car parking associated with this development but not enough for all residential properties in the building, and as such, all vehicular demands associated with it will contribute to the level of vehicles parked on-street. The addition of a one bed apartment is not anticipated to create an unacceptable detrimental impact on the highway.

There is secure and sheltered cycle parking available in the overall residential development.

Design for Security

The Design for Security Team at Greater Manchester Police were consulted on the application and recommendations were made that any new windows and doors were security rated to BS PAS 24 and bars to the windows were retained for additional protection. A condition attached to this approval will require this to be implemented.

Flood Risk

There are no major Flood Risk concerns with the property. It does not sit within Flood Zone 2 or 3.

At MCC Flood Risk Management's request, an informative have been added regarding the existing surface water drainage system. No condition is required.

Waste Management

Policy EN19 of the Manchester Core Strategy (2012) requires the agreement of a satisfactory waste management scheme. There is an existing private twice weekly waste collection system in place for the building, with a bin store in the rear courtyard.

MCC Environmental Health have not approved the submitted waste management strategy and proforma as the submitted strategy and proforma are out of date, from a previous permission and do not reflect the additional apartment creation.

A condition has been added to ensure that an up-to-date waste management strategy and proforma are submitted prior to the commencement of the development.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 24 October 2025:

- Noise Impact Assessment

Received by Manchester City Council as the Local Planning Authority on 11 November 2025:

- Proposed Rear Elevation and Section A031.1_P(00)052
- Proposed Floor Plan

Received by Manchester City Council as the Local Planning Authority on 17 November 2025:

- Proposed Waste Plan A031.2_P(00)004 _REV E

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) No above ground construction works shall take place until full and final details and samples of all materials to be used in the construction of the external surfaces of the development hereby approved, including the window, doors, guardrail and brickwork, have been submitted to and been approved in writing by the City Council as the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

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

4) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration into adjoining occupied properties

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) a) Notwithstanding the Noise Impact Assessment produced by ADC Acoustics, dated 17 May 2024, received by Manchester City Council as the Local Planning Authority on 24 October 2025, prior to the commencement of the development, a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against and external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (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 LAeq
- Gardens and terraces (daytime) 55 dB LAeq

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

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

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

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

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

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

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

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

7) a) Prior to commencement of the development, an air quality impact and exposure assessment together with any mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as Local Planning Authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

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

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

8) a) Notwithstanding the 'Waste Management Proforma', received by the City Council as Local Planning Authority on 11 November 2025, and 'Proposed Waste Plan A031.2_P(00)004_REV E' received by Manchester City Council as the Local Planning Authority on 17 November 2025, before the development commences, a scheme for the storage and disposal of refuse shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

For the avoidance of doubt, the proforma/ Waste Management Strategy must include the following information:

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection vehicle will take;
- Details of how waste will be transferred between stores and to the collection location; and
- Details of number and capacity of bins proposed and collection frequency.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies DM1, SP1 and EN19 of the Manchester Core Strategy (2012).

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the development shall only be used as 1no. dwellinghouses and for no other purposes within Class C3a of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of 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 policy DM1 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

10) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties 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 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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.

11) The development hereby approved shall incorporate the following security measures:

- Internal entrance doorset to the proposed basement apartment should be security-certified to BS PAS 24.
- Windows onto the street should also be security-certified to BS PAS 24
- External bars to match the existing basement window openings.

Reason - in the interest of public safety pursuant to policy DM1 of the Manchester Core Strategy (2012)

Informatives

1) If the applicant proposes to utilise the existing surface water drainage system, it is recommended that a full survey of the existing drainage infrastructure is undertaken. Any identified remedial works should be completed, and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the development.

2) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as Local Planning Authority:

Monday - Friday: 7.30am - 6pm

Saturday - 8.30am - 2pm

Sunday / Bank holidays - No work

3) The applicant should refer to our noise from building sites webpage for further information/guidance

(https://www.manchester.gov.uk/info/100006/environmental_problems/2956/tackle_a_noise_problem/9) and also IAQM/EPUK Construction Guidance

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

SIP Car Park, 28A Southall Street, Manchester, M3 1LG
Flat 32, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 31, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 30, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 29, Globe House, 30 Southall Street, Manchester, M3 1LP
Dental Department, HMP Manchester, Southall Street, Manchester, M60 9AH
54 Carnarvon Street, Manchester, M3 9AH
Flat, HMP Manchester, Southall Street, Manchester, M60 9AH
Healthcare Department, HMP Manchester, Southall Street, Manchester, M60 9AH
HMP Manchester, Southall Street, Manchester, M3 1JL
Ground Floor, 47 - 49 Carnarvon Street, Manchester, M3 1EZ
First Floor, 47 - 49 Carnarvon Street, Manchester, M3 1LQ
Basement, 47 - 49 Carnarvon Street, Manchester, M3 1LQ
47 - 49 Carnarvon Street, Manchester, M3 1LQ
Flat 23, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 22, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 21, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 19, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 20, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 14, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 13, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 12, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 11, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 10, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 9, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 8, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 7, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 18, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 17, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 16, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 15, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 6, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 5, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 4, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 3, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 1, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 2, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 24, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 28, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 27, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 26, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 25, Globe House, 30 Southall Street, Manchester, M3 1LP
26A Briddon Street, Manchester, M3 1LS
Unit 2, 26A Briddon Street, Manchester, M3 1LS
Unit 5, 26A Briddon Street, Manchester, M3 1LS

Appendix 2 – Planning constraints

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

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

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

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) -

Area Team Boundary - Name: CENTRAL