

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144574/LO/2025

Date registered valid: 14 January 2026

Proposal: Listed Building Consent for external repairs to chimney stack comprising of replacement of steel support bands, brick, mortar and sandstone repair, and installation of new timber door and roof ventilation cover.

Address: Murrays Mills, 50 Bengal Street, Manchester, M4 6LR

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Thomas Greenwood Zenith Management Ltd C/o Murrays Mill

Agent (if any): Mr Scott Batey Earl Kendrick Group (North)

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18/02/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 22 January 2026 Expired: 12 February 2026

Neighbour notifications

Printed: 22 January 2026 Expired: 12 February 2026

Site notice

Posted: 22 January 2026 Expired: 12 February 2026

Press advert

Published: 27 January 2026 Expired: 17 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the 39.8m tall chimney of the Grade II* listed Decker Mill. Decker Mill, now residential apartments (Class C3), dates from 1798, expanded in 1802, and is completed in red brick with slate roof and timber windows. The chimney/stack is completed in red brick and is octagonal in shape, a design detail common in chimneys/stacks dating from before 1820. The stack also features 19no metal support bands designed to strengthen the structure of the chimney. Over time the stack's brickwork and support bands have become worn, with some areas showing visible signs of wear. Following an inspection, it was confirmed that without intervention, the chimney will have an accelerated rate of decay, leading to structural instability and potential failure. At the base of the chimney an unauthorised timber door and concrete lintel feature, giving access to the internals of the chimney.

Listed building: Grade II*

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: Not applicable

Description of area

The application site lies within the Ancoats Conservation Area on the edge of the northern boundary of Manchester City Centre that runs along Swan Street and Great Ancoats Street to the south of the application site. The Ancoats Conservation Area is characterised by a high number of Georgian and Victorian mills and other industrial buildings, a high number of which are listed. The mills now largely lie in residential uses, with outlying commercial units being present throughout the conservation area, being focused around Cutting Room Square to the west of the application site. To the east lies the neighbourhood of New Islington, as well as New Islington

Marina. The area is characterised by new build residential development, with some outlying commercial units, as well as the marina itself.

Description of development

The application seeks listed building consent for the installation of a doorway and roof opening covering, steel band replacement, and remedial brick and stone repairs.

The 19no metal support bands that line the bottom two thirds of the chimney/stack would be replaced on a like for like basis. Remedial brick repair and replacement would be undertaken necessary. The chimney's sandstone hanger band cornice would be replaced and repaired where necessary.

The proposed doorway would replace the unauthorised door at the base of the stack. Being completed in timber and featuring vertical slats for ventilation. The concrete lintel supporting the existing door would be removed and replaced with a timber unit.

The proposed roof ventilation cover would be placed centrally at the top of the chimney that is now sealed, with a new opening created under it. The cover would be 250mm wide by 150mm tall.

The proposed development is required to allow wind to pass safely through the chimney, as well as address structural weaknesses, helping to strengthen the structure and make it more resilient to bad weather.

Planning History

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

144573/FO/2025 - Installation of new timber door and roof ventilation cover – Application under consideration.

108567/LO/2015/N2 - Listed Building Consent for conversion of former Murrays Mill complex involving internal and external alterations to create 108 residential apartments including demolition of former blowing room and canteen along with erection of 5 storey building to form 16 apartments to Bengal Street, with associated public realm including infilling of canal basin to create new landscaped courtyard within associated hard and soft landscaping, lighting and other associated works (108566/FO/2015/N2) – Approved July 2015.

108566/FO/2015/N2 - Conversion of former Murrays Mill complex including elevational alterations to create 108 residential apartments (Use Class C3) (one, two and three bedroom), erection of five storey building to form 16 residential apartments (Use Class C3) to Bengal Street, demolition of former blowing room and canteen (Listed Building Consent 108567/LO/2015) along with alterations to public realm including infilling of canal basin to create new landscaped courtyard within associated hard and soft landscaping, lighting and other associated works – Approved July 2015.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the proposals by letter. No representations were received.

Historic England – No objection subject to an informative relating to brickwork and pointing.

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-J1 – Supporting Long-Term Economic Growth
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

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

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Noise and Development

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- 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

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing

exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Issues

Impact upon Heritage Asset

The application site, as a Grade II* Georgian former mill, is a prime example of why the Ancoats Conservation Area is of high heritage significance, with the buildings located within it being a direct link to Manchester's industrial heritage, specifically the neighbourhood of Ancoats which is recognised as being the birthplace of the industrial revolution. The listed building's chimney/stack adds further significance to this, with there now being relatively few examples of such development compared to historic levels.

The submission has made clear that the chimney's hangar bands, stonework and brick work is in poor condition in multiple locations and if left unaddressed would hasten the onset of the chimney becoming structurally unsound, which would then prompt the need for more intrusive works or potentially its removal. Further to this, the proposed works subject to appropriate detail are considered to have significant public benefit in that it would secure the long term health of the listed building.

The works comprise of the installation of a cowl to the top of the chimney, which would be seen as a modern intervention but is necessary to allow wind to pass through the chimney safely. It is considered to secure this detail by planning condition to ensure the cowl is colour matched to the roof over of the chimney, thereby lessening its visual impact. Subject to such a condition, on balance, The proposals would have a neutral impact on the listed building due to its obscured location. The proposal would also see the replacement of an existing door at the base of the chimney with a traditional timber door, with ventilation slats. Subject to a condition that would control its material finish, this element of the development would have a minor beneficial impact on the listed building, with it replacing a low quality unit.

Other works consist of the repair and replacement of defective brickwork, stonework and the steel hangar bands that wrap round the chimney. Such works are considered to have a neutral impact on the significance of the listed building subject to conditions that would control any scaffold installed on site, the methodologies for the undertaking of such works and other repair works, as well as condition that would require the submission of material samples of any repair works or replacement material if applicable.

Due to difficulty accessing the higher levels of the chimney, the applicant has been unable to conduct a full survey of the chimney and thus there is potential that there are further unidentified repairs that may need to be undertaken to ensure the chimney structurally sound. As such, in the event of an approval, planning condition will require a full survey of the chimney to be undertaken and any subsequent repairs identified be carried out. Subject to such a condition, these works are considered would have a neutral impact on the significance of the listed building.

Heritage Assessment and Conclusion

The proposed development, subject to appropriate planning condition, would have a beneficial impact on the listed building, securing its long term health and structural integrity. Therefore, subject to the conditions referred to above, the development would meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, and as such accords with Places for Everyone Plan Policies JP-Strat1, JP-Strat2, JP-J1 and JP-P2, Manchester Core Strategy Policies SP1, EC1, EC3, CC1, CC9, EN1, EN3 and DM1, Saved

Unitary Development Plan Policies DC18, DC19 and DC26, and the National Planning Policy Framework. On this basis the application is recommended for approval.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation:

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- o Location Plan (Planning portal reference: PP-14353985v1)
- o RT-DWG-007 Rev A: Roof capping - ventilation details
- o RT-DWG-009-P Rev A: Proposed 2025 remedial works to Murrays Mill Chimney (Received 14/01/2026)

- o RT-DWG-010-AS Rev A: Platform installation details (Received 14/01/2026)
- o RT-DWG-011-P Rev A: Chimney Base - door detail (Received 14/01/2026)
- o RT-DWG-012-0 Rev A: Areas of patch pointing required to N.W face of chimney (Received 14/01/2026)
- o 2025 Inspection Report (Prepared by Rigg Tech; Dated 27/01/2024)
- o Design and Access Statement (Prepared by Earl Kendrick; Reference EJA250516; Dated 27/08/2025)
- o Heritage Statement (Prepared by Earl Kendrick; Reference EKA250516; Dated 19/12/2025; Received 14/01/2026)
- o Method Statement (Prepared by Rigg Tech; Dated 03/01/2022; Received 16/02/2026)

Stamped as received by the City Council as Local Planning Authority on 20/11/2025, 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 and the National Planning Policy Framework.

3) a) Notwithstanding the approval of drawing no.RT-DWG-010-AS Rev A (Received 14/01/2026), prior to the installation of any scaffolding, a methodology and specification for any associated scaffolding and support structure, including its location, means of affixing to the building, if applicable, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding, and details of making good to the building fabric following removal, shall be submitted to and approved in writing by the Local Planning Authority. The scaffolding methodology shall be implemented and remain in place for the duration of the development. The building shall be repaired and made good following removal of the scaffolding within one month of removal.

In the event that scaffolding is not required to carry out the development hereby approved, a methodology and specification for the alternative means of access, and details of making good to the building fabric following removal if applicable, shall be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The approved details shall be implemented as part of the development. Where necessary the building shall be repaired and made good following removal of any fixings within one month of removal.

b) Upon the completion of the repair works hereby approved, material samples and a methodology for the repair of the fixing points made within the chimney to support the scaffold approved under part a of this condition, shall be submitted to and approved in writing by the Local Planning Authority. The fixing points shall then be repaired in accordance with the approved details and be carried out as part of the development.

Reason- In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the approval of the Method Statement (Prepared by Rigg Tech; Dated 03/01/2022; Received 16/02/2026), prior to the commencement of any of the following works, a methodology for how they will be carried out and how original building fabric will be protected during the course of the works and subsequently reinstated/made good, shall be submitted to and approved in writing by the Local Planning Authority:

- o Removal of existing steel bands and installation of replacement bands.
- o Making good of defective brickwork and mortar.
- o Assessment of sandstone hangar band and detail on any repairs or replacement stone required.

The development shall then proceed in accordance with the approved details.

Reason- In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Prior to the installation of any new material hereby approved, final details and material samples regarding the finish of the following elements of the development shall be submitted to and approved in writing by the Local Planning Authority:

- o New brick and mortar
- o New metalwork
- o New and repaired sandstone
- o New cowl to be colour matched to chimney capping
- o New timber access door and lintel

The development shall then proceed in accordance with the approved details.

Reason- In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) a) Upon the discharging of condition 3 of this permission and the installation of a site scaffold, a whole survey of the chimney/stack shall be undertaken to identify areas in need of repair in which access has previously not been possible. The survey shall then be submitted to and approved in writing by the Local Planning Authority.

b) Upon the discharging of conditions 4 and 5 of this permission, as well as part a of this condition, the areas of further repair identified within part a of this condition shall be repaired in accordance with the approved details submitted and approved under conditions 4 and 5. Should any areas of repair identified under part a of this condition require more intrusive repair works or a bespoke solution, a methodology to carry out these works shall be submitted to and approved in writing by the Local Planning Authority. The works shall then proceed in accordance with the approved details.

The development shall then proceed in accordance with the approved details.

Reason- In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Upon the completion of the works hereby approved, a verification report that shall compile and confirm that all repairs works approved as part of this development, and that which were

subsequently identified and discharged under condition 6 of this permission, have been carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority. Where there are any areas of repair that have not been carried out in accordance with previously approved details secured by conditions 2, 3, 4, 5 and 6 of this permission, these shall be required to be made good within three months of the discharge of this condition.

Reason- In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

- 1) The applicant should refer to the following published advice which may be helpful:

Repointing brick and stone walls: Guidelines for best practice -

<https://historicengland.org.uk/images-books/publications/repointing-brick-and-stone-walls/>

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

88 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
76 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
105 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
98 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
Suites 3.1 3.2 And 4.1, Waulk Mill, 51 Bengal Street, Manchester, M4 6LN
3 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
111 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
114 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
1 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
14 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
29 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
32 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
45 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
46 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
Ground Floor Suite G2, Waulk Mill, 51 Bengal Street, Manchester, M4 6AQ
Flat 25, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 16, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 30, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 4, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 55, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 64, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Apartment K 502, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 704, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 405, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
8 Murray Street, Manchester, M4 6HS
63 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
Apartment K 504, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 606, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
89 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
72 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
79 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
97 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
104 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
100 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
107 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
115 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
10 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
18 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
26 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
33 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
49 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
43 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
52 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
Second Floor Suite 2.4, Waulk Mill, 51 Bengal Street, Manchester, M4 6AQ
Flat 11, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 46, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 52, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 31, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 61, New Little Mill, 60 Radium Street, Manchester, M4 6GH

Flat 24, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 67, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 13, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Unit 2A, 17 Redhill Street, Manchester, M4 5BA
Apartment K 407, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 705, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 204, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
50 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
69 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
70 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
94 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
96 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
101 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
20 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
13 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
5 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
12 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
7 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
25 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
30 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
28 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
36 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
First Floor Suite 1.21, Waulk Mill, 51 Bengal Street, Manchester, M4 6LN
Flat 7, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 48, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 28, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 22, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 49, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 58, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 42, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 50, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 56, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 21, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 15, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Apartment K 302, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 404, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 604, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 305, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 202, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
55 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
53 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
59 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
68 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
66 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
Apartment K 304, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 105, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 203, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
85 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
75 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
77 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
93 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
109 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
118 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
21 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR

35 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
37 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
38 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
Second Floor Suite 2.2, Waulk Mill, 51 Bengal Street, Manchester, M4 6AQ
First Floor Suite 1.22, Waulk Mill, 51 Bengal Street, Manchester, M4 6AQ
Flat 39, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 63, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 29, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 41, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 9, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 53, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 66, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 18, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Unit 2B, 17 Redhill Street, Manchester, M4 5BA
Apartment K 104, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 206, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 507, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 103, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 403, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 107, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
54 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
Unit 12, 17 Redhill Street, Manchester, M4 5BA
Unit 14, 8 Murray Street, Manchester, M4 6HS
65 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
Apartment K 307, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 401, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 201, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
92 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
82 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
81 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
106 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
108 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
Second Floor Suite 2.3, Waulk Mill, 51 Bengal Street, Manchester, M4 6AQ
4 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
15 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
24 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
40 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
First Floor Suite 1.1, Waulk Mill, 51 Bengal Street, Manchester, M4 6AQ
Ground Floor Suite G3.2, Waulk Mill, 51 Bengal Street, Manchester, M4 6LN
Flat 36, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 60, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 8, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 62, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 65, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 27, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 43, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Apartment K 303, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 102, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 801, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Unit 13, 8 Murray Street, Manchester, M4 6HS
61 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
64 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
62 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
Apartment K 506, Kennedy Building, 6 Murray Street, Manchester, M4 6HS

Apartment K 703, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 505, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 601, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
83 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
84 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
71 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
78 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
103 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
124 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
117 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
122 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
113 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
120 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
9 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
22 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
27 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
44 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
39 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
51 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
Ground Floor Suite G3.1, Waulk Mill, 51 Bengal Street, Manchester, M4 6AQ
Flat 44, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 6, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 32, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 68, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 20, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 47, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 12, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 57, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 34, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 14, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 37, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 38, New Little Mill, 60 Radium Street, Manchester, M4 6GH
New Islington Free School, 10 Hugh Oldham Way, Manchester, M4 6EY
Apartment K 503, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 402, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 406, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 607, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 306, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 301, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 701, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 101, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 602, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
91 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
90 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
86 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
80 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
102 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
99 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
2 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
110 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
123 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
112 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
11 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
6 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR

8 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
23 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
41 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
42 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
34 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
47 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
First Floor Suite 1.3, Waulk Mill, 51 Bengal Street, Manchester, M4 6AQ
Second Floor Suite 2.1, Waulk Mill, 51 Bengal Street, Manchester, M4 6AQ
Flat 59, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 33, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 1, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 40, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 19, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 45, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 23, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 35, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 2, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Apartment K 702, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 207, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
48 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
57 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
58 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
56 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
Unit 3, 17 Redhill Street, Manchester, M4 5BA
60 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
67 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
Apartment K 603, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 106, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
87 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
74 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
73 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
95 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
119 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
121 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
116 Murrays Mills, 50 Bengal Street, Manchester, M4 6LS
19 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
17 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
16 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
31 Murrays Mills, 50 Bengal Street, Manchester, M4 6LR
Ground Floor Suite G1, Waulk Mill, 51 Bengal Street, Manchester, M4 6LN
Flat 26, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 3, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 5, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 10, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 54, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 51, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 17, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Apartment K 205, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Unit 13 And 14, 17 Redhill Street, Manchester, M4 5BA
Unit 4, 17 Redhill Street, Manchester, M4 5BA
Apartment K 501, Kennedy Building, 6 Murray Street, Manchester, M4 6HS
Apartment K 605, Kennedy Building, 6 Murray Street, Manchester, M4 6HS

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

Conservation Area - Ancoats Conservation Area 1989

Area Team Boundary - Name: CENTRAL