

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144277/FO/2025

Date registered valid: 15 October 2025

Proposal: Installation of temporary NMR Liquid Nitrogen Storage Compound in association with planning permission 141496/FO/2024.

Address: Land To North Of John Garside Building , 131 Princess Street, Manchester, M1 7DN

Ward(s): Piccadilly Ward

Applicant: University of Manchester

Agent (if any): Mr David Tye Paul Butler Associates Ltd

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 December 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28 October 2025

Standard consultations:

Printed: 24 October 2025 Expired: 14 November 2025

Neighbour notifications

Printed: 24 October 2025 Expired: 14 November 2025

Site notice

Posted: 28 October 2025 Expired: 18 November 2025

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site is within the University of Manchester campus. The application relates to land to the north of the John Garside Building to the eastern side of Princess Street.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Nearby buildings consist of the John Garside to the north and the George Bagg building to the north-east which are both in educational use. Further to the east is the Faraday Tower which has been vacated by the Chemistry Department.

The area to the south of the application site is characterised by significant road infrastructure in the form of the Mancunian Way, Sackville Street and Brook Street. To the west of the site on Princess Street is the NCP Circle Square Car Park with a Premier Inn Hotel above.

Description of development

Permission is sought for the relocation of the temporary gas storage during the construction works of the Energy Centre approved under 141496/FO/2024.

Once works are complete, the gas storage will be relocated permanently to a location to be confirmed

Consultations & Notification Responses

Publicity – This application has been advertised by way of Press and Site notice. Notification letters have also been sent to nearby businesses and residential properties. No comments have been received as part of the process.

Highway Services – The enclosure would be located within the Princess Street Car Park and it appears it would not impact the existing car parking spaces and manoeuvrability of vehicles.

Access for the construction of vehicles associated with the proposed development of the Energy Centre from Sackville Street along the service road and Drover Lane would not be affected by this current application.

Maintenance of the enclosure would be when needed and is only anticipated to generate a few visits by the University of Manchester Staff using a van. Swept path assessment is acceptable.

Environmental Health – No comments to make

Environment Agency – Flood Risk Assessment is acceptable. Preliminary risk assessment is required which includes but is not limited to a desk study, site walkover, conceptual model, initial risk evaluation, details of any uncertainties, data gaps and limitations, conclusions and justification for the next steps in accordance with the Environment Agency's Land Contamination Risk Management (LCRM) guidance.

This information must demonstrate to the LPA that the risks to controlled waters have been fully understood and can be addressed through appropriate measures.

Given the nature of the development, (above ground installation, little intrusive works and temporary), the further investigation can be undertaken prior to commencement and considered through planning condition.

MCC Flood Risk Management – No conditions required

Greater Manchester Police – No comments received

United Utilities Water PLC – No comments 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-S1 – Sustainable Development

Policy JP-P1 – Sustainable Places

Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity

Policy JP-S4 – Flood Risk and the Water Environment

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 EN1 – Design Principles and Strategic Character Areas
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy EN 4 – Reducing CO2 emissions by Enabling Low and Zero Carbon Development
- Policy EN 5 – Strategic Areas for low and zero carbon decentralised energy infrastructure

- Policy EN 8 – Adaption to Climate Change
- Policy EN14 – Flood Risk
- Policy EN18 – Contaminated Land and Ground Stability
- Policy DM1 – Development Management

Relevant Planning History

141496/FO/2024 - Construction of a new above ground Energy Centre and associated below ground plant, landscaping, revised access road, boundary treatments and building illumination.
Decision: January 2025

Issues

Principle

The principle of the temporary relocation of the gas enclosure has already been considered and supported under planning permission 141496/FO/2024. This relocation is to allow for works to commencement on the construction of the energy centre.

In comparing the previously approved temporary enclosure and current application, the capacity of the storage vessel will increase by 2,000 litres. The site layouts are shown below:

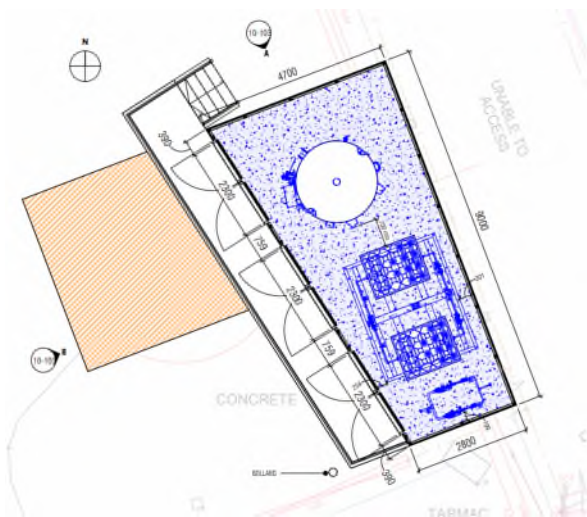


Figure 1 – Current proposal

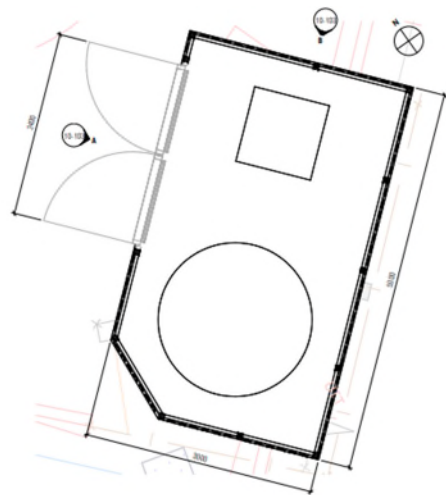


Figure 2 – Previously approved temporary enclosure (141496/FO/2024)

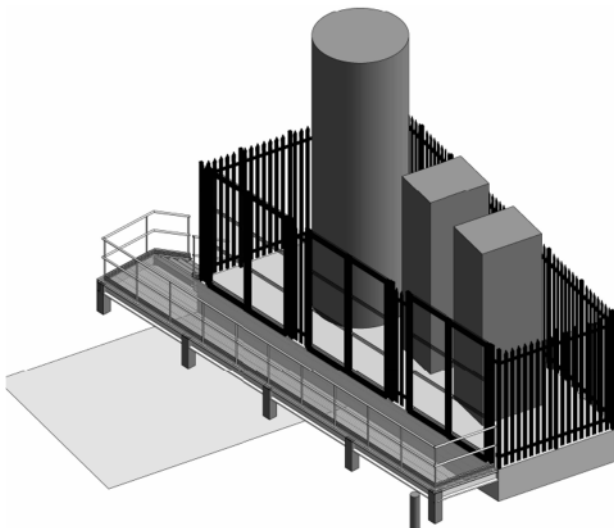


Figure 3 – Current proposal

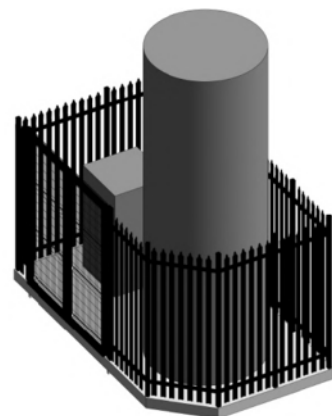


Figure 4 – Previously approved temporary enclosure (141496/FO/2024)

Visual amenity

The proposal is sited within a car park of the University of Manchester Campus. This existing car park is currently used as a construction compound and there is existing hoarding to the Princess Street elevation.

There would be no visibility of the enclosure from Princess Street. Given the temporary nature of the enclosure, the development would not result in any harm to the visual amenity of the area, in accordance with Core Strategy policies DM1 and EN1.

Impact on Highway Network

The enclosure would not impact on the existing car parking spaces and manoeuvrability of vehicles.

The existing access arrangements from Sackville Street along the service road and Drover Lane would not be impacted by this development. Works associated with the construction of the energy centre (141496/FO/2024) would not be interrupted.

Highway services are satisfied with the swept path analysis and the level of maintenance visits/deliveries.

Highways recommend a construction management plan through condition. Given the scale and nature of the development, this is not considered to be proportionate as there would be limited impact on the highway network and surrounding area, consistent with Core Strategy policy DM1.

Flood Risk

A Flood Risk Assessment has been submitted in support of the application. The Council's Flood Risk Management and the Environment Agency have raised no concerns in respect of this.

Ground conditions

Environment Agency have raised concerns that the application does not demonstrate that the risks of pollution from land contamination to controlled waters are acceptable or can be appropriately managed with a viable and practicable remediation strategy.

A preliminary risk assessment, site investigation report and remediation strategy is therefore required to be submitted, in respect to ground conditions to prevent any contamination to groundwater resources. Given the nature of the development this can be approved through planning condition and would be subject to a verification report.

This is considered to satisfy the concerns of the EA and through a pre-commencement condition, it would ensure any risks to contamination to groundwater resources can be appropriately mitigated in accordance with Core Strategy policies DM1, EN14 and EN18.

Conclusion

Subject to a preliminary risk assessment relating to existing ground conditions and preventing contamination to groundwater resources, the development is acceptable and complies with Core Strategy policies DM1, EN14 and EN18.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay.

Condition(s) to be attached to decision for approval

- 1) The permission hereby granted is for a temporary period of three years, expiring on 18 December 2028.

Reason - The use hereby granted is for a temporary period only to relocate the gas storage to allow for development to the Energy Centre to commence and to allow for a long-term strategy to be put in place pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
 - Elevations, Layout and Axonometric: MEC-WMA-XX-ZZ-DR-A-10-103 REV P07
 - Flood Risk Assessment: 11263-WML-00-XX-RP-C-0001 – Rev 04, prepared by WML Consulting

Received by the Local Planning authority on the 28 November 2025

- Swept Path Analysis: 1963/SP/03 Rev A

Received by the Local Planning authority on the 26 November 2025

- Location Plan: MEC-WMA-XX-ZZ-DR-A-00-014
- Proposed Site Plan: MEC -00-013

Received by the Local Planning authority on the 15 October 2025

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) The use hereby permitted shall be discontinued no later than the 18 December 2028 and the structure comprising the development is required to be removed no later than one month from the use ceasing.

Reason - The gas storage and associated structures are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 4) Prior to the expiration of the temporary period, a scheme for the reinstatement of land shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

- 5) a) Before commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Health & Safety Executive (Fire Safety)

FLAT B4 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B6 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B6 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R2 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G2 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S6 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 37, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 2, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 13, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 16, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 15, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 49, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 22, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 45, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 42, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 58, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 44, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 14, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 35, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 55, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 52, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 25, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 38, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 49, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 47, Montana House, 136 Princess Street, Manchester, M1 7AF
Pendulum Hotel, Weston Building, Sackville Street, Manchester, M1 3BB
FLAT S4 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G6 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G6 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB

FLAT R4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B6 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S2 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 35, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 28, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 4, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 30, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 38, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 48, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 47, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 18, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 18, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 61, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 31, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 48, Montana House, 136 Princess Street, Manchester, M1 7AF
FLAT G3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S6 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 25, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 32, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 36, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 9, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 51, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 64, Princess House, 144 Princess Street, Manchester, M1 7EP
Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 67, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 63, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 46, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 42, Montana House, 136 Princess Street, Manchester, M1 7AF
Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 22, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 59, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 56, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 29, Montana House, 136 Princess Street, Manchester, M1 7AF
Ibis Hotel, Charles Street, Manchester, M1 7DG
116 Princess Street, Manchester, M1 7EN
FLAT G3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Weston Building, Sackville Street, Manchester, M1 3BB
FLAT G4 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S5 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S7 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S3 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 20, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 26, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 24, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 34, Princess House, 144 Princess Street, Manchester, M1 7EP

Apartment 33, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 40, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 12, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 43, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 7, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 55, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 57, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 56, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 53, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 30, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 8, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 16, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 62, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 57, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 37, Montana House, 136 Princess Street, Manchester, M1 7AF
FLAT R3 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G3 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
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Apartment 1, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 5, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 50, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 23, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 59, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 66, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 19, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 51, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 60, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 27, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 53, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 6, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 2, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 21, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 54, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 41, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 4, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 28, Montana House, 136 Princess Street, Manchester, M1 7AF
Eastz East, 129 Princess Street, Manchester, M1 7AG
FLAT B4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B2 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S7 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB

FLAT S2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 17, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 44, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 29, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 46, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 62, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 19, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 24, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 7, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 36, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 15, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 5, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 43, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 40, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 50, Montana House, 136 Princess Street, Manchester, M1 7AF
FLAT R4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Manchester Conference Centre, Weston Building, Sackville Street, Manchester, M1 3BB
FLAT R3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G3 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B2 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 2 Red Core, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 27, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 31, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 10, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 6, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 60, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 52, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 32, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 26, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 34, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 23, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 39, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 58, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 10, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 12, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 33, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 20, Montana House, 136 Princess Street, Manchester, M1 7AF
Echoes Day Nursery, 63 Charles Street, Manchester, M1 7DQ
FLAT Y4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 1 Red Core, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R2 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat Green Core, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G6 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R2 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 11, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 14, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 21, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 39, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 8, Princess House, 144 Princess Street, Manchester, M1 7EP

Apartment 41, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 61, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 54, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 65, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 45, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 17, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 1, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 3, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 9, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 11, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 13, Montana House, 136 Princess Street, Manchester, M1 7AF

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Flood Zone Plus Climate Change -
Main River Consultation Zone -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL