MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144803/FO/2025
Date registered valid:	18 December 2025
Proposal:	Change of Use of Commercial Unit 2 from Use Class E (a (excluding convenience retail), b, c, e, f) to Use Class E (a (excluding convenience retail), b, c, d, e, f, g) to allow gym use.
Address:	No.3 Circle Square, Land Bounded By Princess Street, Newman Street (Formerly Brancaster Road), Cloak Street, Manchester, M1 7ED
Ward(s):	Deansgate Ward
Applicant:	Bruntwood Circle Square 12 Ltd
Agent (if any):	Mr John Cooper, Deloitte LLP
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**10 February 2026**

Application Details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 15 January 2026

Standard consultations:
Printed: 5 January 2026 Expired: 26 January 2026

Neighbour notifications
Printed: 5 January 2026 Expired: 26 January 2026

Site notice
Posted: 15 January 2026 Expired: 5 February 2026

Press advert
Published: 13 January 2026 Expired: 27 January 2026

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

No.3 Circle Square is bound by Newman Street (formerly Brancaster Road) to the north, Princess Street to the east, Cloak Street and the Mancunian Way to the south and Manchester Technology Centre to the West.

The wider building is approximately 0.2 ha and lies within the wider area covered by the Circle Square SRF Masterplan.

The wider vision for the Circle Square masterplan was to deliver a mixed-use neighbourhood in the area, creating workspace, residential accommodation, retail and leisure all centred around a brand-new city park.

To the southwest of the Site, which also forms part of the wider Masterplan Site, is the Manchester Technology Centre (MTC). This building remains in active use with commercial units located on the ground floor. The 'Hatch' development is located adjacent to the Manchester Technology Centre and beneath the Mancunian Way and provides a range of flexible retail and leisure uses. This development is currently not in active operation, but the structures are still currently in place.

The Mancunian Way fly-over is situated along the Circle Square Masterplan southern boundary and creates a barrier between Circle Square and the main University campuses further south. To the north of the Site, on the eastern bank of the River Medlock are a number of residential apartments within Princess House and Montana House, both rising to approximately 12 storeys.

Further to the north of the Site, Charles Street has a mix of building heights and uses, including a number of public houses and bars to the eastern end, and residential uses at its junction with Oxford Road. The Grade II Listed Lass O'Gowrie pub is located north of the Site on Charles Street. Further Grade II and Grade II* Listed buildings are located further north on Princess Street and Whitworth Street West.

To the east of Princess Street boundary is the former UMIST campus, which is now known as the Sackville Street campus (or North Campus) of the University of Manchester. Princess Street bridges the River Medlock, a tributary of the River Irwell.

To the west of the Site is Oxford Road, which contains a mixture of uses and building.

There are no designated heritage assets (Scheduled Monuments, Grade I, II* and II Listed Buildings, Conservation Areas, Registered Parks and Gardens or Registered Battlefields) within the site boundary. There are a number of listed buildings in the vicinity, including Grade II listed Lass O'Gowrie pub on Charles Street and Grade II* Palace Hotel on Oxford Road. The Grade II listed Dancehall Theatre located on Oxford Road overlooks the broader Masterplan Site from the West. The Site is not within a Conservation Area but the border of the Whitworth Street Conservation Area lies to the north of on Whitworth Street.

The site lies within a highly accessible City Centre location accessible by a variety of public transport including Metrolink, bus and rail.

The Site subject to this Application (the "Site") is specific to commercial unit 2 (ground floor and mezzanine floor) and spans 199 sqm.

Description of Development

The proposal seeks a Change of Use of Commercial Unit 2 from Use Class E (a (excluding convenience retail), b, c, e, f) to Use Class E (a (excluding convenience retail), b, c, d, e, f, g) to allow gym use.

Site History/Related Applications

134288/FO/2022 - Erection of 15 storey building comprising office space (Use Class E(g)(i)) and ancillary flexible commercial uses (Use Class E), rooftop terrace, highway works, landscaping, and other associated works.
Approved November 2022.

136085/NMC/2023 - Non-material amendment to Planning Permission reference 134288/FO/2022 to amend Condition 10 (Drainage).
Approved February 2023.

141022/NMC/2024 - Non-material amendment to Planning Permission 134288/FO/2022 to vary the wording of Conditions 2 (Dwgs), 6 (Landscaping and Highways), 8 (Hour of Operation of the Roof Terrace), 32 (bar restaurant management), 33 (Door), 34 (Cycle Parking), and 40 (Use ground floor not gym) for elevational amendments connected with internal layout changes and landscaping amendments.
Approved October 2024.

142846/NMC/2025 - Non-material amendment to Planning Permission 134288/FO/2022 to amend the time trigger of Conditions 4b (Remediation Verification) and 42 (Air Source Heat Pump).

Approved May 2025.

143485/NMC/2025 - Non-material amendment to Planning Permission 134288/FO/2022 (as amended by 141022, 136085 and 142846) and to vary the wordings of Conditions 2 (Approved Plans) and 6 (Public Realm) for hard and soft landscaping amendments.
Approved August 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 - Have no objections to the proposal. Requested that an informative be added concerning Highway licensing requirements.

Environmental Health – Have signed off on the Noise Impact Assessment, conditions recommended to control any future noise from plant equipment attached at their request.

Policy

The **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st March 2024:

- Policy JP-Strat2 - City Centre
- Policy JP-P2 – Heritage
- Policy JP-P6 - Health

The **Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy")** was adopted by the City Council on the 11th July 2012:

- Policy SP1 - Spatial Principles
- Policy CC7 - Mixed Use Development
- Policy CC9 - Design and Heritage
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy EN19 - Waste
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC26 - Development and Noise

National Planning Policy Framework (NPPF) (2024)

- Chapter 12 - Achieving well-designed and beautiful places
- Chapter 16 - Conserving 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.

Other Legislative Requirements

- Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

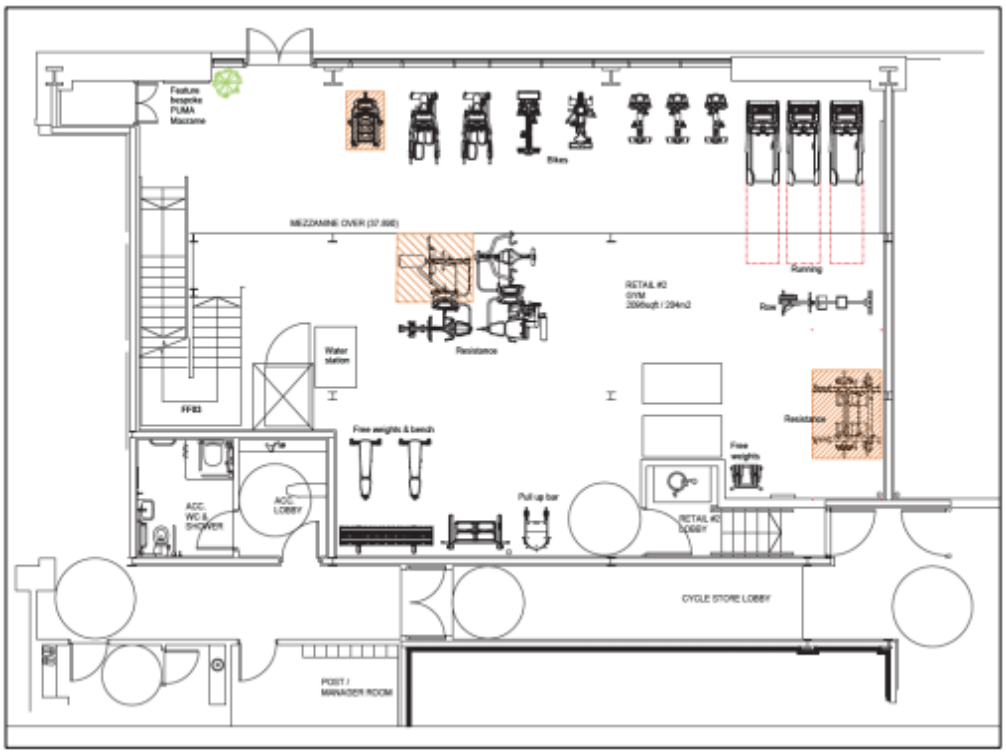
Principle of the Development

This Application is submitted for the change of use of commercial unit 2 (ground floor and mezzanine floor) to allow the introduction of a gym at No.3 Circle Square. The Site is currently vacant.

Under the Planning Permission for No.3 Circle Square (134288/FO/2022), all ground floor commercial units are restricted to Use Class E (a (excluding convenience retail), b, c, e, f), which does not allow the use of any of the commercial units (including the Site) as a gym (Use Class E(d) or Use Class E(g) if classified as an ancillary amenity offering to the office accommodation).

The proposed gym is envisaged to be for the exclusive use of building occupiers at No.3 Circle Square, however, this Application seeks to introduce Use Class E (d and g) to the Site for full flexibility.

Ground floor of the Site is expected to include a range of cardio and resistance equipment and 2no. free weight areas. Mezzanine floor is expected to accommodate a yoga/fitness studio zone.



Indicative Ground Floor Layout

The introduction of the gym would be considered to enhance the amenity offering at No.3 Circle Square. The principle of the development is therefore supported, subject to compliance with the below material planning considerations.

Noise and Odours

This Application is supported by an Acoustics Impact Assessment (prepared by Sol Acoustics), which has been reviewed by MCC's Environmental Health and the findings have been accepted.

A verification element has been added as a condition to ensure that the proposed development complies with the approved acoustic report. This will include the recommended acoustic floor will need to be installed and validated prior to the usage commencing.

Of the most concern, is the noise impact of the 2no. free weights areas. The acoustic assessment fully outlines the maximum noise from weight drops again G curves for the adjacent retail units and for the offices above.

It should be noted that no free weights area is proposed at mezzanine floor.

The application is supported by an Operational Management Plan which sets out details on areas for instance access control, emergency procedures, crime and safety, comings and going etc… This ensures the Proposed Development will operate without introducing any undue amenity impact to nearby residents from operational management perspective.

There is no plant equipment proposed for the gym use that is expected to occupy the premises. A condition has been attached to ensure that if any occupier who goes in to the unit requires plant equipment as a part of the use, that a scheme that demonstrates that the plant equipment has been sufficiently acoustic insulated be submitted to and be approved by the City Council.

Similarly, if the commercial unit is to be occupied by any Class E(b) Use, a scheme that demonstrates that the plant equipment

Visual Amenity

There will be no external alterations associated with the development.

A clear glazing condition, which was present on the original consent for the overall development, has been attached to this decision. The condition allows for vinyl signage to be placed on the glazing, but to take up no more than 15 percent of the glazing. This is in line with the approved signage strategy for the building, approved under CDN/25/0119, and also in line with the wider signage strategy principles established across Circle Square.

Access

There will be no impact on access as a result of the proposal. Level access will still be maintained in to the commercial unit.

Waste Management

The waste management for the approved gym will tie into the overall waste management plan for the building. A compliance condition has been attached to this application to ensure that the

development remains compliant with this. On this basis, the development is compliant with Policy EN19

Conclusion

Given the above the proposals are considered to be in accordance with Policies SP1, CC10, and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester and Policy JP-P1 and JP-P6 of Greater Manchester's Places for Everyone Guidance and Government Guidance contained in Section 8 (Promoting healthy and safe communities) and Section 12 (Achieving Well Designed Places).

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner 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 December 2025:

- Proposed Site Plan CS3-BAR-03-XX-DR-A-05-0200
- Proposed Plans 00371176-1000 Rev B and 00371176-1001 Rev C
- No3 Studio - Operational Management Plan by Bruntwood

Received by Manchester City Council as the Local Planning Authority on 16 January 2026:

- Commercial Unit 2 Gym, No.3 Circle Square Acoustic Feasibility Report P2849-REP01-R2-JLS

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) a) The development shall then be carried out in accordance with the submitted acoustic report 'Commercial Unit 2 Gym, No.3 Circle Square Acoustic Feasibility Report P2849-REP01-R2-JLS, dated 16 January 2026' by Sol Acoustics.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and be 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 scheme, this will include confirmation that the recommended acoustic floor has been installed.

c) In the event of any non-conformity with the approved noise insulation 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 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

4) a) Should any future occupiers of Commercial Unit 2 require any installation of any plant equipment mounted externally, or any internal plant equipment that is serviced by externally mounted louvres, either a scheme that demonstrates that the plant equipment 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 the 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.

b) Prior to the first operation of any plant equipment mounted externally, or any internal plant equipment that is serviced by externally mounted louvres, 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 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 operation of the plant equipment 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.

5) 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 premises shall only be used as Use Class E (a (excluding convenience retail), b, c, d, e, f, g) and for no other purposes within Class E 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 amenity and in compliance with SP1 and DM1 of the Manchester Core Strategy, DC26 of the Unitary Development Plan, and the National Planning Policy Framework.

6) The premises shall not be open outside the following hours:

- 06:00 to 19:00 Monday to Friday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) The waste management for the site shall be incorporated into the approved waste management for No3. Circle Square '80646-CUR-XX-XX-T-TP-00003 Revision: P023, Issue Date: 28 June 27 October 2022 stamped as received on 06-07-22 28-10-22' as approved under planning permission 134288/FO/2022.

This waste management scheme shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

8) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

- 07:30 to 20:00 Monday to Saturday
- 10:00 to 18:00 Sundays and Bank Holidays

The approved details shall be implemented and remain in place for as long as the unit is in use.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

9) In line with the approved signage strategy for the building, as approved under CDN/25/0119, 85 percent of the clear glazing of the window(s) at ground level, fronting onto Newman Street and facing the public realm, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

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

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

10) a) Should a Class E(b) use occupy Commercial Unit 2 in the future, a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

b) Prior to the first operation of any equipment to extract any fumes, vapours and odours from the Commercial Unit, 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 approved fume extraction scheme has been implemented.

c) In the event of non-conformity with the approved fume extraction scheme, 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 operation of any equipment to extract any fumes, vapours and odours can commence.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

Informatives

1) Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

2) Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email at highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 317, 2 Nobel Way, Manchester, M1 7FA
Flat 306, 2 Nobel Way, Manchester, M1 7FA
Flat 219, 2 Nobel Way, Manchester, M1 7FA
Flat 215, 2 Nobel Way, Manchester, M1 7FA
Flat 212, 2 Nobel Way, Manchester, M1 7FA
Flat 209, 2 Nobel Way, Manchester, M1 7FA
Flat 121, 2 Nobel Way, Manchester, M1 7FA
Flat 116, 2 Nobel Way, Manchester, M1 7FA
Flat 110, 2 Nobel Way, Manchester, M1 7FA
Apartment 18, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 28, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 30, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 4, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 35, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 38, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 61, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 48, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 18, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 47, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 48, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 31, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 1013, 2 Nobel Way, Manchester, M1 7FD
Flat 1007, 2 Nobel Way, Manchester, M1 7FD
Flat 919, 2 Nobel Way, Manchester, M1 7FD
Flat 820, 2 Nobel Way, Manchester, M1 7FD
Flat 813, 2 Nobel Way, Manchester, M1 7FD
Flat 803, 2 Nobel Way, Manchester, M1 7FD
Flat 714, 2 Nobel Way, Manchester, M1 7FB
Flat 707, 2 Nobel Way, Manchester, M1 7FB
Flat 705, 2 Nobel Way, Manchester, M1 7FB
Flat 703, 2 Nobel Way, Manchester, M1 7FB
Flat 616, 2 Nobel Way, Manchester, M1 7FB
Flat 614, 2 Nobel Way, Manchester, M1 7FB
Flat 611, 2 Nobel Way, Manchester, M1 7FB
Flat 601, 2 Nobel Way, Manchester, M1 7FB
Flat 502, 2 Nobel Way, Manchester, M1 7FB
Flat 422, 2 Nobel Way, Manchester, M1 7FA
Flat 411, 2 Nobel Way, Manchester, M1 7FA
Flat 322, 2 Nobel Way, Manchester, M1 7FA
Flat 321, 2 Nobel Way, Manchester, M1 7FA
Flat 305, 2 Nobel Way, Manchester, M1 7FA
Flat 302, 2 Nobel Way, Manchester, M1 7FA
Flat 213, 2 Nobel Way, Manchester, M1 7FA
Flat 210, 2 Nobel Way, Manchester, M1 7FA
Flat 208, 2 Nobel Way, Manchester, M1 7FA
Flat 118, 2 Nobel Way, Manchester, M1 7FA
Flat 109, 2 Nobel Way, Manchester, M1 7FA
Flat 107, 2 Nobel Way, Manchester, M1 7FA
Flat 105, 2 Nobel Way, Manchester, M1 7FA

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
Flat 51, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 46, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 22, Montana House, 136 Princess Street, Manchester, M1 7AF
Princess House, 144 Princess Street, Manchester, M1 7EP
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 42, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 29, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 67, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 64, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 63, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 9, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 1011, 2 Nobel Way, Manchester, M1 7FD
Flat 1010, 2 Nobel Way, Manchester, M1 7FD
Flat 1008, 2 Nobel Way, Manchester, M1 7FD
Flat 1003, 2 Nobel Way, Manchester, M1 7FD
Flat 1002, 2 Nobel Way, Manchester, M1 7FD
Flat 922, 2 Nobel Way, Manchester, M1 7FD
Flat 914, 2 Nobel Way, Manchester, M1 7FD
Flat 901, 2 Nobel Way, Manchester, M1 7FD
Flat 818, 2 Nobel Way, Manchester, M1 7FD
Flat 817, 2 Nobel Way, Manchester, M1 7FD
Flat 816, 2 Nobel Way, Manchester, M1 7FD
Flat 811, 2 Nobel Way, Manchester, M1 7FD
Flat 618, 2 Nobel Way, Manchester, M1 7FB
Flat 607, 2 Nobel Way, Manchester, M1 7FB
Flat 605, 2 Nobel Way, Manchester, M1 7FB
Flat 513, 2 Nobel Way, Manchester, M1 7FB
Flat 511, 2 Nobel Way, Manchester, M1 7FB
Flat 503, 2 Nobel Way, Manchester, M1 7FB
Flat 420, 2 Nobel Way, Manchester, M1 7FA
Flat 413, 2 Nobel Way, Manchester, M1 7FA
Flat 406, 2 Nobel Way, Manchester, M1 7FA
Flat 402, 2 Nobel Way, Manchester, M1 7FA
Flat 315, 2 Nobel Way, Manchester, M1 7FA
Flat 222, 2 Nobel Way, Manchester, M1 7FA
Flat 206, 2 Nobel Way, Manchester, M1 7FA
Flat 117, 2 Nobel Way, Manchester, M1 7FA
Flat 112, 2 Nobel Way, Manchester, M1 7FA
Flat 108, 2 Nobel Way, Manchester, M1 7FA
Flat 101, 2 Nobel Way, Manchester, M1 7FA
Apartment 20, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 24, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 26, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 40, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 43, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 33, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 34, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 12, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 56, Princess House, 144 Princess Street, Manchester, M1 7EP

Apartment 57, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 16, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 55, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 37, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 30, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 57, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 53, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 8, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 62, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 7, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 1017, 2 Nobel Way, Manchester, M1 7FD
Flat 907, 2 Nobel Way, Manchester, M1 7FD
Flat 808, 2 Nobel Way, Manchester, M1 7FD
Flat 801, 2 Nobel Way, Manchester, M1 7FD
Flat 721, 2 Nobel Way, Manchester, M1 7FB
Flat 717, 2 Nobel Way, Manchester, M1 7FB
Flat 716, 2 Nobel Way, Manchester, M1 7FB
Flat 711, 2 Nobel Way, Manchester, M1 7FB
Flat 709, 2 Nobel Way, Manchester, M1 7FB
Flat 620, 2 Nobel Way, Manchester, M1 7FB
Flat 612, 2 Nobel Way, Manchester, M1 7FB
Flat 520, 2 Nobel Way, Manchester, M1 7FB
Flat 419, 2 Nobel Way, Manchester, M1 7FA
Flat 418, 2 Nobel Way, Manchester, M1 7FA
Flat 414, 2 Nobel Way, Manchester, M1 7FA
Flat 409, 2 Nobel Way, Manchester, M1 7FA
Flat 312, 2 Nobel Way, Manchester, M1 7FA
Flat 308, 2 Nobel Way, Manchester, M1 7FA
Flat 221, 2 Nobel Way, Manchester, M1 7FA
Flat 205, 2 Nobel Way, Manchester, M1 7FA
Flat 106, 2 Nobel Way, Manchester, M1 7FA
Flat 103, 2 Nobel Way, Manchester, M1 7FA
Apartment 19, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 3, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 1, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 6, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 53, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 51, 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
Apartment 2, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 59, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 5, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 54, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 27, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 21, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 66, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 23, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 60, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 50, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 1020, 2 Nobel Way, Manchester, M1 7FD
Flat 1015, 2 Nobel Way, Manchester, M1 7FD
Flat 906, 2 Nobel Way, Manchester, M1 7FD

Flat 918, 2 Nobel Way, Manchester, M1 7FD
Flat 912, 2 Nobel Way, Manchester, M1 7FD
Flat 909, 2 Nobel Way, Manchester, M1 7FD
Flat 819, 2 Nobel Way, Manchester, M1 7FD
Flat 814, 2 Nobel Way, Manchester, M1 7FD
Flat 810, 2 Nobel Way, Manchester, M1 7FD
Flat 804, 2 Nobel Way, Manchester, M1 7FD
Flat 720, 2 Nobel Way, Manchester, M1 7FB
Flat 713, 2 Nobel Way, Manchester, M1 7FB
Flat 712, 2 Nobel Way, Manchester, M1 7FB
Flat 619, 2 Nobel Way, Manchester, M1 7FB
Flat 608, 2 Nobel Way, Manchester, M1 7FB
Flat 603, 2 Nobel Way, Manchester, M1 7FB
Flat 518, 2 Nobel Way, Manchester, M1 7FB
Flat 515, 2 Nobel Way, Manchester, M1 7FB
Flat 506, 2 Nobel Way, Manchester, M1 7FB
Flat 416, 2 Nobel Way, Manchester, M1 7FA
Flat 408, 2 Nobel Way, Manchester, M1 7FA
Flat 407, 2 Nobel Way, Manchester, M1 7FA
Flat 320, 2 Nobel Way, Manchester, M1 7FA
Flat 318, 2 Nobel Way, Manchester, M1 7FA
Flat 313, 2 Nobel Way, Manchester, M1 7FA
Flat 310, 2 Nobel Way, Manchester, M1 7FA
Flat 218, 2 Nobel Way, Manchester, M1 7FA
Flat 214, 2 Nobel Way, Manchester, M1 7FA
Flat 211, 2 Nobel Way, Manchester, M1 7FA
Flat 204, 2 Nobel Way, Manchester, M1 7FA
Flat 104, 2 Nobel Way, Manchester, M1 7FA
Apartment 17, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 29, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 44, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 7, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 5, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 36, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 24, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 46, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 50, 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 19, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 15, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 62, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 1022, 2 Nobel Way, Manchester, M1 7FD
Flat 1014, 2 Nobel Way, Manchester, M1 7FD
Flat 1006, 2 Nobel Way, Manchester, M1 7FD
Flat 921, 2 Nobel Way, Manchester, M1 7FD
Flat 920, 2 Nobel Way, Manchester, M1 7FD
Flat 915, 2 Nobel Way, Manchester, M1 7FD
Flat 913, 2 Nobel Way, Manchester, M1 7FD
Flat 903, 2 Nobel Way, Manchester, M1 7FD
Flat 702, 2 Nobel Way, Manchester, M1 7FB
Flat 617, 2 Nobel Way, Manchester, M1 7FB
Flat 602, 2 Nobel Way, Manchester, M1 7FB
Flat 421, 2 Nobel Way, Manchester, M1 7FA

Flat 517, 2 Nobel Way, Manchester, M1 7FB
Flat 509, 2 Nobel Way, Manchester, M1 7FB
Flat 508, 2 Nobel Way, Manchester, M1 7FB
Flat 415, 2 Nobel Way, Manchester, M1 7FA
Flat 404, 2 Nobel Way, Manchester, M1 7FA
Flat 401, 2 Nobel Way, Manchester, M1 7FA
Flat 309, 2 Nobel Way, Manchester, M1 7FA
Flat 303, 2 Nobel Way, Manchester, M1 7FA
Flat 220, 2 Nobel Way, Manchester, M1 7FA
Flat 217, 2 Nobel Way, Manchester, M1 7FA
Flat 216, 2 Nobel Way, Manchester, M1 7FA
Flat 207, 2 Nobel Way, Manchester, M1 7FA
Flat 202, 2 Nobel Way, Manchester, M1 7FA
Flat 201, 2 Nobel Way, Manchester, M1 7FA
Flat 115, 2 Nobel Way, Manchester, M1 7FA
Flat 114, 2 Nobel Way, Manchester, M1 7FA
Flat 111, 2 Nobel Way, Manchester, M1 7FA
Flat 102, 2 Nobel Way, Manchester, M1 7FA
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 34, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 32, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 26, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 12, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 10, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 58, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 39, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 33, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 23, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 20, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 60, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 52, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 6, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 1001, 2 Nobel Way, Manchester, M1 7FD
Flat 1012, 2 Nobel Way, Manchester, M1 7FD
Flat 1005, 2 Nobel Way, Manchester, M1 7FD
Flat 1004, 2 Nobel Way, Manchester, M1 7FD
Flat 902, 2 Nobel Way, Manchester, M1 7FD
Flat 815, 2 Nobel Way, Manchester, M1 7FD
Flat 812, 2 Nobel Way, Manchester, M1 7FD
Flat 802, 2 Nobel Way, Manchester, M1 7FD
Flat 722, 2 Nobel Way, Manchester, M1 7FB
Flat 715, 2 Nobel Way, Manchester, M1 7FB
Flat 708, 2 Nobel Way, Manchester, M1 7FB
Flat 706, 2 Nobel Way, Manchester, M1 7FB
Flat 701, 2 Nobel Way, Manchester, M1 7FB
Flat 622, 2 Nobel Way, Manchester, M1 7FB
Flat 604, 2 Nobel Way, Manchester, M1 7FB
Flat 522, 2 Nobel Way, Manchester, M1 7FB
Flat 521, 2 Nobel Way, Manchester, M1 7FB
Flat 519, 2 Nobel Way, Manchester, M1 7FB
Flat 510, 2 Nobel Way, Manchester, M1 7FB
Flat 504, 2 Nobel Way, Manchester, M1 7FB

Flat 405, 2 Nobel Way, Manchester, M1 7FA
Flat 314, 2 Nobel Way, Manchester, M1 7FA
Flat 304, 2 Nobel Way, Manchester, M1 7FA
Flat 301, 2 Nobel Way, Manchester, M1 7FA
Flat 120, 2 Nobel Way, Manchester, M1 7FA
Flat 119, 2 Nobel Way, Manchester, M1 7FA
Flat 113, 2 Nobel Way, Manchester, M1 7FA
Apartment 21, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 41, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 39, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 11, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 14, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 54, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 9, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 3, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 45, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 17, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 13, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 11, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 1, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 65, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 61, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 8, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 1018, 2 Nobel Way, Manchester, M1 7FD
Flat 1009, 2 Nobel Way, Manchester, M1 7FD
Flat 917, 2 Nobel Way, Manchester, M1 7FD
Flat 911, 2 Nobel Way, Manchester, M1 7FD
Flat 910, 2 Nobel Way, Manchester, M1 7FD
Flat 908, 2 Nobel Way, Manchester, M1 7FD
Flat 806, 2 Nobel Way, Manchester, M1 7FD
Flat 718, 2 Nobel Way, Manchester, M1 7FB
Flat 621, 2 Nobel Way, Manchester, M1 7FB
Flat 615, 2 Nobel Way, Manchester, M1 7FB
Flat 501, 2 Nobel Way, Manchester, M1 7FB
Flat 613, 2 Nobel Way, Manchester, M1 7FB
Flat 610, 2 Nobel Way, Manchester, M1 7FB
Flat 512, 2 Nobel Way, Manchester, M1 7FB
Flat 417, 2 Nobel Way, Manchester, M1 7FA
Flat 412, 2 Nobel Way, Manchester, M1 7FA
Flat 410, 2 Nobel Way, Manchester, M1 7FA
Flat 403, 2 Nobel Way, Manchester, M1 7FA
Flat 316, 2 Nobel Way, Manchester, M1 7FA
Flat 311, 2 Nobel Way, Manchester, M1 7FA
Flat 307, 2 Nobel Way, Manchester, M1 7FA
Flat 203, 2 Nobel Way, Manchester, M1 7FA
Flat 122, 2 Nobel Way, Manchester, M1 7FA
Apartment 16, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 2, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 22, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 42, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 45, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 37, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 13, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 15, Princess House, 144 Princess Street, Manchester, M1 7EP

Apartment 55, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 44, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 38, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 14, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 49, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 52, 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
Apartment 35, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 25, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 58, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 1021, 2 Nobel Way, Manchester, M1 7FD
Flat 1019, 2 Nobel Way, Manchester, M1 7FD
Flat 1016, 2 Nobel Way, Manchester, M1 7FD
Flat 916, 2 Nobel Way, Manchester, M1 7FD
Flat 905, 2 Nobel Way, Manchester, M1 7FD
Flat 904, 2 Nobel Way, Manchester, M1 7FD
Flat 822, 2 Nobel Way, Manchester, M1 7FD
Flat 821, 2 Nobel Way, Manchester, M1 7FD
Flat 809, 2 Nobel Way, Manchester, M1 7FD
Flat 807, 2 Nobel Way, Manchester, M1 7FD
Flat 805, 2 Nobel Way, Manchester, M1 7FD
Flat 719, 2 Nobel Way, Manchester, M1 7FB
Flat 710, 2 Nobel Way, Manchester, M1 7FB
Flat 704, 2 Nobel Way, Manchester, M1 7FB
Flat 609, 2 Nobel Way, Manchester, M1 7FB
Flat 606, 2 Nobel Way, Manchester, M1 7FB
Flat 516, 2 Nobel Way, Manchester, M1 7FB
Flat 514, 2 Nobel Way, Manchester, M1 7FB
Flat 507, 2 Nobel Way, Manchester, M1 7FB
Flat 505, 2 Nobel Way, Manchester, M1 7FB
Flat 319, 2 Nobel Way, Manchester, M1 7FA

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL