MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

Application no.	144249/LO/2025
Date registered valid:	13 October 2025
Proposal:	Listed Building Consent for the replacement of 8no. windows and frames
Address:	Flat 514, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL
Ward(s):	Miles Platting & Newton Heath Ward
Applicant:	Mr John James Pitchford
Agent (if any):	
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **21 November 2025**

APPLICATION DETAILS

Type of application:	Listed Building Consent	
Development type:	Listed building alteration	
Date of site visit:	30 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: 30 October 2025	Expired: 20 November 2025
Press advert:	Published: 28 October 2025	Expired: 18 November 2025

Departure from Development Plan:	No
Environmental Statement:	Not required
Listed building:	Grade II* Victoria Mill
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of site/building

The proposal relates to a fifth-floor residential flat in the Grade II* listed Victoria Mill. The existing windows in Flat 514 are red stormproof windows which are not original to the building but are consistent across the elevations.

Description of area

The property is in a mostly residential part of the Miles Platting & Newton Heath ward of Manchester. The Rochdale Canal runs alongside the building with Victoria Mill Park adjacent and Park View Community School on the opposite bank.

Description of development

Listed Building Consent for the replacement of 8no. windows and frames

The proposed windows are stormproof casement double glazed standard softwood windows in wine red.

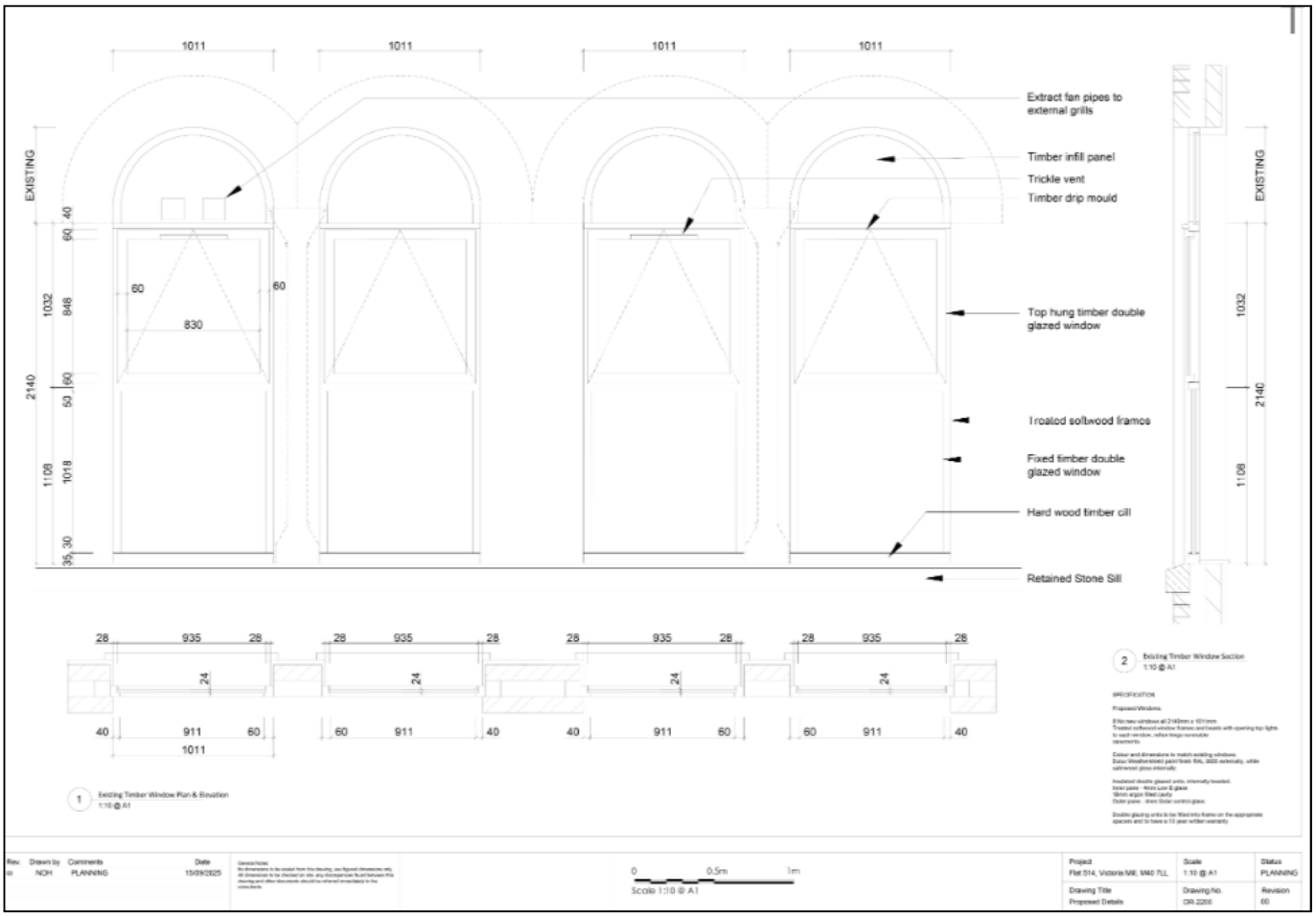


Figure 1. Proposed fenestrations

PLANNING HISTORY (WITHIN CURRENT PLAN PERIOD)

143993/LO/2025

Description: Listed Building Consent for the replacement of 4no. windows and frames

Decision: Approved 12/11/2025

143772/LO/2025

Listed building consent for the replacement of 2no. windows and frames

Decision: Approved 22/10/2025

142915/LO/2025

Listed Building Consent for the replacement of 2no. windows and frames.

Decision: Refused 11/07/2025

140959/LO/2024

Description: Listed Building Consent for works to part of the basement comprising the installation of fireproof ceiling and blocking up of internal doorways

Decision: Approved 21/10/2024

138806/FO/2023

Description: Conversion of part of the basement to 7 apartments (Class C3) with associated internal and external alterations

Decision: Approved 14/08/2024

138807/LO/2023

Description: Listed Building Consent for the conversion of part of the basement to 7 apartments (Class C3) associated internal and external alterations.

Decision: Approved 14/08/2024

136174/LO/2023

Description: LISTED BUILDING CONSENT for works to part of the ground floor and basement of the building comprising the removal of non-original ceilings, walls, and column boxes, the intumescent painting of cast-iron columns and beams, the reinstatement of ceilings and partitions where necessary, and the replacement of M&E systems

Decision: Approved 24/11/2023

131378/FO/2021

Description: Installation of external lighting and chimneys at roof level and elevational alterations to form external door at lower ground floor level.

Decision: Approved 15/03/2022

131298/JO/2021

Description: Variation of conditions 1 (specified plans), 3 (surface water drainage), 8 (cycle parking) and 11 (refuse storage arrangements) attached to planning permission referenced 119321/JO/2018 to enable the omission of cycle parking from the basement and the creation of cycle stores at floors 1-5, the omission of the waste chute to staircase A, the omission of home working offices adjacent to the central stair core and the use of rooms at floors 1-5 as bin stores.

Decision: Approved 15/03/2022

131379/LO/2021

Description: Listed Building Consent for the installation of external lighting; insertion of fire safety partition wall to ground floor lift lobby; new 8 person lift within existing lift shaft; insertion of internal doors to lift lobby at ground floor and corridors at upper floors; creation of smoke shaft adjacent to staircase B with chimney at roof level; creation of ventilation shaft to bin stores floors 1 - 5 with chimney at roof level; steps to staircase C within lobbies at floors 2 and 3; installation of ventilation shaft to existing lift shaft with chimney to roof; replacement of external door at lower ground floor level and associated external repair works

Decision: Approved 15/03/2022

131380/JO/2021

Description: Variation of planning conditions 1 (specified plans) attached to listed building consent referenced 119357/JO/2018 to enable the omission of cycle parking from the basement and the creation of cycle stores at floors 1- 5, the omission of the waste chute to staircase A, the omission of home working offices adjacent to central stair core, and the use of rooms at floors 1-5 as bin stores

Decision: Approved 15/03/2022

129500/LO/2021

Description: Listed Building Consent for the replacement of 2 No. large timber windows with matching timber windows

Decision: Approved 07/05/2021

119357/JO/2018

Description: Application to vary Conditions 2 (specified plans) and 3 (windows) attached to planning permission 114601/LO/2016 to allow the replacement of the existing windows, the relocation of the waste

storage area for all apartments to the ground floor and the creation of 5 no. additional apartments (Class C3)

Decision: Approved 06/06/2018

119321/JO/2018

Description: Application to vary Conditions 2 (specified plans) and 3 (windows) attached to planning permission 114600/FO/2016 to allow the replacement of the existing windows, the relocation of the waste storage area for all apartments to the ground floor and the creation of 5 no. additional apartments (Class C3)

Decision: Approved 06/06/2018

117148/FO/2017

Description: Change of use of part of basement and ground floor to create 9 apartments (Class C3)

Decision: Approved 24/11/2017

117149/LO/2017

Description: Listed Building Consent for internal and external alterations to part of basement and ground floor to allow a change of use for 9 apartments (Class C3)

Decision: Approved 24/11/2017

114601/LO/2016

Description: Listed Building Consent for the internal and external alterations associated with the change the use of the north side of Victoria Mill to create 80 no. residential units on the first to fifth floors

Decision: Approved 26/09/2017

114600/FO/2016

Description: Proposed change of use of the first to fifth floors of the north side of Victoria Mill from offices (Class B1) to create 80 no. residential apartments (Class C3a) comprising 65 x 2 no. bedroom units and 15 x 1 no. bedroom units and communal home working offices for residents, with associated internal and external alterations to the listed building

Decision: Approved 26/09/2017

111646/LO/2016/N1

Description: Listed Building Consent for Internal alterations to layout of existing residential units

Decision: Approved 23/05/2016

110872/LO/2015/N1

Description: Listed Building Consent for internal alterations to layout and installation and removal of partition walls of existing residential units

Decision: Approved 16/02/2016

108840/LO/2015/N1

Description: Listed Building Consent for internal alterations to layouts of existing residential units

Decision: Approved 29/07/2015

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

Consultations

Heritage England
Heritage England were consulted as the property is a Grade II* listed building. They had no comment to make.

Publications

Site Notice and Press Advertisements
No representations received

RELEVANT POLICIES

Decisions on planning applications must be made in accordance with the statutory development plan unless material considerations indicate otherwise, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The development plan for Manchester comprises the adopted Core Strategy (2012–2027), saved policies of the Unitary Development Plan (UDP), and the Places for Everyone Joint Development Plan Document (2022–2039). These documents are considered up to date and carry substantial weight in decision-making.

National planning policy, including the National Planning Policy Framework (NPPF), is a material consideration and provides overarching guidance. Supplementary Planning Documents (SPDs) and other local guidance may also be relevant.

Where applicable, the Council must give special regard to preserving the character of conservation areas and the setting of listed buildings, in line with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The policies referenced in this report are those considered most relevant to the nature, scale and location of the proposed development as follows:

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC19 - Listed Buildings
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat5: Inner Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
    - JP-P2: Heritage
- The National Planning Policy Framework (The NPPF) –
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places

- Section 16 - Conserving and enhancing the historic environment

ASSESSMENT

Principle of development

The existing windows are in a poor condition and have reached the end of their serviceable life; therefore, their replacement is considered acceptable. While the current windows across the wider building are non-original, they follow a consistent design approach on all elevations. The proposed replacements would maintain this consistency and are assessed to have a negligible impact on the special architectural and historic interest of the listed building. It is also noted that similar window replacements have been approved recently at Flat 513 and Flat 13 within the past six months.

In this case the principle of the development is acceptable.

As stated in Policy DM 1 of the Manchester Core Strategy, all development should have regard to the following specific issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

The new windows are designed to match the style and features of the current window fenestrations which, although non-original, are consistent through the façade.

The timber windows are shown as matching the existing exactly in terms of the design, frame sizes, pattern of glazing bars, openings etc except for the double-glazed glass insert. This is acceptable and will ensure that the window returns to its original pattern and materials.

The colour is proposed as RAL 3005 which is wine red, which appears to be a good match to the existing windows to the rest of the mill.

Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The new windows are designed to match the style and features of the current window fenestrations which, although non-original, are consistent through the façade.

The new windows are located on a façade facing the canal and given they are designed to incorporate into the existing façade, they will make a positive impact to the wider area.

Effects relating to biodiversity, landscape, archaeological or built heritage

Built heritage

The proposal is on the façade of the Grade II* listed Victoria Mill.

Victoria Mill is a disused a double cotton mill built in two phases in 1869 and 1873. It is a very large double mill for its date, which makes striking use of a distinctive industrial architectural vocabulary (especially in the economical design of combined stair tower and chimney). An excellent example of the development of a specifically industrial architecture, and of the work of George Woodhouse.

The proposed replacement windows have been designed to match the existing (although non original) windows to ensure minimal visual disruption to the façade.

Given the proposed windows replaced dilapidated windows, the net benefit to the listed asset is positive and will ensure that the window returns to its original pattern and materials.

The harm to the heritage asset would be less than substantial (as set out in the NPPF Section 16).

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.

PLANNING BALANCE & CONCLUSION

The proposal seeks Listed Building Consent for the replacement of eight windows and frames within a Grade II* listed building. The existing windows are in poor condition, and their replacement is necessary to maintain the usability of the property. The proposed design replicates the existing fenestration pattern, materials, and colour, ensuring consistency with the wider building and minimising visual impact. While the works will result in a minor change to the listed fabric, the harm is assessed as less than substantial and is outweighed by the benefits of preserving the building's overall character and improving its condition. The scheme accords with the statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990, relevant policies of the Manchester Core Strategy (including DM1 and EN3), saved UDP Policy DC19, Places for Everyone Policy JP-P2, and guidance in Section 16 of the NPPF. There are no objections from consultees or third parties, and no other material considerations indicate otherwise. On balance, the proposal represents an acceptable form of development and is recommended for approval subject to conditions.

RECOMMENDATION: APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITIONS TO BE ATTACHED TO DECISION FOR APPROVAL

1. **Listed Building consent time limit**
   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. Specified plans

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

a. Drawing - Location Plan 13 Oct 2025 THE LOCATION PLAN
b. Drawing - Proposed 13 Oct 2025 DR-2200 REV 00 DETAILS
c. Drawing - Proposed 13 Oct 2025 MOULDING DETAIL
d. Supporting Information 13 Oct 2025 COMBINED DESIGN, ACCESS AND HERITAGE STATEMENT

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. Materials

The development hereby approved shall only be implemented in accordance with the submitted window specification detailed within the submitted design and access statement (for the avoidance of doubt timber framed finished in RAL3005 Wine Red), received by the City Council as Local Planning Authority on 13 October 2025. The development shall only be implemented in accordance with the agreed details and shall be retained thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority, pursuant to saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies EN3 and DM1 of the Manchester Core Strategy.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Historic England (North West)

30 John Hogan VC Road, Manchester, M40 7QU

Flat 503, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Second Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH

12 Blackford Walk, Manchester, M40 7WG

1 Denver Avenue, Manchester, M40 7LZ

3 Denver Avenue, Manchester, M40 7LZ

29 Berkshire Road, Manchester, M40 7NQ

Flat 412, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

27 Berkshire Road, Manchester, M40 7NQ

32 John Hogan VC Road, Manchester, M40 7QU

Flat 217, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

1 Stanbury Walk, Manchester, M40 7LY

12 Raja Ahmed Street, Manchester, M40 7RY

Ancoats And Miles Platting Sure Start And Childrens Centre, Holland Street, Manchester, M40 7DA

Park View Community School, 31 Varley Street, Manchester, M40 7EJ

1 James Street, Manchester, M40 8BX

Flat 402, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 411, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

46 Varley Street, Manchester, M40 8BW

48 Varley Street, Manchester, M40 8BW

7 James Street, Manchester, M40 8BX

5 James Street, Manchester, M40 8BX

3 James Street, Manchester, M40 8BX

Flat 504, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 404, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 304, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 204, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 104, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Unit 1, Varley Business Centre, James Street, Manchester, M40 8EL

Unit 2, Varley Business Centre, James Street, Manchester, M40 8EL

8 Raja Ahmed Street, Manchester, M40 7RY

6 Raja Ahmed Street, Manchester, M40 7RY

10 Raja Ahmed Street, Manchester, M40 7RY

16 Raja Ahmed Street, Manchester, M40 7RY

14 Raja Ahmed Street, Manchester, M40 7RY

Third Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH

Victoria Mill Medical Practice, Ground Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH

Flat 115, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 7, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 4, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 501, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 311, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

15 Stanbury Walk, Manchester, M40 7LY

5 Stanbury Walk, Manchester, M40 7LY

Flat 208, Victoria Mill, 8 Lower Vickers Street, Manchester, M40 7NA

Fourth Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 208, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 117, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 111, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 12, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 408, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 302, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 116, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 109, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 101, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 14, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 409, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 218, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 303, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

3 Stanbury Walk, Manchester, M40 7LY

Flat 508, Victoria Mill, 8 Lower Vickers Street, Manchester, M40 7NA

Flat 102, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 10, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 5, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 401, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 317, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 513, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 509, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 507, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 414, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 318, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

9 Stanbury Walk, Manchester, M40 7LY

Ground Floor Cafe, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH

Flat 212, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 205, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 110, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 301, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 510, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 308, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 515, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 209, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 206, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 207, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 113, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 107, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 103, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 9, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 514, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 506, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 502, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 418, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 13, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 11, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 407, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 405, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 403, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

7 Stanbury Walk, Manchester, M40 7LY

Flat 15, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 3, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 114, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 108, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 105, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 8, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 215, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 202, Victoria Mill, 8 Lower Vickers Street, Manchester, M40 7NA

Flat 316, Victoria Mill, 8 Lower Vickers Street, Manchester, M40 7NA

Flat 202, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 512, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 518, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 106, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 6, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 508, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 415, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 305, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 516, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 410, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 406, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 216, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 211, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 203, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 505, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 316, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 307, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

11 Stanbury Walk, Manchester, M40 7LY

Flat 210, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 313, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 213, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 201, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 112, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 2, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 416, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 314, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

34 Berkshire Road, Manchester, M40 7WA

Basement, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

First Floor, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH

Flat 214, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Flat 315, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 310, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 306, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 517, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 511, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 417, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 413, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 312, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

Flat 309, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL

13 Stanbury Walk, Manchester, M40 7LY

APPENDIX 2 – PLANNING CONSTRAINTS

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

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA