

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143918/JO/2025

Date registered valid: 5 September 2025

Proposal: Variation of planning permission 137668/JO/2023 as amended by 140043/NMC/2024, 141701/NMC/2024 and 142628/NMC/2025 to alter the distribution of affordable housing tenure

Address: 1 Rodney Street, Manchester, M4 6JJ

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Manchester City Council

Agent (if any): Mrs Kate Limbert Avison Young Ltd on behalf of Wates Construction

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 November 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 24 September 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 September 2025 Expired: 8 October 2025

Site notice

Posted: 24 September 2025 Expired: 15 October 2025

Press advert

Published: 23 September 2025 Expired: 14 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: Not applicable

Description of Area

This 0.76 ha site is bounded by Jersey Street, Rodney Street, Wadeford Close, Butler Street and a public footpath. It is in Ancoats and adjacent to Miles Platting, is accessed off Wadeford Close and is on the edge of the City Centre. The site accommodates a recently completed residential development. The surrounding buildings are mid height brick built contemporary buildings in residential use.

The site is not located in a Conservation Area, but is adjacent to the Ancoats conservation area, which was designated in 1989. The following listed buildings and structures are nearby: Beehive Mill (Grade II*), Doubling Mill Fireproof Mill (Grade II*), New Mill (Grade II*), Decker Mill Old Mill (Grade II*), Little Mill (Grade II), Former Warehouse and Officers of Old Mill, Decker Mill and New Mill (Grade II), Union Street Bridge (Grade II) and Victoria Square (Grade II). There are also known archaeological remains.

Ancoats is a City Centre neighbourhood that is rich in industrial heritage including historic mill buildings and other facilities related to this with public squares and entertainment uses and a growing residential population.

Miles Platting has been transformed over the past 15 years with the development of homes and public realm. More recent activity has focused on sites in Ancoats consisting of higher density housing, with ground floor commercial uses, in new buildings and conversion of existing older

buildings. New Islington Free School and Medical Centre provide amenities which support the significant population growth in the area. The Poland Street Zone has space to deliver significant growth and create a new neighbourhood that it is within the City Centre and is currently starting to provide this.

This change has been underpinned by Regeneration Frameworks including the Eastlands Regeneration Framework, the Ancoats and New Islington and Poland Street Zone Neighbourhood Development Frameworks. The site is identified for high density homes which builds on the aspirations of the PFI.

Description of Building

The buildings are arranged in three blocks with public and private green space and pathways interconnecting the buildings and the adjacent green spaces within Ancoats Green. The blocks comprise two apartment blocks and a row of townhouses. The town houses are three storeys high and the apartment blocks scale back from them with the central block being five storeys and the remaining block being eight storeys.

They have been constructed in two similar brick types with a different brick at the base and brick-deep reveals to the windows.

The development provides 119 residential apartments and 10 townhouses. This consists of 28no. 1-bed apartments (21.5%), 91no. 2-bed apartments (71%), 8no. 3-bed townhouses (6%) and 2no. 4-bed townhouses (1.5%).

Description of development

Planning permission is sought for the variation of Condition 2 (Specified Drawings) of application referenced 137668/JO/2023 as amended by 140043/NMC/2024, 141701/NMC/2024 and 142628/NMC/2025 to alter the distribution of affordable housing units.

Site history

Application referenced 134154/VO/2022 granted planning permission for the erection of two residential apartment buildings (Use Class C3a), one of 8 storeys (68 apartments) and one of 5 storeys (50 apartments), by the City Council, to form, a total of 118 residential apartments; and erection of ten, 3 storey townhouses (Use Class C3a); together with car and cycle parking provision, hard and soft landscaping including public realm, access, substation and other associated works

Application referenced 135846/NMC/2022 allowed the non-material amendment of planning permission 134154/VO/2022 to alter the trigger within condition 11 (Materials)

Application referenced 137667/NMC/2023 allowed the non-material amendment of planning permission 134154/VO/2022 (as amended by 135846/NMC/2022) to amend description of development in relation to number of homes to be created from 118 to 119.

Application referenced 137668/JO/2023 allowed variation of conditions 2 (Specified Drawings), 8 (CMP), 11 (Materials to be Approved) and 23 (Cycle) imposed upon planning approval reference 134154/VO/2022 and 137667/NMC/2023 under section 73 of the Town And Country Planning Act 1990 to allow the addition of 1no. additional apartment to Block B with associated external changes, a change to the approved brick type and a change to site logistics to allow the use of scaffolding.

Application referenced 138292/AOH/2023 allowed the display of a temporary advertisement hoarding on site.

Application referenced 140043/NMC/2024 allowed a non-Material Amendment to planning permission 137668/JO/2023 (as amended by 135846/NMC/2022 and 137667/NMC/2023) consisting of an amendment to the design and position of the town house windows.

Application referenced 141701/NMC/2024 allowed a non-material amendment to planning permission 134154/VO/2022 as amended by 135846/NMC/2022, 137667/NMC/2023 and 140043/NMC/2024 to make alterations to entrance to car parking and landscaping.

Application referenced 142628/NMC/2025 allowed a non-material amendment to planning permission 137668/JO/2023 (as amended by 135846/NMC/2022, 137667/NMC/2023; 140043/NMC/2024; and 141701/NMC/2024) to alter condition 2 (Specified Plans) to update details and drawings for elevational alterations.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting the setting of a listed affecting the setting of a conservation area and as being a major development, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals. 1no. objection has been received and is summarised as follows:

This seems like moving goalposts to me. In our area we are desperately short of affordable family homes. At a recent meeting the Draft Local Plan talks of 30% of new developments to be affordable and 70% of that 30% (yes blinding us with figures) should be social rent. So, this change would take 11 bedrooms out of the affordable range, families losing out when we have over 4500 children living in temporary accommodation.

Has the community been informed?

Councillor Chris Northwood for Ancoats and Beswick Ward - Advised that they have the following objection:

Although the number of affordable units remains the same, there will be a loss of 11 bedspaces within affordable properties, and this reduces the impact this has on reducing affordable housing pressure overall.

In particular, in the wider Ancoats area the overall mix of affordable family homes remains under high pressure, and this does not contribute to alleviating that pressure which are factors that should be considered.

Given the Manchester Core Strategy principles to create mixed-income, sustainable communities and secure a genuine mix of housing types and tenures, the mix needs to be looked at affordable housing at a community level, which desperately needs more affordable family accommodation (other affordable developments nearby have also focussed on delivering smaller apartments).

Strategic Housing - Confirmed that the proposed change is acceptable.

Issues

The proposals are considered to be consistent with:

Places for Everyone Policies:

Policy JP-Strat1 (Core Growth Area)
Policy JP-Strat2 (City Centre)
Policy JP-S1 (Sustainable Development)
Policy JP-S2 (Carbon and Energy)
Policy JP-S3 (Heat and Energy Networks)
Policy JP-S4 (Flood Risk and the Water Environment)
Policy JP-S5 (Clean Air)
Policy JP-S6 (Resource Efficiency)
Policy JP-J1 (Supporting Long-Term Economic Growth)
Policy JP-H1 (Scale, Distribution and Phasing of New Housing Development)
Policy JP-H2 (Affordability of New Housing)
Policy JP-H3 (Type, Size and Design of New Housing)
Policy JP-H4 (Density of New Housing)
Policy JP-G8 (A Net Enhancement of Biodiversity and Geodiversity)
Policy JP-P1 (Sustainable Places)
Policy JP-P2 (Heritage)

Core Strategy Policies:

SP1 (Spatial Principles),
EC3 (The Regional Centre', Primary Economic Development Focus (City Centre and Fringe),
CC1 (Primary Economic Development Focus (City Centre and Fringe),
CC4 (Visitors - Tourism, Culture and Leisure),
CC5 (Transport),
CC6 (City Centre High Density Development),
CC7 (Mixed Use Development),
CC8 (Change and Renewal),
CC9 (Design and Heritage),
CC10 (A Place for Everyone),
T1 (Sustainable Transport),
T2 (Accessible Areas of Opportunity and Need),
H1 (Overall Housing Provision),
H2 (Strategic Housing Location),
H4 (East Manchester),
H8 (Affordable Housing),
EN1 (Design Principles and Strategic Character Areas),
EN3 (Heritage), EN4 (Reducing CO2 Emissions),
EN5 (Strategic Areas for low and zero carbon decentralised energy infrastructure),
EN6 (Target Framework for CO2 Reductions),
EN9 (Green Infrastructure),
EN14 (Flood Risk),
EN15 (Biodiversity and Geological Conservation),
EN16 (Air Quality),
EN17 (Water Quality),
EN18 (Contaminated Land),
EN19 (Waste),
DM1 (Development Management)
DM2 (Aerodrome Safeguarding)

Saved UDP policies

DC7 (New Housing Development),

DC18.1 (Conservation Areas),
DC19.1 (Listed Buildings), DC20 (Archaeology)
DC26 (Development and Noise)

Sections 8,9,11,12,14,15 and 16 of the National Planning Policy Framework (NPPF),

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

The provision of Affordable Housing -

Policy JP-H2: Affordability of New Housing supports the delivery of affordable homes across Greater Manchester. It states:

1. Significantly increasing the supply of new housing, in accordance with Policy JP-H1 'Scale, Distribution and Phasing of New Housing Development', thereby reducing the potential for a shortfall to lead to large house price and rent increases.
5. Increasing the supply of low-cost market housing, to complement the provision of affordable homes and diversify options for low-income households.

The NPPF (2024), Section 5 (Delivering a sufficient supply of homes) states within paragraph 66 that:

Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.

The Core Strategy Spatial Objective S03 (Housing) - Provide for a significant increase in high quality housing provision at sustainable locations throughout the City, to both address demographic needs and to support economic growth. The emphasis will be on providing a good range of high-quality housing, (in terms of size, type, tenure, accessibility and price) including affordable housing across the City.

Core Strategy Policy H1 states that proposals for new residential development need to contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population, including elderly people, disabled people, people with specific support requirements, BME communities, Gypsies and Travellers and Travelling Show people.

Core Strategy Policy H8 states that new development will contribute to the City-wide target for 20% of new housing provision to be affordable. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options.

Annex 2: Glossary of the NPPF includes the following definition of other affordable housing for rent:

(a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);

(b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and
(c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

The proposed change and the variation of the condition is assessed in this context.

The existing mix of housing and distribution of affordable units for rent is as follows as part of application referenced 137668/JO/2023:

28 x 1 bed apartments - 14no. to be affordable
91 x 2 bed apartments - 14no. to be affordable
8 x 3 bed townhouses - 8no. to be affordable
2 x 4 bed townhouses - 2no. to be affordable

This application seeks to change the distribution as follows:

28 x 1-bed apartments - 19no. to be affordable
91 x 2-bed apartments - 14no. to be affordable
8 x 3-bed townhouses - 4no. to be affordable
2 x 4-bed townhouses - 1no. to be affordable

The proposed Manchester Living Rent properties would continue to total 38, which is approximately 30% of the total number of homes proposed including 15% 1-beds, 11% 2-beds, 3% 3-beds and 1% 4-beds. This amended housing mix is considered to offer a range of Manchester Living Rent properties including a higher percentage of 1-bed apartments, which would assist residents earning lower income and single occupiers as well as continuing to provide affordable rent in all sizes of the homes provided.

This change would however mean that 11 bedspaces would no longer be affordable even though 38 units would continue to be affordable due to the change to the distribution. The development would still provide 29.5% of the homes at the Manchester Living Rent therefore exceeding the standard requirements of 20% affordable housing required by policy H8 (Affordable housing) of the Core Strategy and the proposed mix could help more people within lower income bands due to the lower monthly cost of the 1 bed apartments compared to the 3 and 4 bed townhouses. It should also be noted that 14no. 2 bed apartments would remain affordable providing affordable rental accommodation for smaller families.

The scheme as proposed is therefore considered to be policy compliant in terms of affordable housing and accords with Core Strategy Policy H8, PfE Policy JP-H2 and NPPF para. 66.

Given this, it is considered the proposals continue to accord with Core Strategy Policies H1 and H8, Places for Everyone Policy JP-H2 and NPPF Section 5 and there would be no reason to prevent the amendment of condition 2 in relation to the above.

Other Conditions -

Conditions 11 (Materials), 13 (Boundary Treatment), 16 (Landscaping), 26 (Stage 1 Road Safety), 6 (Archaeology), 18 (Noise Residential), 20 (Lighting), 29 (Bird and Bat Boxes), 30 (EV) and 37 (Air Source Heat Pump), 13 (Boundary Treatment), 20 (Lighting), 23 (townhouse bin store), 25 (TRO), 26 (RSA), 41 (Landscape Management Plan), 22 (Secured by Design), 40 (Signage Strategy) and 7b (Ground Conditions Verification) have been amended to reflect

information submitted in discharge of conditions within a previous applications CDN/22/0762, CDN/23/0617, CDN/24/0477. CDN/25/0353, CDN/25/0595 and CN/25/0580.

Conditions 17 (Noise Residential) and 27 (C3a) have been updated to reflect current condition wording.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with noise, traffic and air quality impacts. Further work and discussion have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The development must be begun not later than the 7 September 2025.

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:

The drawings referenced:

RODSTA-BUT-ZZ-00-DP-A-00002-PL1,
RODSTA-BUT-ZZ-00-DP-A-01000-PL1,
RODSTA-BUT-T-00-DP-A-01022-PL1,
RODSTA-BUT-T-01-DP-A-01023-PL1,
RODSTA-BUT-T-02-DP-A-01024-PL1,
RODSTA-BUT-T-R2-DP-A-01025-PL1,
RODSTA-BUT-TA-XX-DE-A-01035-PL1,
RODSTA-BUT-TB-XX-DE-A-01036-PL1,
RODSTA-BUT-T-XX-DZ-A-01044-PL1,
RODSTA-BUT-T-XX-DZ-A-01045-PL1,
RODSTA-BUT-T-XX-DS-A-01053-PL1,
RODSTA-BUT-ZZ-XX-DD-A-01055-PL1,
RODSTA-BUT-T-XX-DD-A-01057-PL1,
RODSTA-BUT-A-XX-DP-A-01060-PL1,
RODSTA-BUT-B-XX-DP-A-01061-PL1,
RODSTA-BUT-T-XX-DP-A-01062-PL1,
RODSTA-BUT-ZZ-ZZ-DS-A-01068-PL1,
RODSTA-BUT-ZZ-ZZ-DS-A-01070-PL1
RODSTA-BUT-ZZ-ZZ-DE-A-01072-PL1,
RODSTA-BUT-ZZ-ZZ-DZ-A-01075-PL1,
RODSTA-BUT-XX-XX-VS-A-01082-PL1,
RODSTA-BUT-A-ZZ-SA-A-01090-PL1,
RODSTA-BUT-TA-ZZ-SA-A-01092-PL1,
RODSTA-BUT-TB-ZZ-SA-A-01093-PL1,
RODSTA-BUT-ZZ-XX-RP-A-01110-PL1,
RODSTA-LYR-XX-ZZ-DWG-L-1001-Rev 3,
RODSTA-LYR-XX-ZZ-DWG-L-1002,
RODSTA-LYR-XX-ZZ-DWG-L-3001,
RODSTA-LYR-XX-ZZ-DWG-L-5001,
RODSTA-LYR-XX-ZZ-DWG-L-5002,
RODSTA-LYR-XX-ZZ-DWG-L-5003,
RODSTA-LYR-XX-ZZ-DWG-L-8001,
RODSTA-MET-ZZ-00-DR-E-6350-S2-P03,
RODSTA-MET-ZZ-00-DR-E-6351-S2-P02,
RODSTA-MET-ZZ-00-DR-ME-9001-S2-P04
900350-002 Rev 3

Received by the City Council, as Local Planning Authority, on the 20 June 2022

RODSTA-BUT-A-01-DP-A-01006 Rev PL2,
RODSTA-BUT-A-ZZ-DP-A-01007 Rev PL2
RODSTA-BUT-A-R7-DP-A-01013 Rev PL2
RODSTA-BUT-B-01-DP-A-01015 Rev PL2
RODSTA-BUT-B-02-DP-A-01016 Rev PL2
RODSTA-BUT-B-03-DP-A-01017 Rev PL2
RODSTA-BUT-B-04-DP-A-01018 Rev PL2
RODSTA-BUT-B-R4-DP-A-01019 Rev PL2

Received by the City Council, as Local Planning Authority, on the 10 August 2022

RODSTA-BUT-B-XX-DE-A-01033 Rev PL2
RODSTA-BUT-A-XX-DZ-A-01040 Rev PL2
RODSTA-BUT-A-XX-DZ-A-01041 Rev PL2
RODSTA-BUT-B-XX-DZ-A-01042 Rev PL2
RODSTA-BUT-B-XX-DZ-A-01043 Rev PL2
RODSTA-BUT-A-XX-DS-A-01050 Rev PL2
RODSTA-BUT-A-XX-DS-A-01051 Rev PL2
RODSTA-BUT-ZZ-00-DZ-A-01056 Rev PL1
RODSTA-BUT-ZZ-ZZ-DS-A-01069 Rev PL2
RODSTA-BUT-ZZ-ZZ-DS-A-01071 Rev PL2
RODSTA-BUT-ZZ-ZZ-DE-A-01073 Rev PL2
RODSTA-BUT-XX-XX-VS-A-01080 Rev PL2
RODSTA-BUT-XX-XX-VS-A-01081 Rev PL2

Received by the City Council, as Local Planning Authority, on the 19 August 2022

RODSTA-BUT-B-XX-DS-A-01052 Rev P04
RODSTA-BUT-B-ZZ-SA-A-01091 Rev P02

Received by the City Council, as Local Planning Authority, on the 25 July 2023.

RODSTA-LYR-XX-ZZ-DWG-L-5003
RODSTA-LYR-XX-ZZ-D-L-0001 Rev C02
RODSTA-LYR-XX-ZZ-D---L-2001 Rev C02
RODSTA-LYR-XX-ZZ-D-L-2003 Rev C02
RODSTA-LYR-XX-ZZ-D-L-3001 Rev C02
RODSTA-LYR-XX-ZZ-D-L-3002 Rev C02
RODSTA-LYR-XX-ZZ-D-L-3003 Rev C02
RODSTA-LYR-XX-ZZ-D---L-3004 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3005 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3006 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3007 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3008 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3009 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3010 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3011 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3012 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3013 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3014 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3015 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3016 Rev C01
RODSTA-LYR-XX-ZZ-D-L-6000 Rev C02
RODSTA-LYR-XX-ZZ-D-L-6003 Rev C01
RODSTA-LYR-XX-ZZ-D-L-6004 Rev C01
RODSTA-LYR-XX-ZZ-D-L-6007 Rev C01
RODSTA-LYR-XX-ZZ-DWG-L-1001 Rev C02

Received by the City Council, as Local Planning Authority, on the 14 September 2023

RODSTA-BUT-T-00-DP-A-01022- P03
RODSTA-BUT-T-01-DP-A-01023 P03
RODSTA-BUT-T-02-DP-A-01024-P03

RODSTA-BUT-TA-XX-DE-A-01035-P03
RODSTA-BUT-TA-XX-DE-A-01036-P02
RODSTA-BUT-T-XX-DZ-A-01044-P03
RODSTA-BUT-T-XX-DZ-A-01045-P03
RODSTA-BUT-T-XX-DP-A-01062-P02
RODSTA-BUT-ZZ-ZZ-DE-A-01073- P04
RODSTA-BUT-XX-XX-VS-A-01082 -P02

Received by the City Council, as Local Planning Authority, on the 17 May 2024

RODSTA-LYR-XX-ZZ-D-L-3001 Rev C04
RODSTA-LYR-XX-ZZ-D-L-8001 RevC05
RODSTA-AME-ZZ-ZS-DR-E-63010 C03 and RODSTAAME-ZZ-ZZ-TS-E-50005 C03
RODSTA-AME-XX-ZZ-CA-E-63003 C01
RODSTA-AME-ZZ-ZZ-DR-E-61010 C14

received by the City Council, as Local Planning Authority, on the 9 December 2024

RODSTA-LYR-XX-ZZ-D-L-1005 Rev C03
RODSTA-LYR-XX-ZZ-D-L-1002 Rev C04

received by the City Council, as Local Planning Authority, on the 16 December 2024

RODSTA-BUT-ZZ-00-DP-A-01001 Rev P03
RODSTA-BUT-A-00-DP-A-01005 Rev P04
RODSTA-BUT-B-00-DP-A-01014 Rev P06
RODSTA-BUT-A-XX-DE-A-01030 Rev P04
RODSTA-BUT-A-XX-DE-A-01031 Rev P04
RODSTA-BUT-A-XX-DE-A-01032 Rev P04
RODSTA-BUT-B-XX-DE-A-01034 Rev P05

Received by the City Council, as Local Planning Authority, on the 4 April 2025

RODSTA-BUT-XX-XX-VS-A-01082 Rev PL1
RODSTA-AME-ZZ-ZZ-TS-E-50005 Rev C03
RODSTA-AME-XX-ZZ-CA-E-63003 Rev C01
RODSTA-LYR-XX-ZZ-D-L-6005 Rev C03
RODSTA-LYR-XX-ZZ-D-L-6006 Rev C03
RODSTA-LYR-XX-ZZ-D-L-6009 Rev C04
RODSTA-LYR-XX-ZZ-D-L-6010 Rev C01
RODSTA-AME-ZZ-ZZ-DR-E-61010 Rev C14
RODSTA-LYR-XX-ZZ-D-L-6012 Rev C01
RODSTA-AME-ZZ-ZZ-DR-E-63010 Rev C03
RODSTA-LYR-XX-ZZ-D-L-8001 Rev C05
RODSTA-BUT-ZZ-00-DP-A-90001Rev C01
18321-HYD-XX-XX-DR-D-0100_S278 Rev P5
18321-HYD-XX-XX-DR-D-0101_S278 Rev P1
18321-HYD-XX-XX-DR-D-0110_S278 Rev P1
18321-HYD-XX-XX-DR-D-0111_S278 Rev P1
18321-HYD-XX-XX-DR-D-0150_S278 Rev P1
18321-HYD-XX-XX-DR-D-0200_S278 Rev P5
18321-HYD-XX-XX-DR-D-0700_S278 Rev P5
18321-HYD-XX-XX-DR-D-1100_S278 Rev P6
18321-HYD-XX-XX-DR-D-1200_S278 Rev P04

Received by the City Council as local planning authority on the 11 April 2025

Supporting Documents

Air Quality Assessment (PRO-068835, June 2022), Archaeological Desk-based Assessment (SA/2022/25 Version 2), AVO Strategy Summary (RODSTA-MET-ZZ-XX-RP-ME-9715-S3-P02), Thermal Comfort Report (RODSTA-MET-ZZ-XX-RP-ME-9711-S3-P02), 3D Modelling & Level 2 AVO assessment (22013-M004-E), Façade Design Note (RODSTA-BUT-ZZ-XX-RP-A-01103-PL1), Broadband Connectivity Assessment (Issue 1.0, 07/06/2022), Construction Local Labour Proposal (dated 13 June 2022), Crime Impact Statement (2022/0141/CIS/01, Version B), Daylight & Sunlight (2118-ep-22-0706(DaySun Report), Design & Access Statement (RODSTA-BUT-ZZ-XX-RP-A-01100-PL1), Extended Phase One Habitat Survey (Preliminary Ecological Appraisal) (Version 3, 01.06.2022), Tree Bat Roost Survey Report (Version 3, 01.06.2022), Biodiversity Enhancement Measures (Version 3, 01.06.2022), Assessment of Environmental Standards Statement (RODSTA-MET-ZZ-XX-RP-Z-9951-P01), External Lighting Assessment (RODSTA-MET-XX-XX-RP-E-9102-S2-P02), Flood Risk Assessment and Drainage Strategy (079056-CUR-00-XX-RP-D-92001, V02), Phase 1 Preliminary Risk Assessment (079056-CUR-00-XX-DR-GE-001, V01), Phase II Geo-Environmental Assessment (UK21.5551, Issue 1), Heritage Assessment (RODSTA-BUT-ZZ-XX-RP-A-01101-PL1), Acoustic planning report (22013-R01-C), Transport Statement (RODSTA-HYD-ZZ-00-RP-A-4001-P2), Framework Travel Plan (RODSTA-HYD-ZZ-00-RP-A-05001-P2), Tree Survey and Constraints Report (Version 2, 01.06.2022), Arboricultural Impact Assessment (AIA) (Version 4, 01.06.2022), TV/FM & DAB Reception Survey Report (TBAER063, 12th May 2022, Planning Statement (Including Statement of Community Involvement and Affordable Housing Statement) (June 2022) and Wind Microclimate Assessment Report (18797, 8 June 2022) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022

Contaminated land assessment (GEA-22434-22-182) prepared by IDOM, Written Scheme of Investigation (WSI) for an archaeological evaluation, Rodney Street (27.07.22, Version 1) and Response to Highway Comments including construction tracking drawings stamped as received by the City Council, as Local Planning Authority, on the 9 August 2022

Email from Anne Hargreaves "Updated Carbon Emissions" stamped as received by the City Council, as Local Planning Authority, on the 18 August 2022.

- 079056 - Drainage Planning Details Rev V02 received by the City Council, as Local Planning Authority on 10 October 2023
- Definition of Waste Code of Practice Declaration Receipt received by the City Council, as Local Planning Authority, on the 19 January 2023
- Verification plan, Remediation Method Statement, Phase I and Phase II Assessment, Contaminated land assessment, Asbestos management plan, Cut and Fill Volumetrics received by the City Council, as Local Planning Authority, on the 13 January 2023
- Update to Remediation Strategy received by the City Council, as Local Planning Authority, on the 22 February 2023
- Dilapidation Survey received by the City Council, as Local Planning Authority, 10 October 2023
- Jersey Street Closure Email received by the City Council, as Local Planning Authority, 10 October 2023
- Disabled Parking Layout RODSTA-LYR-XX-ZZ-D---L-1004 Rev P05 and Residential Block B Ground Floor Plan RODSTA-BUT-B-00-DP-A-1014 Rev P04 received by the City Council, as Local Planning Authority, on the 4 January 2023
- The 13.0 Addendum Additional 1B2P prepared by Buttress received by the City Council as local planning authority on 25th July 2023

- The letter from Avison Young dated 24th July 2023
- The Construction Management Plan Rev 1 prepared by Wates dated 13 March 2023 received by the City Council as local planning authority on 25th July 2023
- The letter from Avison Young dated 24th July 2023
- The Fire Statement prepared by OFR dated 16 June 2023 received by the City Council as local planning authority on 25th July 2023
- The Internal Daylighting Report prepared by Method Consulting dated July 2023 received by the City Council as local planning authority on 25th July 2023
- Land to the west of Rodney Street, Wates Construction, Waste Management Strategy RODSTA-BUT-ZZ-XX-RP-A-01102 | Rev - PL2 | S2 For information prepared by Buttress received by the City Council as local planning authority on 18th September 2023
- RODSTA-HYDZZ00-RP-A-01006 Response to Stage 1 and Stage 2 Road Safety Audit received by the City Council, as Local Planning Authority, on the 14 September 2023
- Design and Access Statement addendum - Townhouse Window Update - PL3
- The signage strategy received by the City Council, as Local Planning Authority, on the 19 June 2025

The Landscape Management Plan referenced RODSTA-LYR-XX-XX-RP-L-003-00 received by the City Council, as Local Planning Authority, on the 11 April 2025

- RODSTA-AME-XX-ZZ-CA-E-63003 C01 - External Lighting Calculations, RODSTA-AME-ZZ-ZZ-DR-E-61010 C14 - External Ducting Layout, RODSTA-AME-ZZ-ZZ-DR-E-63010 C03 - External Lighting Layout and RODSTA-AME-ZZ-ZZ-TS-E-50005-C03 External Lighting details
- The Letter from Design for Security at Greater Manchester Police received by the City Council, as Local Planning Authority, on the 19 June 2025
- Remediation Verification Strategy (RSVP-VR-22434-25-4-REVA AUGUST 2025) received by the City Council, as Local Planning Authority, 29 August 2025
- Local Labour Construction Proposal and Reporting Table received by the City Council, as Local Planning Authority, on the 7 July 2025.
- Social value case studies (4x) received by the City Council, as Local Planning Authority, on the 7 July 2025.
- Plant Noise Egress Verification Report, received by the City Council, as Local Planning Authority, on the 7 July 2025.
- The Rodney Street Planning Statement Addendum dated August 2025 received by the City Council, as Local Planning Authority, on the 5 September 2025.
- The letter from Avison Young dated 4 September 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy Policies SP1 (Spatial Principles), EC3 (The Regional Centre', Primary Economic Development Focus (City Centre and Fringe), CC1 (Primary Economic Development Focus (City Centre and Fringe), CC4 (Visitors - Tourism, Culture and Leisure), CC5 (Transport), CC6 (City Centre High Density Development), CC7 (Mixed Use Development), CC8 (Change and Renewal), CC9 (Design and Heritage), CC10 (A Place for Everyone), T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), H1 (Overall Housing Provision), H2 (Strategic Housing Location), H4 (East Manchester), H8 (Affordable Housing), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), EN4 (Reducing CO2 Emissions), EN5 (Strategic Areas for low and zero carbon decentralised energy infrastructure), EN6 (Target Framework for CO2 Reductions), EN9 (Green Infrastructure), EN14 (Flood Risk), EN15 (Biodiversity and Geological Conservation), EN16 (Air Quality), EN17 (Water Quality), EN18 (Contaminated Land), EN19 (Waste), DM1 (Development Management) and DM2 (Aerodrome Safeguarding) and saved UDP policies DC7 (New Housing Development), DC18.1 (Conservation Areas), DC19.1 (Listed Buildings), DC20 (Archaeology) and DC26 (Development and Noise).

3) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the clearance including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the clearance works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) The development shall be carried out in accordance with the Construction Local Labour Proposal (dated 13 June 2022) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 and the - Local Labour Construction Proposal and Reporting Table received by the City Council, as Local Planning Authority, on the 7 July 2025 and Social value case studies (4x) received by the City Council, as Local Planning Authority, on the 7 July 2025.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

5) (a) The development shall have been implemented fully in accordance with the Flood Risk Assessment and Drainage Strategy (079056-CUR-00-XX-RP-D-92001, V02) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 and the 079056 - Drainage Planning Details Rev V02 received by the City Council, as Local Planning Authority, 10 October 2023

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) The archaeological investigation works shall have been completed in accordance with the Archaeological Evaluation report received by the City Council, as Local Planning Authority, on the 4 June 2024.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

7) The decontamination of the site shall have been completed fully in accordance with the Remediation Verification Strategy (RSVP-VR-22434-25-4-REVA AUGUST 2025) received by the City Council, as Local Planning Authority, 29 August 2025

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.

8) The development shall be carried out in accordance with the Construction Management Plan Rev 1 prepared by Wates dated 13 March 2023 received by the City Council as local planning authority on 25th July 2023 for the duration of the construction works.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) The post development dilapidation correction works shall be completed in accordance with the Dilapidation Survey received by the City Council, as Local Planning Authority on 10 October 2023 within 3 months of the date of approval of this planning permission.

Reason - In the interest of minimising the impact on the condition of the carriageway pursuant to policy DM1 of the Manchester Core Strategy (2012).

10) The construction traffic access arrangements via Wadeford Close in the event Jersey Street Dilapidation Survey shall accord with the Jersey Street Closure Email received by the City Council, as Local Planning Authority on 10 October 2023. The approved details shall be implemented for the duration of the construction works.

Reason - In the interest of highway and pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

11) The approved materials have been implemented as part of the development.

- The brick for the development hereby approved shall be Wienerberger New Red Multi Gilt Stock.

- RODSTA-BUT-ZZ-XX-RP-A-01104 REV PL2 received by the City Council, as Local Planning Authority, on the 24 October 2022

- Email from Tom Maguire received on the 12 December 2023 including cill detail and drawing RODSTA-BUT-ZZ-XX-DD-A-21100 Rev P012

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

12) The window reveals and soffits for the development shall have been carried out in accordance with drawings RODSTA-BUT-A-XX-DZ-A-01040-PL2, RODSTA-BUT-A-XX-DZ-A-01041-PL2, RODSTA-BUT-B-XX-DZ-A-01042-PL2, RODSTA-BUT-B-XX-DZ-A-01043-PL2 stamped as received by the City Council, as Local Planning Authority, on the 19 August 2022 (Apartments) and drawings RODSTA-BUT-T-XX-DZ-A-01044 - PL1 and RODSTA-BUT-T-XX-DZ-A-01045 - PL1 stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022

The extent of the window reveals, and detailing will be as follows:

- Full brick reveal and full brick soffit.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

13) The following approved boundary treatment shall be implemented as part of the development and be in place within 3 months of the date of this decision:

RODSTA-LYR-XX-ZZ-D-L-8001 Rev C05

RODSTA-LYR-XX-ZZ-D-L-6005 Rev C03

RODSTA-LYR-XX-ZZ-D-L-6006 Rev C03

RODSTA-LYR-XX-ZZ-D-L-6009 Rev C04

RODSTA-LYR-XX-ZZ-D-L-6010 Rev C01
RODSTA-LYR-XX-ZZ-D-L-6012 Rev C01

The above information was received on the 11 April 2025

RODSTA-LYR-XX-ZZ-DWG-L-5003

Received by the City Council, as Local Planning Authority, on the 14 September 2023

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

14) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement (RODSTA-MET-ZZ-XX-RP-Z-9951-P01) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 and Email from Anne Hargreaves "Updated Carbon Emissions" stamped as received by the City Council, as Local Planning Authority, on the 18 August 2022.

The development shall achieve a minimum of 10.5% improvement over Part L 2013.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of the date of approval of this planning permission.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) Within 3 months of the date of approval of this planning permission, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include:

- Verification report providing photographic evidence of construction as per design drawings.
- As built construction drawings if different from design construction drawings.
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the

lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

16) a) The approved scheme shall be implemented fully in accordance with the following documents prior to the first occupation of each building of the development.:

- RODSTA-LYR-XX-ZZ-D-L-0001 Rev C02
- RODSTA-LYR-XX-ZZ-D---L-2001 Rev C02
- RODSTA-LYR-XX-ZZ-D-L-2003 Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3001 Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3002 Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3003 Rev C02
- RODSTA-LYR-XX-ZZ-D---L-3004 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3005 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3006 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3007 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3008 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3009 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3010 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3011 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3012 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3013 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3014 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3015 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3016 Rev C01
- RODSTA-LYR-XX-ZZ-D-L-6000 Rev C02
- RODSTA-LYR-XX-ZZ-D-L-6003 Rev C01
- RODSTA-LYR-XX-ZZ-D-L-6004 Rev C01
- RODSTA-LYR-XX-ZZ-D-L-6007 Rev C01
- RODSTA-LYR-XX-ZZ-DWG-L-1001 Rev C02

Received by the City Council, as Local Planning Authority, on the 14 September 2023

b) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

17) a) Notwithstanding the Acoustic Planning Report (22013-R01-C) stamped as received by the City Council, as Local Planning Authority on 20 June 2022, prior to the first occupation of a building of the development, a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against and external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and nighttime to determine the appropriate sound insulation measures necessary. The following

noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- Bedrooms (nighttime - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
- Gardens and terraces (daytime) 55 dB LAeq

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

b) Within 3 months of the date of approval of this planning permission, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, within 3 months of the date of approval of this planning permission.

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

18) The externally mounted ancillary plant, equipment and servicing shall comply with the Plant Noise Egress Verification Report, received by the City Council, as Local Planning Authority, on the 7 July 2025 for the duration of the use of this equipment.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

19) The waste management arrangements for the development hereby approved shall be carried out in accordance with the Land to the west of Rodney Street, Wates Construction, Waste Management Strategy RODSTA-BUT-ZZ-XX-RP-A-01102, Rev - PL2, S2 For information prepared by Buttress received by the City Council as local planning authority on 18th September 2023.

The details shall have been implemented prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

20) The approved building lighting scheme as detailed within the following documents shall have been implemented in full prior to the first occupation of each building of the development and shall remain in operation for so long as the development is occupied:

RODSTA-AME-XX-ZZ-CA-E-63003 Rev C01
RODSTA-AME-ZZ-ZZ-DR-E-61010 Rev C14
RODSTA-AME-ZZ-ZZ-DR-E-63010 Rev C03
RODSTA-AME-ZZ-ZZ-TS-E-50005 Rev C03

Received by the City Council as local planning authority on the 11 April 2025

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

21) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

22) a) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (2022/0141/CIS/01, Version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 and in compliance with the Letter from Design for Security at Greater Manchester Police received by the City Council, as Local Planning Authority, on the 19 June 2025

b) The development shall only be carried out in accordance with these approved details.

c) Written confirmation of a Secured by Design accreditation shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the date of approval of this planning permission.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

23) Within 3 months of the date of approval of this planning permission, the siting, scale and appearance of the refuse stores for each townhouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The cycle storage arrangements for the townhouses and apartment buildings A and B shall be carried out in accordance with the drawings referenced:

RODSTA-BUT-A-00-DP-A-01005 Rev P04
RODSTA-BUT-B-00-DP-A 01014 -2 Rev P06

Received by the City Council, as Local Planning Authority, on the 4 April 2025.

RODSTA-BUT-ZZ-00-DP-A-90001Rev C01
RODSTA-BUT-XX-XX-VS-A-01082 -Rev PL1

Received by the City Council, as Local Planning Authority, on the 11 April 2025

The approved details shall be implemented prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycle parking provision at the development in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

24) Within 3 months of the date of this planning permission, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Footway improvement and reinstatement works around the perimeter of the application site. These footway improvements/reinstatement works shall include details of materials (including the use of high-quality material including natural stone where appropriate and in line with the Poland Street Zone Public Realm Strategy (2022). This relates to the footways along Jersey Street, Rodney Street and Butler Street.
- Stopping up of Wadeford Close including creation of No Waiting at Any Time Restrictions and creation of a loading bay.
- Alterations to the highway to form access from Butler Street including provision of appropriate tactile paving and dropped kerbs.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

25) The scheme of Traffic Regulation Order(s) (TROs) for the streets surrounding the development in Ancoats and Miles Platting as detailed within the following documents shall be implemented within 3 months of the date of this planning permission:

18321-HYD-XX-XX-DR-D-0100_S278 Rev P5
18321-HYD-XX-XX-DR-D-0101_S278 Rev P1
18321-HYD-XX-XX-DR-D-0110_S278 Rev P1
18321-HYD-XX-XX-DR-D-0111_S278 Rev P1
18321-HYD-XX-XX-DR-D-0150_S278 Rev P1
18321-HYD-XX-XX-DR-D-0200_S278 Rev P5
18321-HYD-XX-XX-DR-D-0700_S278 Rev P5
18321-HYD-XX-XX-DR-D-1100_S278 Rev P6
18321-HYD-XX-XX-DR-D-1200_S278 Rev P04

Received by the City Council as local planning authority on the 11 April 2025

Reason - To ensure an appropriate and comprehensive review of existing Traffic Regulation Orders (TROs) is undertaken in Ancoats Phase 3 and the adjacent Miles Platting neighbourhood taking account of new development in the area and appropriate amendments and introduction of new TROs is progressed in line with a strategy pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

26) Any approved road safety mitigation works including as detailed within PC5358-RHD-ZZ-XX-RP-SA-0007-Rodney Street, Manchester RSA 2_Final July 2024 received by the City Council, as Local Planning Authority, on the 11 April 2025 shall be implemented within 3 months of the date of this planning permission and thereafter retained and maintained for as long as the building is in use.

Reason - In the order to devise an appropriate servicing strategy for building B in the interest of highway and pedestrian safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

27) 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 buildings hereby approved shall only be used as residential accommodation (Class C3(a) 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). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

28) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

29) The approved enhancements including bird and bat boxes detailed within the biodiversity enhancement measures plan received by the City Council, as Local Planning Authority, on the 4 June 2024 shall be implemented and be in place within 3 months of the date of this planning permission and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

30) Within 3 months of the date of this planning permission, the 7 kw fast charging electric car charging points detailed within the EV charging details received by the City Council, as Local Planning Authority, on the 4 June 2024 and the email received from Avison Young dated 4 July 2024 shall be implemented and be in place prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

31) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches, roof alterations, outbuildings or upwards extensions at the townhouses shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

32) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the townhouses hereby approved other than those shown on the approved drawings outlined in condition 2.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

33) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further development in the form of upward extensions to the apartment buildings shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

34) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order to avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

35) In this condition "retained tree" means an existing tree, shrub or hedge which is shown as retained within the Arboricultural Impact Assessment (Version 4) stamped as received by the City Council, as Local Planning Authority on the 20 June 2022; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the buildings for their permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the

site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

36) The development hereby approved shall be carried out in accordance with the Framework Travel Plan (RODSTA-HYD-ZZ-00-RP-A-05001-P2) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development.
- ii) a commitment to surveying the travel patterns of residents during the first three months of the first use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

37) The proposed air source heat pumps shall only be located internally within the buildings hereby approved and shall not be located in any of the external areas within the site or externally on any of the buildings.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual and residential amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

38) The development hereby approved shall include for full disabled access to be provided to the resident's courtyard and communal walkways and via the main entrances of the apartment blocks and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

39) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

40) The approved signage strategy received by the City Council, as Local Planning Authority, on the 19 June 2025 shall be implemented for the development and used to inform any future advertisement consent applications for the buildings.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

41) The Landscape Management Plan referenced RODSTA-LYR-XX-XX-RP-L-003-00 received by the City Council, as Local Planning Authority, on the 11 April 2025 shall be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenity of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

42) The location of and markings for accessible parking spaces for the two apartment buildings hereby approved shall accord fully and only with the Disabled Parking Layout RODSTA-LYR-XX-ZZ-D---L-1004 Rev P05 and the Residential Block B Ground Floor Plan RODSTA-BUT-B-00-DP-A-1014 Rev P04 both received by the City Council as local planning authority on 4 January 2023. These approved details shall have been implemented as part of the development and be in place as relevant prior to the first occupation of each of the two apartment buildings within the development. The spaces shall thereafter be retained and maintained in situ.

Reason - To ensure sufficient accessible parking is provided as part of the development pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

157 Jersey Street, Manchester, M4 6JD
155 Jersey Street, Manchester, M4 6JD
169 Jersey Street, Manchester, M4 6JD
167 Jersey Street, Manchester, M4 6JD
25 Garforth Avenue, Manchester, M4 6JS
98 Jersey Street, Manchester, M4 6JD
96 Jersey Street, Manchester, M4 6JD
1H Ancoats Green, Manchester, M4 6NF
Flat 109, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 302, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 308, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 201, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 405, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
7 Butler Street, Manchester, M40 7SW
21 Butler Street, Manchester, M40 7SW
Flat 201, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
32 Butler Street, Manchester, M4 6JP
Flat 708, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 707, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 504, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
2C Ancoats Green, Manchester, M4 6NJ
Flat 304, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 303, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 108, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 43, 2 Butler Street, Manchester, M4 6BZ
Flat 11, 2 Butler Street, Manchester, M4 6BZ
Flat 53, 2 Butler Street, Manchester, M4 6BZ
Flat 38, 2 Butler Street, Manchester, M4 6BZ
163 Jersey Street, Manchester, M4 6JD
159 Jersey Street, Manchester, M4 6JD
Roadrider Despatch, Harriett Street, Manchester, M4 6HB
22 Garforth Avenue, Manchester, M4 6JS
Flat 304, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 203, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 401, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 207, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 105, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 309, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 406, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 403, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
11 Butler Street, Manchester, M40 7SW
19 Butler Street, Manchester, M40 7SW
Flat 501, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 307, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 701, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 104, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 408, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 404, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 102, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 507, Topaz House, 2 Ancoats Green, Manchester, M4 6NH

198 - 200 Oldham Road, Manchester, M4 6BQ
Flat 44, 2 Butler Street, Manchester, M4 6BZ
Flat 56, 2 Butler Street, Manchester, M4 6BZ
Flat 30, 2 Butler Street, Manchester, M4 6BZ
Flat 15, 2 Butler Street, Manchester, M4 6BZ
Flat 6, 2 Butler Street, Manchester, M4 6BZ
Flat 54, 2 Butler Street, Manchester, M4 6BZ
100 Jersey Street, Manchester, M4 6JD
Flat 402, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 108, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 205, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 208, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
5 Butler Street, Manchester, M40 7SW
15 Butler Street, Manchester, M40 7SW
Flat 309, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 603, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 602, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 106, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 205, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 508, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 209, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 46, 2 Butler Street, Manchester, M4 6BZ
Flat 25, 2 Butler Street, Manchester, M4 6BZ
Flat 26, 2 Butler Street, Manchester, M4 6BZ
Flat 34, 2 Butler Street, Manchester, M4 6BZ
Flat 23, 2 Butler Street, Manchester, M4 6BZ
2F Ancoats Green, Manchester, M4 6NJ
2B Ancoats Green, Manchester, M4 6NJ
Flat 12, 2 Butler Street, Manchester, M4 6BZ
Flat 29, 2 Butler Street, Manchester, M4 6BZ
Flat 62, 2 Butler Street, Manchester, M4 6BZ
Flat 13, 2 Butler Street, Manchester, M4 6BZ
Flat 52, 2 Butler Street, Manchester, M4 6BZ
Flat 45, 2 Butler Street, Manchester, M4 6BZ
90 Jersey Street, Manchester, M4 6JD
13 Rodney Street, Manchester, M4 6JJ
Flat 110, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 107, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 101, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 306, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 211, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 408, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
1B Ancoats Green, Manchester, M4 6NF
Flat 306, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 302, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 402, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
5 Rodney Street, Manchester, M4 6JJ
Flat 203, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 207, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 608, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 406, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 704, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 703, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 502, Topaz House, 2 Ancoats Green, Manchester, M4 6NH

Flat 14, 2 Butler Street, Manchester, M4 6BZ
Flat 16, 2 Butler Street, Manchester, M4 6BZ
Flat 35, 2 Butler Street, Manchester, M4 6BZ
Flat 47, 2 Butler Street, Manchester, M4 6BZ
Flat 10, 2 Butler Street, Manchester, M4 6BZ
Flat 58, 2 Butler Street, Manchester, M4 6BZ
Flat 4, 2 Butler Street, Manchester, M4 6BZ
Flat 9, 2 Butler Street, Manchester, M4 6BZ
Flat 48, 2 Butler Street, Manchester, M4 6BZ
Flat 1, 2 Butler Street, Manchester, M4 6BZ
Flat 55, 2 Butler Street, Manchester, M4 6BZ
88 Jersey Street, Manchester, M4 6JD
151 Jersey Street, Manchester, M4 6JD
165 Jersey Street, Manchester, M4 6JD
11 Rodney Street, Manchester, M4 6JJ
94 Jersey Street, Manchester, M4 6JD
Flat 301, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 206, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 404, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 111, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 103, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 106, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 303, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 209, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
3 Butler Street, Manchester, M40 7SW
2D Ancoats Green, Manchester, M4 6NJ
Flat 305, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 204, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 709, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 101, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 606, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 202, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
202 - 206 Oldham Road, Manchester, M4 6BQ
Flat 5, 2 Butler Street, Manchester, M4 6BZ
Flat 19, 2 Butler Street, Manchester, M4 6BZ
Flat 63, 2 Butler Street, Manchester, M4 6BZ
Flat 51, 2 Butler Street, Manchester, M4 6BZ
Flat 2, 2 Butler Street, Manchester, M4 6BZ
Flat 37, 2 Butler Street, Manchester, M4 6BZ
Flat 3, 2 Butler Street, Manchester, M4 6BZ
Flat 32, 2 Butler Street, Manchester, M4 6BZ
92 Jersey Street, Manchester, M4 6JD
7 Rodney Street, Manchester, M4 6JJ
Flat 104, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 410, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 310, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 212, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
17 Butler Street, Manchester, M40 7SW
1C Ancoats Green, Manchester, M4 6NF
1E Ancoats Green, Manchester, M4 6NF
1F Ancoats Green, Manchester, M4 6NF
Flat 103, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
3 Rodney Street, Manchester, M4 6JJ
Flat 601, Topaz House, 2 Ancoats Green, Manchester, M4 6NH

Flat 506, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 706, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 409, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 405, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 609, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 505, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 208, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 403, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 31, 2 Butler Street, Manchester, M4 6BZ
Flat 40, 2 Butler Street, Manchester, M4 6BZ
Flat 36, 2 Butler Street, Manchester, M4 6BZ
Flat 57, 2 Butler Street, Manchester, M4 6BZ
Flat 18, 2 Butler Street, Manchester, M4 6BZ
Flat 24, 2 Butler Street, Manchester, M4 6BZ
2A Ancoats Green, Manchester, M4 6NJ
Flat 7, 2 Butler Street, Manchester, M4 6BZ
Flat 21, 2 Butler Street, Manchester, M4 6BZ
161 Jersey Street, Manchester, M4 6JD
86 Jersey Street, Manchester, M4 6JD
Flat 305, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 202, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 102, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 409, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 307, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 210, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
Flat 204, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
13 Butler Street, Manchester, M40 7SW
1D Ancoats Green, Manchester, M4 6NF
Flat 107, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 407, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 604, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 607, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 401, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 509, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 301, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 206, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 61, 2 Butler Street, Manchester, M4 6BZ
Flat 8, 2 Butler Street, Manchester, M4 6BZ
Flat 50, 2 Butler Street, Manchester, M4 6BZ
Flat 59, 2 Butler Street, Manchester, M4 6BZ
2E Ancoats Green, Manchester, M4 6NJ
Flat 28, 2 Butler Street, Manchester, M4 6BZ
Flat 39, 2 Butler Street, Manchester, M4 6BZ
Flat 41, 2 Butler Street, Manchester, M4 6BZ
Flat 49, 2 Butler Street, Manchester, M4 6BZ
22 Rodney Street, Manchester, M4 6JJ
153 Jersey Street, Manchester, M4 6JD
9 Rodney Street, Manchester, M4 6JJ
15 Rodney Street, Manchester, M4 6JJ
1G Ancoats Green, Manchester, M4 6NF
Flat 407, Alabaster House, 1 Ancoats Green, Manchester, M4 6NG
9 Butler Street, Manchester, M40 7SW
Flat 308, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 105, Topaz House, 2 Ancoats Green, Manchester, M4 6NH

1A Ancoats Green, Manchester, M4 6NF
30 Butler Street, Manchester, M4 6JP
Flat 605, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 702, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 705, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
Flat 503, Topaz House, 2 Ancoats Green, Manchester, M4 6NH
208 Oldham Road, Manchester, M4 6BQ
Flat 64, 2 Butler Street, Manchester, M4 6BZ
Flat 42, 2 Butler Street, Manchester, M4 6BZ
Flat 22, 2 Butler Street, Manchester, M4 6BZ
Flat 33, 2 Butler Street, Manchester, M4 6BZ
Flat 27, 2 Butler Street, Manchester, M4 6BZ
Flat 60, 2 Butler Street, Manchester, M4 6BZ
Flat 17, 2 Butler Street, Manchester, M4 6BZ
Flat 20, 2 Butler Street, Manchester, M4 6BZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL