

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143280/FO/2025
Date registered valid: 2 March 2026
Proposal: Installation of rooftop telecommunications.
Address: 1 Kelso Place, Manchester, M15 4LE
Ward(s): Hulme Ward

Applicant: EE Ltd & Hutchison 3G UK Ltd
Agent (if any): Mr Guy de Rose, WHP
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 23 April 2026

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 March 2026

Standard consultations:

Printed: 27 March 2026 Expired: 19 April 2026

Neighbour notifications

Printed: 9 March 2026 Expired: 30 March 2026

Site notice

Posted: 13 March 2026 Expired: 4 April 2026

Press advert

Published: 17 March 2026 Expired: 9 April 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The site refers to 1 Kelso Place, one of 5no. residential blocks granted consent in 2003 completed in 2007 as a piece known as St. Georges Island (SGI), comprising 434 residential units, and a commercial unit, set over 5 blocks.

All 5 buildings are simple shapes, sheared in plan form and orientated to respond to the site, with flat uncluttered roofscapes and no parapet.

1 Kelso Place is midrise, 14 floors above ground level.

The building is set within the Castlefield Conservation Area.

The site is directly adjacent to and within the setting of the Grade II listed Hulme Lock Branch Canal (list no. 1208196). The grade II listed "Railway Bridge over Canal" (list no. 1283078) lies further to the south of the development and any works would be considered within the setting of this.

Description of Development

The proposal seeks planning permission the installation of rooftop telecommunications.

The proposal is for the installation of 2no. antennas on Valmont tripods at both sides of the rooftop, the structure of which will be circa 7.5 metres in height.

Relevant Site History

129072/FO/2021 - Replacement of timber cladding to 5no. residential blocks.
Approved August 2021.

097084/FO/2011/C1 - Elevation alteration to create new door entrances and five car parking spaces.
Approved August 2013.

069455/FO/2003/C3 - Development of 5 no. residential blocks with a total of 434 apartments (Use Class C3) with commercial uses at ground floor level of Block 1 only comprising A1 (shop), A2 (financial and professional services), A3 (food and drink excluding pub, restaurant and hot food take-away), B1 (office) and/or D1 (non-residential institution), and landscaping scheme.
Approved March 2003.

Consultations & Notification Responses

Environmental Health – Recommended that if the scheme were to be approved, then a condition should be attached to ensure that an acoustic scheme is submitted to the council to ensure that any externally mounted ancillary plant, equipment and servicing associated with the scheme is controlled to be 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Manchester Airport Safeguarding Officer – Had no objection to the development. If the development were to be approved, they requested that an informative be attached regarding the procedures for crane and tall equipment notifications.

Network Rail – Did not object in principle to the provision of new electronic communications development. Requested that if the development were to be approved, that an informative be added detailing how the applicant must adhere to Network Rail processes for telecoms clearance (NR standard NR/L2/TEL/3006) before installing new or upgrading an existing radio transmitter within the distance proposed in the planning application as a means of ensuring that the evidence required under the NPPF is obtained.

Helipad Manager – Did not provide a consultation response.

Publicity - Neighbour notification letters were sent to surrounding properties – 527 in total. A site notice and local press advert were also produced.

Local residents/business/public opinion

46 objections were received, including from the building management company of 1 Kelso Place, numerous residents in the building and residents of the neighbouring 2 Kelso Place, and commercial occupier in the building who have a long leasehold interest of 125 years in a portion of the site.

The combined objections can be summarised as follows:

- Primarily focused upon the impact upon the visual amenity of the building and the impact upon heritage assets (Castlefield Conservation Area and nearby listed buildings).
- Failure to adequately consider alternative sites and therefore not complying with the sequential test.

- Concerns about the noise impact of the works to carry out the development, the operation of the equipment, and disturbance associated with maintenance and servicing access and how this could disrupt residential amenity.
- Worries over the strain that the fire remediation works to the building have placed upon residents, which are still ongoing, how they would not want to see the fire safety works compromised and how having these proposed works placed on top of the fire remediation works could lead to an unacceptable burden upon residents.
- Lack of consultation over the proposal from either the freeholder or the applicant.
- Concerns that the proposal could lead to service charge increase for the proposals due to insurance premium increase.
- Impact on nearby railway network.

An objection has also been received from The National Trust, due to their interest in the Castlefield Viaduct. Their objection is regarding the visibility of the proposed structure from the listed railway viaduct, as well as the visual impact upon users of the Viaduct for when the second phase of the viaduct development takes place.

Ward Councillors (Hulme Ward)

A single combined objection was received from all three Hulme Ward Councillors, their objections can be summarised as the following:

- Harm caused to the Castlefield Conservation Area, conflicting with the statutory duty to preserve or enhance the character and appearance of the conservation area
- Impact on the Setting of Listed Buildings, with specific concern raised about the lack of robust assessment makes it difficult to conclude that the setting of listed buildings will be preserved,
- Inadequate Assessment of Alternative Sites, noting that the applicant has focused primarily on commercial buildings and has not demonstrated that nearby residential buildings outside the conservation area - including sites within neighbouring Salford - have been properly assessed, despite these potentially being subject to fewer heritage constraints.
- Impact on the Architectural Integrity of St George's Island - St George's Island was designed as a cohesive architectural development consisting of five buildings forming a unified composition and the proposals would disrupt that.
- Financial Impact on Leaseholders – concerns that the proposals could lead to increased building insurance premiums, a surge in already high service charges, and/or additional long-term maintenance and management costs.
- Fire Safety and Risk Concerns - Introducing additional rooftop infrastructure during an ongoing period of fire safety remediation raises legitimate concerns about cumulative risk and overall building safety.
- Ongoing Works and Resident Disruption - the building has already been subject to prolonged disruption due to external cladding replacement works and is expected to face a further three years of internal remediation and that this cumulative impact on residents' quality of life should be considered.
- Impact on Property Values and Marketability - Potential long-term impact on property values.
- Operational Noise and Residential Amenity – potential for ongoing operational noise from rooftop equipment. Requested that if the application be approved, strict and enforceable conditions would be required to ensure that noise levels do not adversely affect residential amenity, particularly given the close proximity of residential dwellings.
- Disruption During Installation and Maintenance - the site is served by a limited access route, and disruption could have a disproportionate impact on residents.

- Emergency Vehicle Access and Fire Safety Concerns – Concerns raised that the works required for installation may temporarily restrict access for emergency vehicles in an area that already has only a single access route.
- Land Ownership and Railway Proximity Requirements – have noted that residents have raised concerns with the councillors that prior consent for the use of land has not been clearly demonstrated as having been obtained from all relevant owners, and the site lies within the required consultation distance of a main railway line, meaning that appropriate permissions and consultation with the railway authority should form part of the application.

Policy

Places for Everyone (2024)

- JP-Strat2 (City Centre)
- JP-P1 (Sustainable Places)
- JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester (2012)

- SP1 (Spatial Principles)
- EN1 (Design Principles and Strategic Character Areas)
- EN3 (Heritage)
- CC9 (Design and Heritage)
- DM1 (Development Management)

The Unitary Development Plan (UDP) for the City of Manchester (1995)

- DC17 (Telecommunications)
- DC18.1 (Conservation Areas)
- DC19.1 (Listed Buildings)
- DC26 (Noise and Development)

National Planning Policy Framework (NPPF) (2024)

- Section 10 (Supporting high quality communications infrastructure)
- Section 12 (Achieving well-designed places)
- Section 16 (Conserving and enhancing the historic environment)

Draft National Planning Policy Framework (NPPF) (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

Issues

Principle of Development

The requirement for the proposal is to replace an existing telecommunications installation located as the Salford Grosvenor Casino, across the River Irwell under Salford City Council boundaries.

A Notice to Quit has been served on the operator at this existing site and so a replacement site is required in order to maintain coverage EE, H3G LTE and ESN for this area of Manchester when the existing site is decommissioned.

The applicant has stated in their submission that the selected location is strategically positioned to enhance mobile network coverage in the area, addressing signals and providing reliable connectivity for businesses, residents and visitors and will support local businesses by ensuring seamless communication. They have highlighted that the demand for mobile data and connectivity is continuously increasing and stated that the Kelso Place rooftop provides a suitable location that minimizes visual disruption and integrates well with the environment.

Section 10 of the NPPF outlines how advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

A discounted options analysis has been submitted. It is considered that the options analysis is deficient and has not considered other alternatives and based upon the submitted information, that sufficient sequential testing of alternative sites has been appropriately carried out.

Paragraph 122 of the NPPF states that *"for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met."*

KFC and McDonalds have been dismissed as the sites are "likely to be demolished and redeveloped". These have the same landowner as the Grosvenor Casino and so it seems likely that a Notice to Quit would be put on any masts on either of these two sites as well, as the whole wider site has permission granted for a residential development.

Vista Tower has been dismissed as it was under construction at the time, but it is now complete and occupied. It is outside the conservation area and much taller, so telecoms equipment would not be as visible from street level as it is on Kelso Place and as it is sited further away from heritage assets, the impact upon heritage would not be significant.

Hotel Campanile has been discounted due to the pitched style roof being unsuitable for telecoms equipment.

Sainsbury's has been discounted for the rooftop not being tall enough to provide the required coverage. No detailed information has been provided as to why the height of Sainsburys, which is a similar height to the existing Grosvenor Casino site, is not tall enough.

There are numerous other flat roof buildings around the existing telecoms mast, which are not in a conservation area or adjacent to listed buildings and these have not been considered as part of the site options analysis.

There are several modern residential buildings around the Casino Site in Salford which would be more suitable, as they are outside the Castlefield Conservation Area, located further away from some heritage assets such as the listed lock, and in closer proximity to the existing equipment. Again, these have not been identified in the discounted options analysis.

The applicant has stated in their submission that *“The discounted options section of this planning statement fully illustrates that all other potential masts, roof tops and other locations have been investigated. The proposed site is the optimum location from a planning and coverage perspective.”*

It is not considered that the applicant has not demonstrated that they have properly considered the other sites outside the conversation area or further away from the other listed heritage assets. They have only identified 6 sites in total.

Visual Amenity

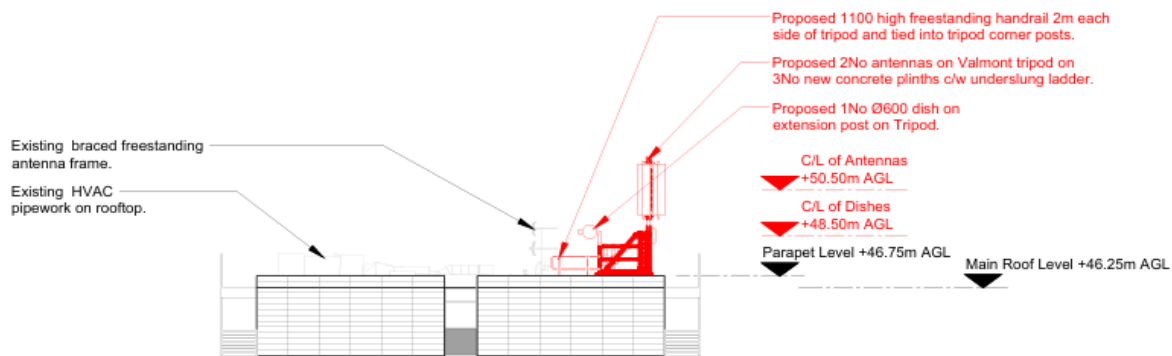
The St Georges Island Development is a piece of cityscape across 5 blocks which have an almost identical appearance and are considered as one cohesive visual piece, appropriate to its setting within the Castlefield Conservation Area.

The original building design and planning consent did not include any prominent external plant or telecoms on the roof of any of the 5 blocks, none of which have parapets which could help to partially screen any such equipment on the roof. All 5 blocks are simple shapes, sheared in plan form and orientated to respond to the site, with flat roofscapes with very little clutter on them, certainly with no clutter visible from surrounding ground level viewpoints.

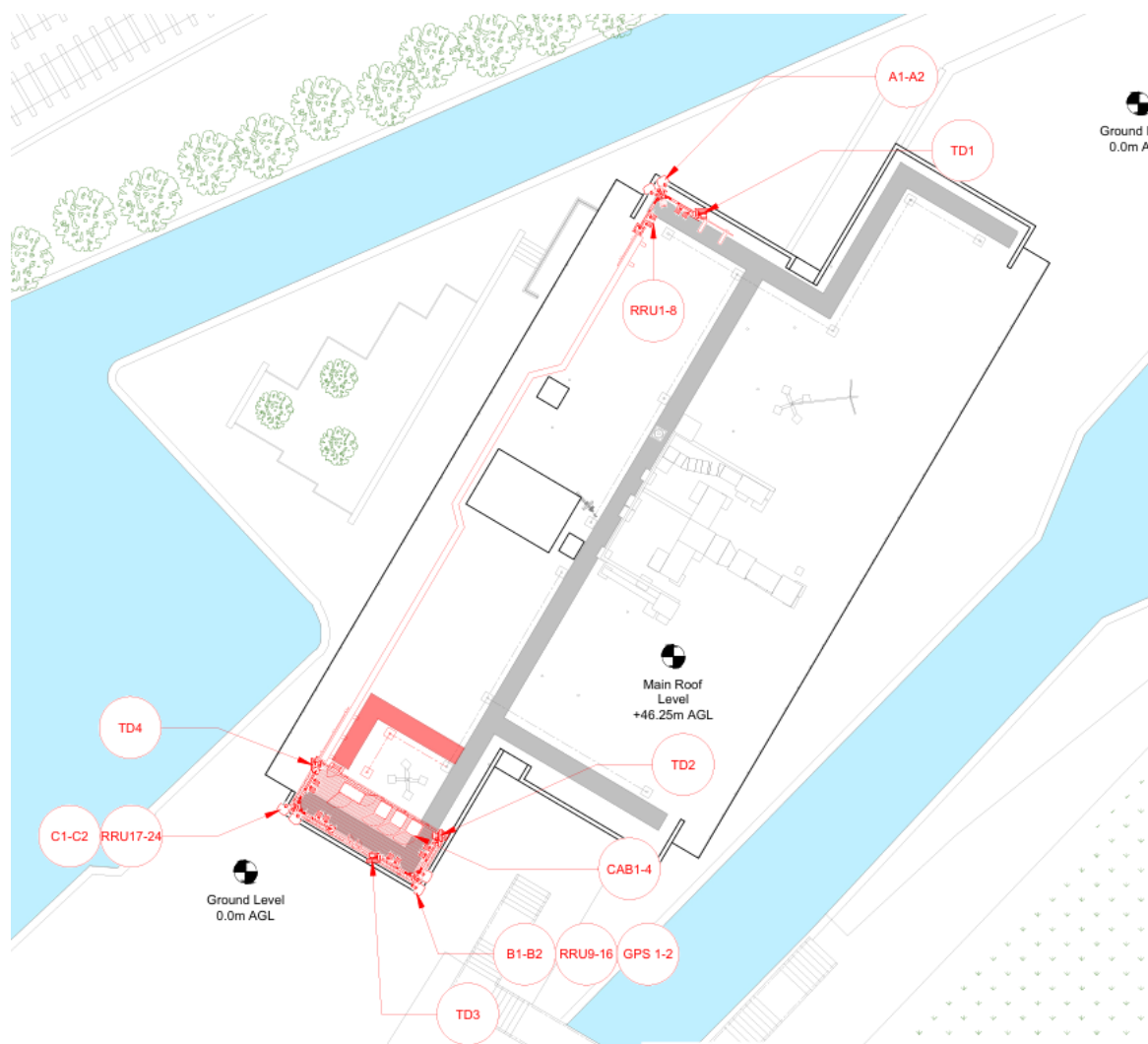


Google Earth capture of roof as it currently appears

The proposed telecoms equipment is located on the edge of the roof, at both ends of the building, circa 7.5m high, and would be prominent, very visible and have a detrimental visual impact on the St Georges Island development. The equipment is not set back from the edge of the roof in a manner that would result in a less visibly intrusive appearance.



Proposed structure in relation to edge of the roof



Roof plan arrangement of equipment



CGI of proposal

The five blocks were designed as a piece and to have an almost identical appearance. The introduction of such large and notable structures on the roof of one of the buildings would detract from the visual cohesion of the 5 blocks of the St Georges Island development, which would appear as a highly incongruous feature when all five blocks are viewed as a piece, or even when viewed within the context of just the nearest neighbouring block, destroying the visual cohesion of the overall development.

The impact of the proposed structures would also be highly visible from the forthcoming CyanLines project and the approved second phase of the Castlefield Viaduct project, both of which will be making significant efforts to improve walking routes and enhance the surrounding visual amenity of the area.

In addition to this, the submitted information in the proposal is inconsistent in regard to the how tall the antennas actually are.

The proposed elevations give a height of the existing building of 46.75 AGL and a proposed height to centre line of equipment of 50.50m AGL, but not an AOD height to top of telecoms equipment.

The site-specific supplemental information section '*Type of structure*' states '*Top of proposed antennas +50.50 AGL*'.

If the centre line of the proposed antenna is at 50.50, then the top would be at circa 54.25.

The height of the proposed telecommunications is of a concern either way, but the lack of clarity over the exact height creates difficulties in determining the visual amenity impact of the development, due to the lack of confirmation over the exact mass.

In addition, no close-up views have been included in the Townscape images/views assessment provided by the applicant in, even though the equipment will be visible from ground level

adjacent to Block 1, at the level of the listed canal structures, tow path level, street level, road level and viaduct level.

Due to the mass, siting and the introduction of highly visibly intrusive and incongruous structures on the roof of this building, it is considered that the proposal would have a significant negative impact upon both the visual amenity of the building and the surrounding area. Therefore, the proposal is not considered to comply with JP-P1 of Places for Everyone, SP1 and DM1 of the Manchester Core Strategy, or Section 12 of the NPPF.

Heritage

Assessment of Significance

Castlefield Conservation Area stands out due to its multi-level landscape, offering a variety of views both into and out of the area, ranging from short to long distances and viewed from multiple levels.

The control of development section of Castlefield Conservation Area notes that *“The height and scale, the colour, form, massing and materials of new buildings should relate to the existing high-quality structures and complement them. This policy still leaves scope for innovation, provided that new proposals enhance the area.”*

The Hulme Lock Branch Canal derives its significance by forming an important, and from 1922 to 1995 the only, connection between major commercial waterways, part of a significant transport network which contributed to the success of Manchester as a major centre of the industrial revolution at an international level. The survival of the original route, original lock pounds (now only partly visible) and an early pair of lock gates at the Bridgewater Canal entrance comprise a good degree of intactness are considered to contribute greatly to its significance.

The Railway Bridge Over Canal derives its significance from being one of the railway bridges that helped Manchester’s industrial revolution. Its build and form are a strong reminder of the heritage of the city.

Impact on Heritage

1 Kelso Place belongs to a distinct set of buildings thoughtfully designed to reflect their position within the Castlefield Conservation Area, enhancing permeability, access and activity to this part. In terms of their siting and scale these building were considered to respond to the principles of the conservation area within the context of this specific location.

The assessment bases its conclusions on the premise that 1 Kelso Place does not contribute to the character or appearance of Castlefield Conservation Area, nor the setting of the listed buildings that the proposal is within the setting of, rather than genuinely evaluating how the proposals might affect understanding or appreciation of the area's identified heritage assets.

The St Georges Island Development was designed to form a relatively neutral backdrop to the conservation area, rather than competing with it or introducing any intrusive elements that would detract from the conservation area.

The buildings were designed to respond in plan, orientation and height to the alignment of the historic waterways and scale of adjacent viaducts. High quality elevational materials were carefully chosen, to respond to the sandstone and timber materials of the Hulme Lock branch canal, and contrast with the powerful brick arches of the railway viaducts.

The private access road into and around the site was constructed in granite block paving, in response to the original granite setts which were used historically, and are still visible in some areas, to withstand the horses' hooves moving materials between canals.

The proposal would however introduce a highly visible, highly intrusive, incongruous feature that is poorly sited which would compete with the conservation area and neither enhance nor maintain it.

The provided Heritage Statement fails to take into account a Zone of Theoretical Vision (ZTV), which would justify the selected viewpoints. As a result, nearly all heritage assets within the Castlefield Conservation Area are excluded from consideration of this views assessment.

The Heritage Statement claims that the proposed development would have "limited visibility" due to its placement on a tall building; however, this position appears to overlook or insufficiently evaluate the multi-level townscape character of the surrounding Conservation Area.

The proposed equipment is positioned on the edge of the roof, which would cause a severe impact on the conservation area when viewed from within the conservation area and when looking towards it.

The proposed telecoms equipment is located on the edge of the roof, at both ends of the building, circa 7.5m high, and would be prominent, very visible and have a detrimental visual impact on the St Georges Island development and on its setting within the Castlefield Conservation Area and the surroundings in which the listed heritage assets are experienced.

Kelso Place was designed to be a backdrop which doesn't seek to compete with the heritage of the site, responding to its context. The addition of bulky and highly visible telecoms infrastructure on 1 Kelso Place would detract from the setting of the Conservation Area and nearby heritage assets by introducing incongruous features that compete with them.

The submission states that the equipment "*will be appreciable only at a distance*" but the size, positioning, and submitted views made it clear that the structures will be highly visible from nearby the building, from many various views, angles and levels.

No close-up views are included in the Townscape images, even though the equipment will be visible from ground level adjacent to Block 1, at the level of the listed canal structures, tow path level, street level, road level and viaduct level, throughout the multi-level conservation area. A significant number of people a day go past Block 1 which has a prominent position in the conservation area, viewed from all sides and at all levels.

In their own submission, the applicant has acknowledged themselves that the works would result in less than substantial harm to the wider heritage asset (presumably referring to Castlefield Conservation Area). The applicant did not identify what level of less than substantial harm they believed would be caused.

The canal represents a key viewpoint into and through Castlefield Conservation Area. The presence of the Grade II listed Hulme Lock Branch Canal and Grade II listed "Railway Bridge over Canal" are considered to contribute positively to this key view into and through the conservation area and the proposed development would be viewed within the setting of both these Grade II listed assets, in a key viewpoint through the conservation area.

The introduction of a incongruous, poorly sited, highly visible and intrusive structure on a building with a prominent position in Castlefield Conservation Area, within the setting of the Grade II listed Hulme Lock Branch Canal and Grade II listed "Railway Bridge over Canal", would result in a medium level of less than substantial harm to the significance of the conservation area.

It is not considered that the introduction of the proposed structures would sustain or enhance the significance of Castlefield Conservation Area, meaning that the proposals are contrary to Paragraph 210 of the NPPF. The failure to enhance the character of appearance of the conservation area or the other impacted listed heritage assets means that the proposal would be contrary to JP-P2 of Places for Everyone, EN3 and CC9 of the Manchester Core Strategy, DC18 and DC19 of the Unitary Development Plan, and Section 16 of the NPPF.

Public Benefits

Where less than substantial harm against a designated heritage asset has been identified, paragraph 215 of the NPPF requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The applicant has pointed to paragraph 119 of the NPPF, which states that:

“Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution)”

It is acknowledged that there would be a public benefit provided by ensuring that high quality communications in the surrounding area are maintained.

Heritage Conclusion

It is the applicant's position that the public benefit would outweigh the less than substantial harm caused.

As has been detailed above, the applicant has stated that they have complied with Paragraph 122 of the NPPF by provided a robust discounted options analysis, which the Local Planning Authority disagrees with. Please refer to the principle of development section above for a more detailed breakdown on this.

The discounted options analysis makes no mention of any other residential buildings in the surrounding area that have been considered and discounted, including any residential sites across the boundary in Salford that would not be located within a conservation area, or any sites that would be located further away from the Grade II listed Hulme Lock Branch Canal and Grade II listed "Railway Bridge over Canal".

It is considered that the public benefits derived from the proposal could be achieved in a less harmful way through the siting of the equipment in an alternative, less sensitive, heritage context.

Had the discounted options analysis considered other alternative site, the same public benefits could be achieved with less harm caused.

Noise Impact

No details have been provided as a part of the application, including a noise impact assessment, as to whether any of the equipment would generate any noise that could impact upon surrounding residents.

MCC's Environmental Health team were consulted on the application and stated that if the application were to be approved, that a condition could be attached to ensure that an acoustic scheme is submitted to the council to ensure that any externally mounted ancillary plant, equipment and servicing associated with the scheme is controlled to be 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Therefore, if an approval were granted for the proposals, the attachment of this condition means that the proposal would be acceptable on noise impact grounds, in accordance with DC26 (Noise and Development).

Fire Safety

The Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021 established a requirement for applicants to submit a prescribed Fire Statement Form of an application for full planning permission, for a development that includes or is within the curtilage of a relevant building.

A relevant building is defined in the 2021 Order as a building that:

- contains two or more dwellings or educational accommodation, and
- is 18m or more in height, or 7 or more storeys

A fire safety report/fire statement has not been submitted so this material planning consideration cannot be adequately assessed.

Certificate of Ownership

The applicant has signed Certificate B stating that they have given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

The definition of an owner in this context is as a person with a freehold interest or leasehold interest with at least 7 years left to run.

A commercial tenant has stated in their objection that they have long leasehold interest of 125 years in a portion of the site but have not been notified.

As the applicant has signed Certificate B, they have accepted liability for notifying the relevant leaseholders. Whilst the application has not been refused on these grounds, this does not mean that the Local Planning Authority are satisfied that the correct notice has been served on leaseholders and would state that this responsibility falls upon the applicant.

Glint and Glare

Manchester Airport Safeguarding Officer was consulted on the application and had no objection to the development. If the development were to be approved, they requested that an informative be attached regarding the procedures for crane and tall equipment notifications.

The Helipad Manager was consulted and provided no consultation response.

Therefore, there are no glint and glare concerns with the proposed development.

Impact on Nearby Railway

Network Rail were consulted on the application and did not object in principle to the provision of new electronic communications development. Requested that if the development were to be approved, that an informative be added detailing how the applicant must adhere to Network Rail processes for telecoms clearance (NR standard NR/L2/TEL/3006) before installing new or upgrading an existing radio transmitter within the distance proposed in the planning application as a means of ensuring that the evidence required under the NPPF is obtained.

Other Matters Raised by Objectors

The lack of consultation over the proposal from either the freeholder or the applicant has been raised by many objectors. This would be the responsibility of these relevant parties.

The Local Planning Authority has issued Neighbour notification letters to 527 properties, covering both Block 1 and Block 2. A site notice and local press advert were also produced.

Objectors raised concerns that the proposal could lead to service charge increase for the proposals due to insurance premium increase. This is not a material planning consideration and would instead be a legal matter between the developer, freeholder and any relevant leaseholders.

Conclusion

Due to the mass, siting and introduction of highly visibly intrusive and incongruous structures on the roof of this building, it is considered that the proposal would have a significant negative impact upon both the visual amenity of the building and upon the surrounding area, harming the visual cohesion of the St George's Island development, and failing to sustain or enhance the character, appearance, and significance of Castlefield Conservation Area and the Grade II listed Hulme Lock Branch Canal and Railway Bridge over Canal that the development is within the setting of. It is considered that a medium level of less than substantial harm would be caused to the affected heritage assets and whilst there would be a public benefit to the proposal, this would not be outweighed by the harm caused and the same benefits could be achieved in a less harmful manner. Therefore, the proposal is not considered to comply with JP-P1 or JP-P2 of Places for Everyone, SP1, EN3, CC9 and DM1 of the Manchester Core Strategy, DC18 and DC19 of the Unitary Development Plan, or Section 12 of the NPPF, specifically Paragraphs 210 and 215, and the Listed Buildings and Conservation Areas Act 1990.

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: Refuse

Article 35

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. Whilst the agent has engaged proactively with the Council on the concerns raised, the issues could not be resolved within the statutory determination period and therefore the application has been refused within the statutory determination period.

Reasons for recommendation to refuse

- 1) The installation of telecommunication equipment to the roofscape of Kelso Place, by virtue of its siting, scale and appearance, would form a highly visible and incongruous structure to the roof. This would have an unduly harmful impact on the visual amenity of the building and the significance of the conservation area including undermining the visual cohesion of the St George's Island development. The proposal would result in less than substantial harm and the required public benefits do not exist to outweigh this. The proposal is not considered to comply with policies JP-P1 or JP-P2 of Places for Everyone, SP1, EN3, CC9 and DM1 of the Manchester Core Strategy, DC18 and DC19 of the Unitary Development Plan, and Section 12 and 16, specifically paragraphs 210 and 215, of the NPPF, and the Listed Buildings and Conservation Areas Act 1990.
- 2) Insufficient information has been submitted to demonstrate that sufficient sequential testing of alternative sites has been appropriately carried out, and the lack of a submitted Fire Statement Form means that the fire safety implications of the proposal cannot be adequately assessed. Therefore, the proposal does not comply with the provisions set out in paragraph 122 of the NPPF and The Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021 respectively.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Manchester Airport Safeguarding Officer
Helipad Manager
Network Rail

Flat 501, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 417, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 623, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 724, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 603, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 517, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 216, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 510, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 322, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 725, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 625, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 502, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 325, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 512, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 613, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 201, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 518, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 205, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 622, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 417, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 217, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 501, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 210, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 313, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 209, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 510, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 307, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 604, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 105, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
112 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M14 4NX
Unit 114, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Flat 221, 2 Kelso Place, Manchester, M15 4GQ
Flat 293, 2 Kelso Place, Manchester, M15 4GQ
Flat 2106, 2 Kelso Place, Manchester, M15 4GR
Flat 229, 2 Kelso Place, Manchester, M15 4GQ
Flat 206, 2 Kelso Place, Manchester, M15 4GQ
Flat 224, 2 Kelso Place, Manchester, M15 4GQ
Flat 2101, 2 Kelso Place, Manchester, M15 4GR
Flat 249, 2 Kelso Place, Manchester, M15 4GQ
Flat 244, 2 Kelso Place, Manchester, M15 4GQ
Flat 263, 2 Kelso Place, Manchester, M15 4GQ
Flat 285, 2 Kelso Place, Manchester, M15 4GQ
Flat 269, 2 Kelso Place, Manchester, M15 4GQ
Flat 254, 2 Kelso Place, Manchester, M15 4GQ
Flat 133, 1 Kelso Place, Manchester, M15 4LE
Flat 185, 1 Kelso Place, Manchester, M15 4LE
Flat 1144, 1 Kelso Place, Manchester, M15 4LE

Flat 153, 1 Kelso Place, Manchester, M15 4LE
Flat 137, 1 Kelso Place, Manchester, M15 4LE
Flat 155, 1 Kelso Place, Manchester, M15 4LE
Flat 187, 1 Kelso Place, Manchester, M15 4LE
Flat 1105, 1 Kelso Place, Manchester, M15 4LE
Flat 1135, 1 Kelso Place, Manchester, M15 4LE
Flat 172, 1 Kelso Place, Manchester, M15 4LE
Flat 310, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 505, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 414, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 207, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 523, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 719, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 602, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 704, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 515, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 215, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 712, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 717, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 619, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 520, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 227, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 601, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 621, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 521, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
42 - 50 Worsley Street, Hulme, Manchester, M15 4LD
Flat 626, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 408, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 614, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 708, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 302, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 220, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 610, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 426, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 304, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 503, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 109, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 605, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 606, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 106, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 211, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 410, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 203, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 511, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 2127, 2 Kelso Place, Manchester, M15 4GR
Flat 231, 2 Kelso Place, Manchester, M15 4GQ
Flat 272, 2 Kelso Place, Manchester, M15 4GQ
Flat 2124, 2 Kelso Place, Manchester, M15 4GR
Flat 275, 2 Kelso Place, Manchester, M15 4GQ
Flat 282, 2 Kelso Place, Manchester, M15 4GQ
Flat 296, 2 Kelso Place, Manchester, M15 4GQ
Flat 1123, 1 Kelso Place, Manchester, M15 4LE
Flat 123, 1 Kelso Place, Manchester, M15 4LE
Flat 1111, 1 Kelso Place, Manchester, M15 4LE

Flat 117, 1 Kelso Place, Manchester, M15 4LE
Flat 147, 1 Kelso Place, Manchester, M15 4LE
Flat 1106, 1 Kelso Place, Manchester, M15 4LE
Flat 1117, 1 Kelso Place, Manchester, M15 4LE
Flat 1121, 1 Kelso Place, Manchester, M15 4LE
Flat 121, 1 Kelso Place, Manchester, M15 4LE
Flat 125, 1 Kelso Place, Manchester, M15 4LE
Flat 192, 1 Kelso Place, Manchester, M15 4LE
Flat 1116, 1 Kelso Place, Manchester, M15 4LE
Flat 315, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 421, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 706, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
110 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 721, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 316, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 211, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 411, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 702, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 705, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 624, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 609, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 402, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 219, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 224, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 305, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 709, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 418, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 616, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 120, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 420, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 101, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 416, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 507, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 310, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 413, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 201, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 202, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 2129, 2 Kelso Place, Manchester, M15 4GR
Flat 212, 2 Kelso Place, Manchester, M15 4GQ
Flat 268, 2 Kelso Place, Manchester, M15 4GQ
Flat 1136, 1 Kelso Place, Manchester, M15 4LE
Flat 2119, 2 Kelso Place, Manchester, M15 4GR
Flat 2115, 2 Kelso Place, Manchester, M15 4GR
Flat 291, 2 Kelso Place, Manchester, M15 4GQ
Flat 227, 2 Kelso Place, Manchester, M15 4GQ
Flat 242, 2 Kelso Place, Manchester, M15 4GQ
Flat 287, 2 Kelso Place, Manchester, M15 4GQ
Flat 278, 2 Kelso Place, Manchester, M15 4GQ
Flat 283, 2 Kelso Place, Manchester, M15 4GQ
Flat 234, 2 Kelso Place, Manchester, M15 4GQ
Flat 259, 2 Kelso Place, Manchester, M15 4GQ
Flat 203, 2 Kelso Place, Manchester, M15 4GQ
Flat 174, 1 Kelso Place, Manchester, M15 4LE
Flat 127, 1 Kelso Place, Manchester, M15 4LE

Flat 131, 1 Kelso Place, Manchester, M15 4LE
Flat 1114, 1 Kelso Place, Manchester, M15 4LE
Flat 142, 1 Kelso Place, Manchester, M15 4LE
Flat 173, 1 Kelso Place, Manchester, M15 4LE
Flat 1103, 1 Kelso Place, Manchester, M15 4LE
Flat 1127, 1 Kelso Place, Manchester, M15 4LE
Flat 164, 1 Kelso Place, Manchester, M15 4LE
Flat 166, 1 Kelso Place, Manchester, M15 4LE
Flat 213, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 611, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 319, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Unit 106, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Unit 116, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Flat 718, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 715, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 416, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 407, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 303, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 514, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 423, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 222, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 729, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 204, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 504, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 726, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 419, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 214, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 723, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 301, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 309, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 306, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 608, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 305, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 512, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
108 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 620, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 216A, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 404, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 204, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 214, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 405, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 215, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 207, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 208, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 206, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 317, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 312, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Dandara Marketing Suite, Worsley Street, Hulme, Manchester, M15 4LD
Flat 2116, 2 Kelso Place, Manchester, M15 4GR
Flat 217, 2 Kelso Place, Manchester, M15 4GQ
Flat 2108, 2 Kelso Place, Manchester, M15 4GR
Flat 201, 2 Kelso Place, Manchester, M15 4GQ
Flat 204, 2 Kelso Place, Manchester, M15 4GQ
Flat 113, 1 Kelso Place, Manchester, M15 4LE

Flat 144, 1 Kelso Place, Manchester, M15 4LE
Flat 279, 2 Kelso Place, Manchester, M15 4GQ
Flat 261, 2 Kelso Place, Manchester, M15 4GQ
Flat 251, 2 Kelso Place, Manchester, M15 4GQ
Flat 209, 2 Kelso Place, Manchester, M15 4GQ
Flat 235, 2 Kelso Place, Manchester, M15 4GQ
Flat 225, 2 Kelso Place, Manchester, M15 4GQ
Flat 2118, 2 Kelso Place, Manchester, M15 4GR
Flat 2107, 2 Kelso Place, Manchester, M15 4GR
Flat 239, 2 Kelso Place, Manchester, M15 4GQ
Flat 246, 2 Kelso Place, Manchester, M15 4GQ
Flat 255, 2 Kelso Place, Manchester, M15 4GQ
Flat 2123, 2 Kelso Place, Manchester, M15 4GR
Flat 2103, 2 Kelso Place, Manchester, M15 4GR
Flat 276, 2 Kelso Place, Manchester, M15 4GQ
Flat 177, 1 Kelso Place, Manchester, M15 4LE
Flat 1146, 1 Kelso Place, Manchester, M15 4LE
Flat 1131, 1 Kelso Place, Manchester, M15 4LE
Flat 191, 1 Kelso Place, Manchester, M15 4LE
Flat 152, 1 Kelso Place, Manchester, M15 4LE
Flat 1137, 1 Kelso Place, Manchester, M15 4LE
Flat 183, 1 Kelso Place, Manchester, M15 4LE
Flat 1102, 1 Kelso Place, Manchester, M15 4LE
Flat 143, 1 Kelso Place, Manchester, M15 4LE
Flat 146, 1 Kelso Place, Manchester, M15 4LE
Flat 1115, 1 Kelso Place, Manchester, M15 4LE
Flat 320, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 323, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 522, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 508, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 405, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 605, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 722, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 509, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 427, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 306, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 716, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 415, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 612, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 606, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 415, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 315, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 727, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 314, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 223, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 218, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 502, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 508, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 303, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 212, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 602, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 601, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 311, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 603, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU

114 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Unit 107, 33 Worsley Street, Hulme, Manchester, M15 4LD
Flat 264, 2 Kelso Place, Manchester, M15 4GQ
Flat 286, 2 Kelso Place, Manchester, M15 4GQ
Flat 252, 2 Kelso Place, Manchester, M15 4GQ
Flat 195, 1 Kelso Place, Manchester, M15 4LE
Flat 186, 1 Kelso Place, Manchester, M15 4LE
Flat 211, 2 Kelso Place, Manchester, M15 4GQ
Flat 248, 2 Kelso Place, Manchester, M15 4GQ
Flat 2111, 2 Kelso Place, Manchester, M15 4GR
Flat 2126, 2 Kelso Place, Manchester, M15 4GR
Flat 2117, 2 Kelso Place, Manchester, M15 4GR
Flat 297, 2 Kelso Place, Manchester, M15 4GQ
Flat 245, 2 Kelso Place, Manchester, M15 4GQ
Flat 226, 2 Kelso Place, Manchester, M15 4GQ
Flat 2105, 2 Kelso Place, Manchester, M15 4GR
Flat 292, 2 Kelso Place, Manchester, M15 4GQ
Flat 236, 2 Kelso Place, Manchester, M15 4GQ
Flat 253, 2 Kelso Place, Manchester, M15 4GQ
Flat 274, 2 Kelso Place, Manchester, M15 4GQ
Flat 222, 2 Kelso Place, Manchester, M15 4GQ
Flat 271, 2 Kelso Place, Manchester, M15 4GQ
Flat 1134, 1 Kelso Place, Manchester, M15 4LE
Flat 1124, 1 Kelso Place, Manchester, M15 4LE
Flat 114, 1 Kelso Place, Manchester, M15 4LE
Flat 156, 1 Kelso Place, Manchester, M15 4LE
Flat 134, 1 Kelso Place, Manchester, M15 4LE
Flat 112, 1 Kelso Place, Manchester, M15 4LE
Flat 1104, 1 Kelso Place, Manchester, M15 4LE
Flat 165, 1 Kelso Place, Manchester, M15 4LE
Flat 175, 1 Kelso Place, Manchester, M15 4LE
Flat 151, 1 Kelso Place, Manchester, M15 4LE
Flat 141, 1 Kelso Place, Manchester, M15 4LE
Flat 1126, 1 Kelso Place, Manchester, M15 4LE
Flat 1112, 1 Kelso Place, Manchester, M15 4LE
Flat 171, 1 Kelso Place, Manchester, M15 4LE
Flat 184, 1 Kelso Place, Manchester, M15 4LE
Flat 1141, 1 Kelso Place, Manchester, M15 4LE
Flat 317, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 206, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 513, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 318, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
109 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 321, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 225, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 713, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 604, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 221, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 507, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 519, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 409, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 304, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 608, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 205, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX

Flat 226, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 401, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 711, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 703, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 403, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 627, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 710, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 327, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 607, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 615, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 401, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 609, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 506, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 302, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 509, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 108, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 265, 2 Kelso Place, Manchester, M15 4GQ
Flat 215, 2 Kelso Place, Manchester, M15 4GQ
Flat 2112, 2 Kelso Place, Manchester, M15 4GR
Flat 295, 2 Kelso Place, Manchester, M15 4GQ
Flat 208, 2 Kelso Place, Manchester, M15 4GQ
Flat 281, 2 Kelso Place, Manchester, M15 4GQ
Flat 294, 2 Kelso Place, Manchester, M15 4GQ
Flat 232, 2 Kelso Place, Manchester, M15 4GQ
Flat 214, 2 Kelso Place, Manchester, M15 4GQ
Flat 2109, 2 Kelso Place, Manchester, M15 4GR
Flat 241, 2 Kelso Place, Manchester, M15 4GQ
Flat 205, 2 Kelso Place, Manchester, M15 4GQ
Flat 233, 2 Kelso Place, Manchester, M15 4GQ
Flat 218, 2 Kelso Place, Manchester, M15 4GQ
Flat 273, 2 Kelso Place, Manchester, M15 4GQ
Flat 299, 2 Kelso Place, Manchester, M15 4GQ
Flat 1133, 1 Kelso Place, Manchester, M15 4LE
Flat 1107, 1 Kelso Place, Manchester, M15 4LE
Flat 115, 1 Kelso Place, Manchester, M15 4LE
Flat 162, 1 Kelso Place, Manchester, M15 4LE
Flat 167, 1 Kelso Place, Manchester, M15 4LE
Flat 1122, 1 Kelso Place, Manchester, M15 4LE
Flat 116, 1 Kelso Place, Manchester, M15 4LE
Flat 1132, 1 Kelso Place, Manchester, M15 4LE
Flat 126, 1 Kelso Place, Manchester, M15 4LE
Flat 422, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 313, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 307, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 707, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 714, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 503, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 326, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 312, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 208, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Unit 115, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 728, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 202, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 617, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ

Flat 611, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 408, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 308, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 216B, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 103, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 600, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 213, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 301, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 412, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 403, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 402, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 107, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 216, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 411, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 409, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Unit 108, Worsley Street, Hulme, Manchester, M15 4LD
Unit 118, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Flat 219, 2 Kelso Place, Manchester, M15 4GQ
Flat 288, 2 Kelso Place, Manchester, M15 4GQ
Flat 202, 2 Kelso Place, Manchester, M15 4GQ
Flat 2121, 2 Kelso Place, Manchester, M15 4GR
Flat 216, 2 Kelso Place, Manchester, M15 4GQ
Flat 284, 2 Kelso Place, Manchester, M15 4GQ
Flat 213, 2 Kelso Place, Manchester, M15 4GQ
Flat 2113, 2 Kelso Place, Manchester, M15 4GR
Flat 289, 2 Kelso Place, Manchester, M15 4GQ
Flat 267, 2 Kelso Place, Manchester, M15 4GQ
Flat 2122, 2 Kelso Place, Manchester, M15 4GR
Flat 2125, 2 Kelso Place, Manchester, M15 4GR
Flat 2128, 2 Kelso Place, Manchester, M15 4GR
Flat 243, 2 Kelso Place, Manchester, M15 4GQ
Flat 266, 2 Kelso Place, Manchester, M15 4GQ
Flat 298, 2 Kelso Place, Manchester, M15 4GQ
Flat 161, 1 Kelso Place, Manchester, M15 4LE
Flat 157, 1 Kelso Place, Manchester, M15 4LE
Flat 1143, 1 Kelso Place, Manchester, M15 4LE
Flat 111, 1 Kelso Place, Manchester, M15 4LE
Flat 122, 1 Kelso Place, Manchester, M15 4LE
Flat 1113, 1 Kelso Place, Manchester, M15 4LE
Flat 163, 1 Kelso Place, Manchester, M15 4LE
Flat 132, 1 Kelso Place, Manchester, M15 4LE
Flat 181, 1 Kelso Place, Manchester, M15 4LE
Flat 194, 1 Kelso Place, Manchester, M15 4LE
Flat 413, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
111 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 217, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 210, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 607, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 424, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 701, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 406, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 324, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 309, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 212, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX

Flat 209, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 618, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 311, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 516, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 506, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 720, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 410, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 316, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 104, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 102, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 414, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 407, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 406, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 314, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 308, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Unit 119, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Flat 257, 2 Kelso Place, Manchester, M15 4GQ
Flat 262, 2 Kelso Place, Manchester, M15 4GQ
Flat 258, 2 Kelso Place, Manchester, M15 4GQ
Flat 228, 2 Kelso Place, Manchester, M15 4GQ
Flat 223, 2 Kelso Place, Manchester, M15 4GQ
Flat 247, 2 Kelso Place, Manchester, M15 4GQ
Flat 238, 2 Kelso Place, Manchester, M15 4GQ
Flat 237, 2 Kelso Place, Manchester, M15 4GQ
Flat 2114, 2 Kelso Place, Manchester, M15 4GR
Flat 2104, 2 Kelso Place, Manchester, M15 4GR
Flat 277, 2 Kelso Place, Manchester, M15 4GQ
Flat 2102, 2 Kelso Place, Manchester, M15 4GR
Flat 207, 2 Kelso Place, Manchester, M15 4GQ
Flat 256, 2 Kelso Place, Manchester, M15 4GQ
Flat 135, 1 Kelso Place, Manchester, M15 4LE
Flat 182, 1 Kelso Place, Manchester, M15 4LE
Flat 136, 1 Kelso Place, Manchester, M15 4LE
Flat 1145, 1 Kelso Place, Manchester, M15 4LE
Flat 145, 1 Kelso Place, Manchester, M15 4LE
Flat 1142, 1 Kelso Place, Manchester, M15 4LE
Flat 193, 1 Kelso Place, Manchester, M15 4LE
Flat 154, 1 Kelso Place, Manchester, M15 4LE
Flat 124, 1 Kelso Place, Manchester, M15 4LE
Flat 1125, 1 Kelso Place, Manchester, M15 4LE
Flat 197, 1 Kelso Place, Manchester, M15 4LE
Flat 176, 1 Kelso Place, Manchester, M15 4LE
Flat 196, 1 Kelso Place, Manchester, M15 4LE
Flat 425, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 121, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
JOULE CONSULTING ENGINEERS LTD, Unit 113, Timber Wharf, 32 Worsley Street, Hulme,
Manchester, M15 4LD
Unit 117, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 610, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 404, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 412, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 511, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 203, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Castlefield Conservation Area 1979

Flood Zones Type 3 (high risk) -

Area Team Boundary - Name: CENTRAL