

Application Number	Date of Appln	Committee Date	Ward
088028/FO/2008/C1	23rd Oct 2009	11th Feb 2010	City Centre Ward

Proposal Erection of a five storey office building

Location Alpha Place, Jordon Street, Manchester, M15 4PP,

Applicant Island Property Trading Partnership , Jubilee Buildings, Victoria Street, Douglas, Isle Of Man, 1M1 2SH

Agent Stephenson Bell Partnership, 5 Adair Street, Manchester, M1 2NQ

Description

The proposal relates to a site with an area of 0.045 hectares, which is situated within the Knott Mill district of the City Centre, bounded by Jordan Street to the east, Commercial Street to the south and Alpha Place to the north. To the south and east of the site on the opposite side of Commercial Street and Jordan Street is the contemporary Hill Quays development, which rises to 10 floors and has commercial units on the ground floor with residential apartments on the upper floors. To the north of the site is a four storey brick building with a pitched slate roof, and to the west is a three storey brick building with a pitched slate roof. Both buildings are occupied by commercial uses. Part of the proposal site is covered with hardstanding, which is enclosed by timber hoardings. The other part of the site is covered by a raised concrete plinth.

Planning permission is sought for the erection of a five storey office building with basement, which would be built to the back of pavement. The building would be rectangular in form with the main entrance in the west elevation opening onto Commercial Street. The elevations would be clad with variegated rustic red 'eternit' panels, with deep set windows and horizontal cream bands to every floor. The windows would have horizontal louvres across them. The top floor would be glazed to the north and east elevations and set back from the main facades of the building by 1.2 metres and 1.4 metres respectively.

Consultations

Publicity – The application has been advertised as a major application and a site notice has been displayed. Neighbours in the vicinity have been notified of the application.

Four letters have been received from neighbours objecting to the proposal on the following grounds: overdevelopment; would give Jordan Street a 'canyon-like' feel, loss of privacy, loss of light, devaluation of existing properties; already an oversupply of offices in the Knott Mill area; should become a communal green space; this area was meant to be kept as open land (possibly with a small sculptural form) as part of the reasoning for allowing the Hill Quays development to go so high; loss of outlook to existing offices; and increased traffic.

Contaminated Land Section - Recommends a contaminated land condition be attached to any planning permission..

Environmental Health - Recommends the following conditions be attached to any permission: servicing hours, refuse storage, acoustics and opening hours.

Engineering Services - No objections.

Greater Manchester Police - Recommends that the scheme be constructed in line with Secured by Design standards.

Environment Agency - Recommends conditions relating to contaminated land, piling and flood risk.

Greater Manchester Archaeological Unit – Recommends a condition requiring a programme of archaeological work to be carried out on the site.

Issues

Regional Spatial Strategy - The following policies within the Regional Spatial Strategy are relevant to this proposal: DP1 'Spatial Principles'; DP3 'Promote Sustainable Economic Development'; DP4 'Make the Best Use of Existing Resources and Infrastructure'; DP6 'Marry Opportunity and Need'; DP7 'Promote Environmental Quality'; MCR2 'Regional Centre and Inner Areas of Manchester City Region'; DP2 'Promote Sustainable Communities', DP5 'Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility', DP9 'Reduce Emissions and Adapt to Climate Change'; EM2 'Remediating Contaminated Land'.

The proposal would provide a commercial use, which would support the growth of the Regional Centre, contributing to economic growth and regeneration. It is considered therefore that the proposal is in accordance with the principles set out in the above policies and is thereby consistent with the Regional Spatial Strategy.

Unitary Development Plan - The development and the uses proposed would make a positive contribution to the area, the economy and street-scene and therefore the scheme is considered to be consistent with policies for regeneration (RC1), economic and employment development (I1.1, I1.6, I2.1), and achieving a good standard of design (I3.1). The scheme would contribute to the re-use of the area so as to secure its economic future, improve the environment and encourage the area's safe use by the public (Policies E1.1, E1.5, E3.5, E3.6). It would provide access for disabled people (DC9 'New Commercial and Industrial Development – Access for Disabled People'), and would have acceptable impacts on amenity (DC26 'Development and Noise' and H2.2) as set out further in this report.

Access – Level access into and throughout the building would be provided.

Amenity – Buildings surrounding the proposal site are a mixture of commercial and residential. The building immediately to the north of the site has windows overlooking the site, many of which are supplementary windows to the office/studio spaces inside the building, with additional windows serving these spaces on the other

elevations of the building. The windows in closest proximity to the proposed building all serve commercial uses and any impact on those uses through overshadowing or overlooking is considered to be acceptable. There would be a distance of 11 metres between the proposed building and the existing residential Hill Quays building on Jordan Street, and 12 metres between the proposed building and the Hill Quays block on Commercial Street. These distances are considered adequate within this City Centre context. The proposed building would be located to the north and west of the Hill Quays development and it is considered therefore that there would not be an unacceptable impact in terms of overshadowing.

Design - The proposal, in terms of its height, form, massing and materials, is considered to be appropriate to this area where there is a variety of heights, a mixture of traditional and contemporary brick buildings, and a close-knit urban grain. The building would be located at the back of pavement, which is characteristic of buildings within the City Centre, and which would reflect the close-knit urban grain of the area. The palette of materials has been chosen to reflect the traditional red bricks and the more contemporary materials that are used on the neighbouring buildings.

Sustainability - The applicant intends to achieve a 'Very Good' BREEAM rating and a condition requiring this should be attached to any consent.

Crime and Disorder - The existing site is vacant and it is considered that the proposal would bring more life and natural surveillance to the area. The applicant has carried out a crime impact assessment and a condition requiring the development to achieve the Secure By Design standard is recommended..

Traffic – There is no parking proposed for the commercial use. The only increase in traffic within the vicinity would therefore occur from servicing vehicles, which, for an office use, would be minimal. The proposal does, however, include the provision of secure bicycle parking within the building.

Objector's Comments – Most of the material issues raised by objectors have been considered above. The site is within the City Centre where the use as offices is considered to be acceptable. The site is a brownfield site that was historically occupied by buildings, and more recently by the developer's site cabins for the Hill Quays development. The site is now covered with hardstanding and a concrete plinth, which are the remnants of previous developments, and much of it is closed off with hoardings. The site has not been used or formally designated as a greenspace, and it would not be reasonable to expect it to become this or to remain as a piece of open land. The impact of proposals on property values is not easily quantified and is outside the remit of Planning legislation.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning 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. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation : APPROVE

Approve on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular policies: I1.1, I1.6, I2.1, I3.1, E1.5, E3.5, E3.6, H2.2, DC9, and DC26, and the Regional Spatial Strategy, in particular policies DP1, DP2, DP3, DP4, DP5, DP6, DP7, DP9, MCR2 and EM2 in that the development would support regeneration, economic and employment development, it would achieve a good standard of design and enhance the City Centre environment for pedestrians and cyclists, it would meet high standards of accessibility for disabled persons, it would improve the environment and encourage the area's safe use by the public, it would have acceptable impacts on amenity, and there are no material planning considerations to indicate otherwise

Conditions and/or Reasons

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

Drawing numbers: AL(02)101, AL(04)101 revision A, AL(04)102 revision C, AL(04)105 revision M, AL(04)109 revision E, AL(04)110 revision G, AL(04)111 revision F, AL(04)112 revision F, AL(04)113 revision E, AL(04)114 revision E, AL(04)117 revision D, AL(04)120 revision F, AL(04)121 revision E, AL(04)122 revision E, al(05)20, al(05)21, al(05)22, al(05)23, AL(05)130, AL(04)140, AL(04)141;

Waste Management Strategy dated April 2009;
BREEAM Pre Assessment Report by GDM Partnership dated December 2008;

Sol Acoustics Environmental Noise Study dated September 2008;

Crime Impact Statement ref. 2008/0882;

Archaeological Desk-Based Assessment (report no. 301) by Castlring Archaeology dated September 2008;
TV Reception Survey Report by Taylor Bros Installations (Bolton) Ltd dated 25th and 26th February 2009;
Flood Risk Assessment (FRA) prepared by WSP Ref 11171118-IF1 dated January 2009;
Report on Supplementary Environmental Investigations on Site at Alpha Place Manchester by Dragonfly Environmental, received by the City Council as local planning authority on 23 October 2009;
Design and Access Statement revision A, dated April 2009;
The Stephenson Bell letter dated 17 April 2009.

Reason - To ensure that the development is carried out in accordance with the approved plans.

3) No development shall commence until the following have been submitted to and approved in writing by the City Council as local planning authority:

- (a) A desk based archaeological assessment of the site;
- (b) A scheme for digging archaeological trial trenches on site (including timetables and particulars of the persons supervising the digging);
- (c) A scheme for investigating, evaluating and archiving any finds and for publishing details thereof (including timetables and particulars of the persons who will carry out said tasks).

The schemes approved under (b) and (c) above shall be implemented in accordance with the timetables contained therein and no development shall take place on site until written confirmation of completion of the said schemes has been received by the City Council, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to Policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in PPG16.

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

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

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

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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 Planning Policy Statement 23 'Planning and Pollution Control' (PPS23).

5) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the City Council as local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason - To ensure a safe form of development that poses no unacceptable risk of pollution in the interests of public safety, pursuant to Planning Policy Statement 23 'Planning and Pollution Control' (PPS23).

6) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by WSP Ref 11171118-IF1 dated January 2009 and the following mitigation measures detailed within the FRA:

a. Finished ground floor level and entrance level to the basement car park are set no lower than 29 metres above Ordnance Datum (AOD);

b. The basement level and ground floor of the building shall be constructed in materials which would be resistant to damage from the ingress of flood water and with services located at an appropriate level in accordance with details to be submitted to and approved in writing by the City Council as local planning authority;

c. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven and emergency evacuation plan;

d. Limiting the surface water run-off so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

Reason

In the interests of public safety, pursuant to Planning Policy Statement 25 'Development and Flood Risk', and in particular:

- a. to reduce the risk of flooding to the proposed development and future occupants;
- b. the buildings are adjacent to an area at risk of flooding;
- c. to ensure safe access and egress from and to the site;
- d. to prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

7) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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 policy I3.1 of the Unitary Development Plan for the City of Manchester.

8) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secured by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

9) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sunday/Bank Holiday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

10) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00 Monday to Saturday;

and no loading or unloading on Sundays and Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with Policy H2.2 in accordance with the Unitary Development plan for the City of Manchester.

11) The building shall be acoustically insulated in accordance with the Sol Acoustics Environmental Noise Study dated September 2008 before first occupation of the building.

Reason - To secure a reduction in noise from commercial premises and traffic in order to protect future occupants from noise nuisance, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

12) Provision shall be made, in accordance with the approved drawings and information, for the adequate storage, disposal and recycling of refuse. Such provision shall be available for use before the buildings are first occupied and shall remain in situ whilst the building is in use.

Reason - In the interests of amenity and public health, pursuant to Manchester Unitary Development Plan policy E1.2.

13) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the building hereby approved is first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policy DP9 of Regional Spatial Strategy for the North West of England (RSS) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

14) The wheels of contractors' vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

15) The footpaths and the areas between the pavement and the line of the proposed building shall be fully reinstated in accordance with the details set out in part 4.6 of the Design and Access Statement revision A dated April 2009 or as otherwise agreed in writing by the City Council as local planning authority, within six months, or within a timescale to be agreed in writing by the City Council as local planning authority, of any part of the development first being occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant to Policy E3.6 of the adopted City of Manchester Unitary Development Plan.

16) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with the approved drawings. These facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport, pursuant to Manchester Unitary Development Plan policies T3.1, T3.7 and RC18.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 088028/FO/2008/C1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Contaminated Land Section

Environmental Health

Environment & Operations (Refuse & Sustainability)

Engineering Services

Environment Agency

Greater Manchester Police

Environment Agency

Apartments 36, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH

Apartment 40, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH

Apartment 20, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH

Apartment 8, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH

Apartment 19, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH

Apartment 29, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH

Apartment 7, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH

Apartment 1, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH

Apartment 3, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH

Apartment 25, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH

Apartment 17, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH

Apartment 6, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH

Apartment 43, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 2, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 21, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 30, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 31, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 10, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 26, 1 Jordan Street, Manchester, M15 4QU
Apartment 113, 1 Jordan Street, Manchester, M15 4QX
Apartment 87, 1 Jordan Street, Manchester, M15 4QX
Apartment 62, 1 Jordan Street, Manchester, M15 4QU
Apartment 57, 1 Jordan Street, Manchester, M15 4QU
Apartment 127, 1 Jordan Street, Manchester, M15 4QX
Apartment 95, 1 Jordan Street, Manchester, M15 4QX
Like A River, 1 Jordan Street, Manchester, M15 4PY
Apartment 16, 1 Jordan Street, Manchester, M15 4QU
Apartment 29, 1 Jordan Street, Manchester, M15 4QU
Apartment 33, 1 Jordan Street, Manchester, M15 4QU
Apartment 112, 1 Jordan Street, Manchester, M15 4QX
Apartment 13, 1 Jordan Street, Manchester, M15 4QU
Apartment 30, 1 Jordan Street, Manchester, M15 4QU
Apartment 38, 1 Jordan Street, Manchester, M15 4QU
Apartment 3, 1 Jordan Street, Manchester, M15 4QU
Apartment 6, 1 Jordan Street, Manchester, M15 4QU
Apartment 123, 1 Jordan Street, Manchester, M15 4QX
Apartment 69, 1 Jordan Street, Manchester, M15 4QU
Apartment 111, 1 Jordan Street, Manchester, M15 4QX
Apartment 19, 1 Jordan Street, Manchester, M15 4QU
Fletcher Architects, 5 Jordan Street, Manchester, M15 4PY
Apartment 7, 1 Jordan Street, Manchester, M15 4QU
Apartment 96, 1 Jordan Street, Manchester, M15 4QX
Apartment 82, 1 Jordan Street, Manchester, M15 4QX
Apartment 88, 8 Commercial Street, Manchester, M15 4QY
Apartment 101, 8 Commercial Street, Manchester, M15 4QY
Apartment 74, 8 Commercial Street, Manchester, M15 4QY
Apartment 53, 8 Commercial Street, Manchester, M15 4QY
Apartment 93, 8 Commercial Street, Manchester, M15 4QY
Apartment 80, 8 Commercial Street, Manchester, M15 4QY
Apartment 104, 8 Commercial Street, Manchester, M15 4QY
Apartment 15, 1 Jordan Street, Manchester, M15 4QU
Apartment 89, 1 Jordan Street, Manchester, M15 4QX
Apartment 75, 1 Jordan Street, Manchester, M15 4QU
Apartment 131, 1 Jordan Street, Manchester, M15 4QX
Apartment 12, 1 Jordan Street, Manchester, M15 4QU
Apartment 35, 1 Jordan Street, Manchester, M15 4QU
Apartment 118, 1 Jordan Street, Manchester, M15 4QX
Apartment 52, 1 Jordan Street, Manchester, M15 4QU
Apartment 101, 1 Jordan Street, Manchester, M15 4QX
Apartment 1, 1 Jordan Street, Manchester, M15 4QU
Apartment 44, 1 Jordan Street, Manchester, M15 4QU
Apartment 90, 1 Jordan Street, Manchester, M15 4QX

Apartment 98, 1 Jordan Street, Manchester, M15 4QX
Apartment 70, 1 Jordan Street, Manchester, M15 4QU
Apartment 50, 1 Jordan Street, Manchester, M15 4QU
Apartment 138, 1 Jordan Street, Manchester, M15 4QX
Apartment 80, 1 Jordan Street, Manchester, M15 4QX
Apartment 51, 1 Jordan Street, Manchester, M15 4QU
Apartment 128, 1 Jordan Street, Manchester, M15 4QX
Apartment 20, 1 Jordan Street, Manchester, M15 4QU
Apartment 14, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 28, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 39, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 22, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 35, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 9, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 5, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 34, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 18, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 26, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 11, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 13, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 12, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 23, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 44, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 32, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 27, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 38, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 24, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
14-32, Hewitt Street, Manchester, M15 4GB
Apartment 70, 8 Commercial Street, Manchester, M15 4QY
Apartment 113, 8 Commercial Street, Manchester, M15 4QY
Apartment 98, 8 Commercial Street, Manchester, M15 4QY
Apartment 84, 8 Commercial Street, Manchester, M15 4QY
Apartment 106, 8 Commercial Street, Manchester, M15 4QY
Apartment 83, 8 Commercial Street, Manchester, M15 4QY
Apartment 96, 8 Commercial Street, Manchester, M15 4QY
Apartment 3, 8 Commercial Street, Manchester, M15 4QW
Apartment 90, 8 Commercial Street, Manchester, M15 4QY
Apartment 117, 8 Commercial Street, Manchester, M15 4QY
Apartment 40, 8 Commercial Street, Manchester, M15 4QW
Apartment 66, 8 Commercial Street, Manchester, M15 4QY
Apartment 63, 8 Commercial Street, Manchester, M15 4QY
Apartment 17, 8 Commercial Street, Manchester, M15 4QW
Apartment 105, 8 Commercial Street, Manchester, M15 4QY
Apartment 103, 8 Commercial Street, Manchester, M15 4QY
Apartment 7, 8 Commercial Street, Manchester, M15 4QW
Apartment 114, 8 Commercial Street, Manchester, M15 4QY
Apartment 102, 8 Commercial Street, Manchester, M15 4QY
Apartment 21, 8 Commercial Street, Manchester, M15 4QW
1 Commercial Street, Manchester, M15 4PZ
Team Netsol Ltd, Sun House 2-4, Little Peter Street, Manchester, M15 4PS

Komak Recruitment, Sun House 2-4, Little Peter Street, Manchester, M15 4PS
Voicescape, Sun House 2-4, Little Peter Street, Manchester, M15 4PS
Apartment 6, 357-361, Deansgate, Manchester, M3 4LG
Apartment 7, 357-361, Deansgate, Manchester, M3 4LG
Apartment 9, 357-361, Deansgate, Manchester, M3 4LG
Apartment 4, 357-361, Deansgate, Manchester, M3 4LG
Apartment 13, 357-361, Deansgate, Manchester, M3 4LG
Apartment 3, 357-361, Deansgate, Manchester, M3 4LG
Apartment 10, 357-361, Deansgate, Manchester, M3 4LG
Apartment 11, 357-361, Deansgate, Manchester, M3 4LG
Apartment 12, 357-361, Deansgate, Manchester, M3 4LG
Apartment 2, 357-361, Deansgate, Manchester, M3 4LG
Apartment 5, 357-361, Deansgate, Manchester, M3 4LG
Apartment 8, 357-361, Deansgate, Manchester, M3 4LG
10 Hewitt Street, Manchester, M15 4GB
1 Alpha Place, Manchester, M15 4PP
3 Constance Street, Manchester, M15 4JQ
Webster Shandwick, Knott Mill, 2 Jordan Street, Manchester, M15 4PY
Christian Douglass Llp, 2 Jordan Street, Manchester, M15 4PY
Circa, 4 Jordan Street, Manchester, M15 4PY
Harrison Ince Partnership, 2 Jordan Street, Manchester, M15 4PY
10 Little Peter Street, Manchester, M15 4PS
Vertigo P R Ltd, 21 Little Peter Street, Manchester, M15 4PS
10 Hewitt Street, Manchester, M15 4GB
What If Ltd, 21 Little Peter Street, Manchester, M15 4PS
Spoken Image Ltd, 8 Hewitt Street, Manchester, M15 4GB
Vector Oem Content Ltd, 21 Little Peter Street, Manchester, M15 4PS
B T G Recruitment, 21 Little Peter Street, Manchester, M15 4PS
Apartment 4, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 100, 8 Commercial Street, Manchester, M15 4QY
Apartment 86, 8 Commercial Street, Manchester, M15 4QY
Apartment 92, 8 Commercial Street, Manchester, M15 4QY
Apartment 58, 8 Commercial Street, Manchester, M15 4QY
Apartment 68, 8 Commercial Street, Manchester, M15 4QY
Apartment 45, 8 Commercial Street, Manchester, M15 4QW
Apartment 108, 8 Commercial Street, Manchester, M15 4QY
Apartment 99, 8 Commercial Street, Manchester, M15 4QY
Apartment 81, 8 Commercial Street, Manchester, M15 4QY
Apartment 9, 8 Commercial Street, Manchester, M15 4QW
Apartment 110, 8 Commercial Street, Manchester, M15 4QY
Apartment 46, 8 Commercial Street, Manchester, M15 4QW
Apartment 94, 8 Commercial Street, Manchester, M15 4QY
Apartment 10, 8 Commercial Street, Manchester, M15 4QW
Apartment 1, 357-361, Deansgate, Manchester, M3 4LG
Apartment 14, 357-361, Deansgate, Manchester, M3 4LG
Apartment 51, 8 Commercial Street, Manchester, M15 4QY
Apartment 11, 8 Commercial Street, Manchester, M15 4QW
Apartment 37, 8 Commercial Street, Manchester, M15 4QW
Apartment 69, 8 Commercial Street, Manchester, M15 4QY
Apartment 8, 8 Commercial Street, Manchester, M15 4QW

Apartment 23, 8 Commercial Street, Manchester, M15 4QW
Apartment 15, 8 Commercial Street, Manchester, M15 4QW
Apartment 43, 8 Commercial Street, Manchester, M15 4QW
Apartment 49, 8 Commercial Street, Manchester, M15 4QW
Apartment 72, 8 Commercial Street, Manchester, M15 4QY
Apartment 71, 8 Commercial Street, Manchester, M15 4QY
Apartment 48, 8 Commercial Street, Manchester, M15 4QW
Apartment 91, 8 Commercial Street, Manchester, M15 4QY
Apartment 107, 8 Commercial Street, Manchester, M15 4QY
Apartment 82, 8 Commercial Street, Manchester, M15 4QY
Apartment 118, 8 Commercial Street, Manchester, M15 4QY
Apartment 57, 8 Commercial Street, Manchester, M15 4QY
Apartment 115, 8 Commercial Street, Manchester, M15 4QY
Apartment 109, 8 Commercial Street, Manchester, M15 4QY
Apartment 47, 8 Commercial Street, Manchester, M15 4QW
Apartment 60, 8 Commercial Street, Manchester, M15 4QY
Apartment 89, 8 Commercial Street, Manchester, M15 4QY
Apartment 87, 8 Commercial Street, Manchester, M15 4QY
Apartment 42, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 16, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 41, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 15, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 37, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 33, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 103, 1 Jordan Street, Manchester, M15 4QX
Apartment 60, 1 Jordan Street, Manchester, M15 4QU
Apartment 17, 1 Jordan Street, Manchester, M15 4QU
Apartment 21, 1 Jordan Street, Manchester, M15 4QU
Apartment 117, 1 Jordan Street, Manchester, M15 4QX
Apartment 22, 1 Jordan Street, Manchester, M15 4QU
Apartment 76, 1 Jordan Street, Manchester, M15 4QX
Apartment 86, 1 Jordan Street, Manchester, M15 4QX
Apartment 14, 1 Jordan Street, Manchester, M15 4QU
Apartment 68, 1 Jordan Street, Manchester, M15 4QU
Apartment 143, 1 Jordan Street, Manchester, M15 4QX
Apartment 34, 8 Commercial Street, Manchester, M15 4QW
Apartment 18, 8 Commercial Street, Manchester, M15 4QW
Apartment 73, 8 Commercial Street, Manchester, M15 4QY
Apartment 62, 8 Commercial Street, Manchester, M15 4QY
Apartment 44, 8 Commercial Street, Manchester, M15 4QW
Apartment 78, 8 Commercial Street, Manchester, M15 4QY
Apartment 32, 8 Commercial Street, Manchester, M15 4QW
Apartment 31, 8 Commercial Street, Manchester, M15 4QW
Apartment 65, 8 Commercial Street, Manchester, M15 4QY
Apartment 64, 8 Commercial Street, Manchester, M15 4QY
Apartment 76, 8 Commercial Street, Manchester, M15 4QY
Apartment 22, 8 Commercial Street, Manchester, M15 4QW
Apartment 29, 8 Commercial Street, Manchester, M15 4QW
Apartment 50, 8 Commercial Street, Manchester, M15 4QW
Apartment 35, 8 Commercial Street, Manchester, M15 4QW

Apartment 77, 8 Commercial Street, Manchester, M15 4QY
Apartment 36, 8 Commercial Street, Manchester, M15 4QW
Apartment 27, 8 Commercial Street, Manchester, M15 4QW
Apartment 41, 8 Commercial Street, Manchester, M15 4QW
Apartment 26, 8 Commercial Street, Manchester, M15 4QW
Apartment 30, 8 Commercial Street, Manchester, M15 4QW
Apartment 24, 8 Commercial Street, Manchester, M15 4QW
Apartment 52, 8 Commercial Street, Manchester, M15 4QY
Apartment 2, 8 Commercial Street, Manchester, M15 4QW
Apartment 56, 8 Commercial Street, Manchester, M15 4QY
Apartment 14, 8 Commercial Street, Manchester, M15 4QW
Apartment 12, 8 Commercial Street, Manchester, M15 4QW
Apartment 13, 8 Commercial Street, Manchester, M15 4QW
Apartment 59, 8 Commercial Street, Manchester, M15 4QY
Apartment 75, 8 Commercial Street, Manchester, M15 4QY
10 Commercial Street, Manchester, M15 4PZ
Apartment 19, 8 Commercial Street, Manchester, M15 4QW
Apartment 42, 8 Commercial Street, Manchester, M15 4QW
Apartment 5, 8 Commercial Street, Manchester, M15 4QW
Apartment 4, 8 Commercial Street, Manchester, M15 4QW
Apartment 1, 8 Commercial Street, Manchester, M15 4QW
14 Commercial Street, Manchester, M15 4PZ
Loc Associates Ltd, Knott Mill, 7 Constance Street, Manchester, M15 4JQ
Dane Ashworth & Cottam, 7 Constance Street, Manchester, M15 4JQ
Euro R S C G Biss Lancaster, 4 Jordan Street, Manchester, M15 4PY
Race International Ltd, 4 Jordan Street, Manchester, M15 4PY
1 Constance Street, Manchester, M15 4JQ
Ralph Capper Interiors Ltd, 10a, Little Peter Street, Manchester, M15 4PS
Ichameleon, 3-11, Little Peter Street, Manchester, M15 4PS
Apartment 39, 8 Commercial Street, Manchester, M15 4QW
Apartment 61, 8 Commercial Street, Manchester, M15 4QY
Apartment 20, 8 Commercial Street, Manchester, M15 4QW
Apartment 28, 8 Commercial Street, Manchester, M15 4QW
Apartment 6, 8 Commercial Street, Manchester, M15 4QW
Apartment 25, 8 Commercial Street, Manchester, M15 4QW
Apartment 16, 8 Commercial Street, Manchester, M15 4QW
Apartment 85, 1 Jordan Street, Manchester, M15 4QX
Apartment 104, 1 Jordan Street, Manchester, M15 4QX
Apartment 39, 1 Jordan Street, Manchester, M15 4QU
Apartment 4, 1 Jordan Street, Manchester, M15 4QU
Apartment 63, 1 Jordan Street, Manchester, M15 4QU
Apartment 64, 1 Jordan Street, Manchester, M15 4QU
Apartment 61, 1 Jordan Street, Manchester, M15 4QU
Apartment 32, 1 Jordan Street, Manchester, M15 4QU
Apartment 100, 1 Jordan Street, Manchester, M15 4QX
Apartment 59, 1 Jordan Street, Manchester, M15 4QU
Apartment 49, 1 Jordan Street, Manchester, M15 4QU
Apartment 116, 1 Jordan Street, Manchester, M15 4QX
Apartment 122, 1 Jordan Street, Manchester, M15 4QX
Apartment 129, 1 Jordan Street, Manchester, M15 4QX

Apartment 99, 1 Jordan Street, Manchester, M15 4QX
Apartment 136, 1 Jordan Street, Manchester, M15 4QX
Apartment 81, 1 Jordan Street, Manchester, M15 4QX
Apartment 42, 1 Jordan Street, Manchester, M15 4QU
Apartment 46, 1 Jordan Street, Manchester, M15 4QU
Apartment 144, 1 Jordan Street, Manchester, M15 4QX
7 Jordan Street, Manchester, M15 4PY
Apartment 74, 1 Jordan Street, Manchester, M15 4QU
Apartment 27, 1 Jordan Street, Manchester, M15 4QU
Apartment 58, 1 Jordan Street, Manchester, M15 4QU
Apartment 125, 1 Jordan Street, Manchester, M15 4QX
Apartment 130, 1 Jordan Street, Manchester, M15 4QX
Apartment 121, 1 Jordan Street, Manchester, M15 4QX
Apartment 119, 1 Jordan Street, Manchester, M15 4QX
Apartment 34, 1 Jordan Street, Manchester, M15 4QU
Apartment 142, 1 Jordan Street, Manchester, M15 4QX
Apartment 116, 8 Commercial Street, Manchester, M15 4QY
Apartment 54, 8 Commercial Street, Manchester, M15 4QY
Apartment 95, 8 Commercial Street, Manchester, M15 4QY
Apartment 85, 8 Commercial Street, Manchester, M15 4QY
Apartment 79, 8 Commercial Street, Manchester, M15 4QY
Apartment 55, 8 Commercial Street, Manchester, M15 4QY
Apartment 112, 8 Commercial Street, Manchester, M15 4QY
Potter Rees Serious Injury Solicitors, 12 Commercial Street, Manchester, M15 4PZ
Apartment 67, 8 Commercial Street, Manchester, M15 4QY
Apartment 97, 8 Commercial Street, Manchester, M15 4QY
Apartment 111, 8 Commercial Street, Manchester, M15 4QY
Castlefield Gallery, 2 Hewitt Street, Manchester, M15 4GB
Flat 3, 355 Deansgate, Manchester, M3 4LG
Flat 5, 355 Deansgate, Manchester, M3 4LG
Flat 6, 355 Deansgate, Manchester, M3 4LG
Flat 1, 355 Deansgate, Manchester, M3 4LG
Flat 9, 355 Deansgate, Manchester, M3 4LG
Flat 8, 355 Deansgate, Manchester, M3 4LG
Flat 2, 355 Deansgate, Manchester, M3 4LG
Flat 4, 355 Deansgate, Manchester, M3 4LG
Flat 7, 355 Deansgate, Manchester, M3 4LG
Mediacom North Ltd, 6 Commercial Street, Manchester, M15 4PZ
Stride Treglown Chapman Robinson, 6 Commercial Street, Manchester, M15 4PZ
P S D Robinson Gear (investment Planning) Ltd, Riverside Mews, 4 Commercial
Street, Manchester, M15 4RQ
Chapman Robinson Architects Ltd, Riverside Mews, 4 Commercial Street,
Manchester, M15 4RQ
Ian Simpson Architects Ltd, Riverside Mews, 4 Commercial Street, Manchester, M15
4RQ
Apartment 33, 8 Commercial Street, Manchester, M15 4QW
Apartment 38, 8 Commercial Street, Manchester, M15 4QW
Apartment 91, 1 Jordan Street, Manchester, M15 4QX
Apartment 11, 1 Jordan Street, Manchester, M15 4QU
Apartment 108, 1 Jordan Street, Manchester, M15 4QX

Apartment 97, 1 Jordan Street, Manchester, M15 4QX
Apartment 72, 1 Jordan Street, Manchester, M15 4QU
Apartment 10, 1 Jordan Street, Manchester, M15 4QU
Apartment 24, 1 Jordan Street, Manchester, M15 4QU
Apartment 83, 1 Jordan Street, Manchester, M15 4QX
Apartment 120, 1 Jordan Street, Manchester, M15 4QX
Apartment 5, 1 Jordan Street, Manchester, M15 4QU
Apartment 43, 1 Jordan Street, Manchester, M15 4QU
Apartment 40, 1 Jordan Street, Manchester, M15 4QU
Apartment 66, 1 Jordan Street, Manchester, M15 4QU
Apartment 55, 1 Jordan Street, Manchester, M15 4QU
Apartment 133, 1 Jordan Street, Manchester, M15 4QX
Apartment 106, 1 Jordan Street, Manchester, M15 4QX
Apartment 71, 1 Jordan Street, Manchester, M15 4QU
Apartment 114, 1 Jordan Street, Manchester, M15 4QX
Apartment 139, 1 Jordan Street, Manchester, M15 4QX
Apartment 78, 1 Jordan Street, Manchester, M15 4QX
Apartment 56, 1 Jordan Street, Manchester, M15 4QU
Apartment 141, 1 Jordan Street, Manchester, M15 4QX
Apartment 102, 1 Jordan Street, Manchester, M15 4QX
Apartment 137, 1 Jordan Street, Manchester, M15 4QX
Apartment 88, 1 Jordan Street, Manchester, M15 4QX
9 Jordan Street, Manchester, M15 4PY
Apartment 23, 1 Jordan Street, Manchester, M15 4QU
Apartment 107, 1 Jordan Street, Manchester, M15 4QX
Apartment 84, 1 Jordan Street, Manchester, M15 4QX
Apartment 18, 1 Jordan Street, Manchester, M15 4QU
Apartment 25, 1 Jordan Street, Manchester, M15 4QU
Apartment 8, 1 Jordan Street, Manchester, M15 4QU
Apartment 79, 1 Jordan Street, Manchester, M15 4QX
Apartment 92, 1 Jordan Street, Manchester, M15 4QX
Apartment 94, 1 Jordan Street, Manchester, M15 4QX
Apartment 109, 1 Jordan Street, Manchester, M15 4QX
Apartment 2, 1 Jordan Street, Manchester, M15 4QU
Apartment 53, 1 Jordan Street, Manchester, M15 4QU
Apartment 54, 1 Jordan Street, Manchester, M15 4QU
3 Jordan Street, Manchester, M15 4PY
Apartment 132, 1 Jordan Street, Manchester, M15 4QX
Apartment 115, 1 Jordan Street, Manchester, M15 4QX
Apartment 146, 1 Jordan Street, Manchester, M15 4QX
Apartment 67, 1 Jordan Street, Manchester, M15 4QU
Apartment 126, 1 Jordan Street, Manchester, M15 4QX
Apartment 37, 1 Jordan Street, Manchester, M15 4QU
Apartment 9, 1 Jordan Street, Manchester, M15 4QU
Apartment 105, 1 Jordan Street, Manchester, M15 4QX
Apartment 73, 1 Jordan Street, Manchester, M15 4QU
Apartment 135, 1 Jordan Street, Manchester, M15 4QX
Apartment 28, 1 Jordan Street, Manchester, M15 4QU
Apartment 77, 1 Jordan Street, Manchester, M15 4QX
Apartment 140, 1 Jordan Street, Manchester, M15 4QX

Apartment 41, 1 Jordan Street, Manchester, M15 4QU
Apartment 134, 1 Jordan Street, Manchester, M15 4QX
Apartment 31, 1 Jordan Street, Manchester, M15 4QU
Apartment 145, 1 Jordan Street, Manchester, M15 4QX
Apartment 110, 1 Jordan Street, Manchester, M15 4QX
Apartment 65, 1 Jordan Street, Manchester, M15 4QU
Apartment 148, 1 Jordan Street, Manchester, M15 4QX
Apartment 47, 1 Jordan Street, Manchester, M15 4QU
Apartment 93, 1 Jordan Street, Manchester, M15 4QX
Apartment 36, 1 Jordan Street, Manchester, M15 4QU
Apartment 48, 1 Jordan Street, Manchester, M15 4QU
Apartment 147, 1 Jordan Street, Manchester, M15 4QX
Apartment 45, 1 Jordan Street, Manchester, M15 4QU
Apartment 124, 1 Jordan Street, Manchester, M15 4QX
Ground Floor Flat, 10a Little Peter Street, Manchester, M15 4PS
1st Floor Flat, 10a Little Peter Street, Manchester, M15 4PS
2nd Floor Flat, 10A Little Peter Street, Manchester, M15 4PS

Representations were received from the following third parties:

Contaminated Land Section
Environmental Health
Engineering Services
Environment Agency
Greater Manchester Police
Environment Agency
Flat 61, Hill Quays, 8 Commercial Street, Manchester, , , M15 4QY
Apt 13 , 357 Deansgate, , M3 4LG
Apartment 27, Hill Quays, 1 Jordan Street, Manchester, , , M15 4QU
In-Fill Design Ltd, Hartland, 13 Mayfield Road, Bramhall, SK7 1JU

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Email : l.harrison1@manchester.gov.uk