

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129466/LO/2021

Date registered valid: 4 May 2021

Proposal: Listed building consent for internal and external alterations.

Address: Arora International Hotel, 18-24 Princess Street, Manchester, M1 4LG

Ward(s): Deansgate Ward

Applicant: Simon Mather Leach Rhodes Walker 50 Dearmans Place,
Manchester, M3 5LH

Agent (if any): LRW Architects Leach Rhodes Walker Ground Floor West, 50
Dearmans Place, Manchester, M3 5LH

Case officer: James Hughes
Tel: 0161 600 8772
Email: james.hughes@manchester.gov.uk

Recommendation: Grant Listed Building Consent

Date of recommendation: 26 August 2021

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: Site Visit carried out by John Whyard

Standard consultations:

Printed: 17 May 2021 Expired: 7 June 2021

Neighbour notifications

Printed: 17 May 2021 Expired: 7 June 2021

Site notice

Posted: 19 May 2021 Expired: 9 June 2021

Press advert

Published: 25 May 2021 Expired: 15 June 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not Applicable

The application relates to no.18-24 Princess Street, formerly occupied by Arora International Hotel. The building is a former warehouse building in the city centre of Manchester. The building's frontage is orientated northeast towards Princess Street, with a northwest side elevation adjacent to Back George Street and southeast side elevation to George Street. The rear elevation of the property is adjoined to newly-built no.3 St. Peter's Square, a modern office building. The building is a late 19th Century, Grade II listed warehouse building and is within the George Street Conservation Area. The building is four storeys with a basement and attic, providing accommodation across six floors.

Description of area

The surrounding buildings to Princess Street are generally of a similar size and scale, nearly all of which are listed former warehouses.

Description of development

Listed building consent is sought for the internal refurbishment of the existing hotel, including the opening up of a portion the upper ground floor area to form an open plan lobby, bar and restaurant area. Various alterations are sought including:

Lower Ground Floor

- Removal of decorative bulkheads to expose the soffit, services and original beams
- Removal of modern staircase and platform lift shaft to street level and modern glazed enclosure

Upper Ground Floor

- Removal of liner walls to expose the original masonry fabric
- Removal of decorative bulkheads to expose the soffit, services and original beams
- Removal of modern staircase to lower ground floor and modern glazed enclosure
- Removal of modern platform lift and shaft and installation of new platform lift
- Removal of modern beer drop
- Increase to openings through existing masonry walls on grid-line 3 & 6
- Increase of footprint to existing entrance stairs to provide wider circulation
- New penetration through floor to provide visual link to lower ground floor
- Remedial work to rectify defective fire stopping where required
- New wall and floor finishes
- New case goods and furniture
- New open bar/kitchen

Refurbishment and Rebrand of Existing Guestrooms

- Removal of liner walls to expose the original masonry fabric
- Removal of decorative bulkheads and ceilings to expose the soffit, services and original beams
- Remodelling ensembles with new sanitaryware and brassware
- Remedial work to rectify defective fire stopping where required
- New wall and floor finishes
- New case goods and furniture

Alterations to External Elevations

- Removal of 3.no non-original glass canopies to front elevation (Princess Street) and making good of external walls
- Replacement CCTV cameras to front and side elevations

Consultations & Notification Responses

Publicity – The application was advertised in the local press as affecting a listed building and a site notice was displayed adjacent to the building. No representations have been received.

Issues

National Planning Policy Framework – The following Policies are of relevance to this application:

Section 12. Achieving Well- Designed Places; States that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 Conserving and enhancing the historic environment – states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles), - which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;

- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- Provide good access to sustainable transport provision.

Policy DM1 (Development Management) – Which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

Policy CC9 (Design and Heritage) States that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including conservation areas and listed buildings.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 199 states that: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 states that: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 201 states that: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202 states that: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 203 states that: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Design Issues and impact on the Character and Fabric of the Listed Building and character of the Conservation Area –

The proposed internal refurbishment works to the building positively respond to the building's character and its historic architectural features. As part of the refurbishment, a large amount of internal, modern interventions are being removed, many of which were of low quality. In addition, external features (such as the non-original glass canopies) are being removed, improving the appearance of the listed building and being more representative of its original design.

It is noted and understood that, to allow the building to appropriately function as a modern hotel and to provide high quality living accommodation, a series of insertions are required. However, wherever possible, these modern insertions have struck an appropriate balance between retaining the heritage asset's character and allowing functionality and use as a hotel. Notably, as a consequence of the strip out and refurbishment, one of the key principle features of high heritage value (expression of the volume of the space) would be enhanced. Modern features inserted into the building would generally be so designed and inserted so that they would be read as modern insertions.

Impacts on specific features of significance would be negligible to minor adverse and overall the proposals due to the removal of non-original fabric would be positive. Consideration has also been made throughout the assessment that a large number of previous non-original interventions are being removed, which is a positive outcome. Future refurbishments of the building may be able to go further still, with a more heritage-led approach possible in the future achieving still more positive interventions and removal of more non-original features that were not achievable during this refurbishment due to cost constraints.

The minor alterations externally, consisting of the removal of 3.no non-original glass canopy features to the front elevation and replacement CCTV cameras (the replacement cameras being of smaller dimensions than existing and utilising existing infrastructure internally) would have a net positive impact on the character and appearance of the designated heritage asset.

Whilst it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is considered that the small instances of low physical harm resulting from the proposed works to the building are acceptable and that the impact on the special character and fabric of the building would be less than substantial, and is balanced by the legislative requirement to secure a viable future use for the heritage asset.

As any harm is considered to be 'less than substantial', paragraph 202 and 203 of the NPPF require that the impact of the development on the listed building and character of the conservation area should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme which in this case are heritage benefits.

In the context of the NPPF and S66 and S72 of the Act , it is considered that the scheme strikes the right balance between the impact of the changes on the significance of the building, and the public benefits and where there is harm, this would be less than substantial. It is considered for the reasons outlined above that the overall approach to the proposed works would, have an acceptable impact on the character and historic fabric of the listed building.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 199, 202 and 203 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1 and 19.1.

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: Grant Listed Building Consent

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions about the overall design approach in terms of options and impact on historic fabric.

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

1) The development must be begun not later than the 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 and operated in accordance with the following drawings and documents:

Received by the Council 23 August 2021:

Proposed Elevation (Princess Street) – Drawing 8180_L(00)103 Revision C
Proposed Elevation (George Street) – Drawing 8180_L(00)104 Revision C
Proposed Elevation (Back George Street) – Drawing 8180_L(00)105 Revision C
Demolition Upper Ground Floor Plan – Drawing L(26)101 Revision K
Demolition Section AA – Drawing L(26)105 Revision B

Received by the Council 18 August 2021:

Proposed Upper Ground Ceiling Services Plan – Drawing 8180_L(35)101
Proposed General Internal Redecoration Schedule Reference 329 – Storeys
Proposed Type A Floor Plan – Drawing Number 3291-03 Revision T4
Proposed Internal Elevation AA – Drawing Number 329-105 Revision T3
Proposed Internal Elevation BB – Drawing Number 329-106 Revision T3
Proposed Internal Elevation CC + DD – Drawing 329-107 Revision T3
Proposed Internal Elevation EE + FF – Drawing Number 329-108 Revision T3
Proposed Type B Floor Plan – Drawing Number 329-120 Revision T3
Proposed Internal Elevation AA – Drawing Number 329-121 Revision T3
Proposed Internal Elevation BB – Drawing Number 329-122 Revision T3
Proposed Internal Elevation CC + DD - Drawing Number 329-123 Revision T3
Proposed Internal Elevation EE + FF – Drawing Number 329-124 Revision T3
Proposed Bathroom Internal Elevations – Drawing Number 329-125 Revision T3
First Floor Plan Furniture Layout – Drawing Number 329-171 Revision T4
Second Floor Plan Furniture Layout – Drawing Number 329-172 Revision T3

Third Floor Plan Furniture Layout – Drawing Number 329-173 Revision T3
Demolition Lower Ground Floor Plan – Drawing Number L(26)100 Revision G
Proposed Fire Curtain Details – Drawing Number UKS-PFA108621-001
Proposed Lower Ground Floor Plan – Drawing L(00)201 Revision C
Proposed Upper Ground Floor Plan – Drawing L(00)202 Revision D
Proposed Demolition First Floor Plan – Drawing Number LRW_8180_L(26)102 Revision D
Proposed Demolition Second Floor Plan – Drawing No. LRW_8180_L(26)103 Revision B
Proposed Demolition Third Floor Plan – Drawing Number LRW_8180_L(26)104 Revision B

Received by the Council 30 June 2021:

Proposed 2m Steplift 'General Arrangement' to Princess Street Elevation
Existing External Cameras – Document Number 8180_L(00)214
Proposed Upper Ground Floor Fire Strategy Plan – Drawing Number 8180_L(42)02 Revision B

Received by the Council 04 May 2021:

Existing Elevations (Princess Street) – Drawing Number 8180_L(00)100 Revision A
Existing Elevations (George Street) – Drawing Number 8180_L(00)101
Existing Elevations (Back George Street) – Drawing Number 8180_L(00)102
Existing Lower Ground Floor Plan – Drawing Number 8180_L(26)01 Revision A
Existing Upper Ground Floor Plan – Drawing Number 8180_L(26)02 Revision A
Existing First Floor Plan – Drawing Number 8180_L(26)03 Revision A
Existing Second Floor Plan – Drawing Number 8180_L(26)04
Existing Third Floor Plan – Drawing Number 8180_L(26)05
Existing Fourth Floor Plan – Drawing Number 8180_L(26)06
Existing Fifth Floor Plan – Drawing Number 8180_L(26)07
Existing Sixth Floor Plan – Drawing Number 8180_L(26)08
Existing Roof Plan – Drawing Number 8180_L(26)09
Existing Section AA – Drawing Number 8180_L(26)10
Existing Section BB – Drawing Number 8180_L(26)11
Proposed First Floor Plan – Drawing Number LRW_8180_L(00)203 Revision A
Proposed Second Floor Plan – Drawing Number LRW_8180_L(00)204 Revision A
Proposed Third Floor Plan – Drawing Number LRW_8180_L(00)205 Revision A
Proposed Fourth Floor Plan – Drawing Number LRW_8180_L(00)206
Proposed Fifth Floor Plan – Drawing Number LRW-8180_L(00)207
Proposed Sixth Floor Plan – Drawing Number LRW-8180_L(00)208
Proposed Roof Plan – Drawing Number LRW_8180_L(00)209
Proposed Section AA – Drawing Number LRW_8180_L(00)210 Revision A
Proposed Section BB – Drawing Number LRW_8180_L(00)211 Revision A
Demolition Section BB – Drawing Number LRW_8180_L(26)106 Revision A
Proposed Lower Ground Floor Reflected Ceiling Plan – Drawing No. 8180_L(35)01 Revision C
Proposed Upper Ground Floor Reflected Ceiling Plan – Drawing No. 8180_L(35)02 Revision C
Prop. Typical Guestroom Floors and Reflected Ceiling – Drwg. No. 8180_L(35)03 Revision B
Proposed Internal Elevations AA + BB + CC – Drawing Number 329-204 Revision T1
Proposed Internal Elevations DD + EE + FF – Drawing Number 329-205 Revision T1
Proposed Internal Elevations GG + HH + JJ – Drawing Number 329-206 Revision T1
Proposed Internal Elevations KK + LL + MM – Drawing Number 329-207 Revision T1
Proposed Back Bar Racking – Drawing Number 329-208 Revision T1
Proposed Back Bar Storage – Drawing Number 329-209 Revision T1
Proposed Coffee Unit – Drawing Number 329-210 Revision B
Proposed Coffee Unit – Drawing Number 329-210 Revision T1
Proposed Co-Working Booths – Drawing Number 329-211 Revision T1
Proposed 8 Seater Family Table – Drawing Number 329-212 Revision T1
Proposed Landscape Table- Drawing Number 329-214 Revision T1
Proposed Reception Column – Drawing Number 329-215 Revision T1

Proposed Family Table – Drawing Number 329-216 Revision T1
Proposed Kitchen Counter – Drawing Number 329-218 Revision T1
Proposed Restaurant Booth – Drawing Number 329-220 Revision T1
Proposed Modular Seating – Drawing Number 329-224 Revision T1
Proposed Balance Table – Drawing Number 329-225 Revision T1

Received by the Council 26 March 2021:

Proposed Outline Specification – Document Number 8180_S(00)01 Revision A

Received by the Council 17 March 2021:

Secondary Glazing Frame Details – Drawing Number 8180_A(32)03
Typical Guestroom Remedial Work – Drawing Number 8180_A(43)01 Revision A
Upper Ground Floor Remedial Work – Drawing Number 8180_A(43)02 Revision A
Guestroom Perimeter Fire Stopping Remedial Work – Drawing Number 8180_A(43)03 Rev A
Proposed Heating and Cooling Services Layout – Drawing L20006-IN2-01-00-DR-M-1001
Proposed Ventilation Services Layout UGF – Drawing L20008-IN2-01-00-DR-M-3001
Proposed Ventilation Services Second Floor – Drawing L20006-IN2-01-02-DR-M-2001
Typical Guestroom Type A Strip Out – Drawing L20006-IN2-ZZ-ZZ-DR-M-0061
Typical Guestroom Type B Strip Out – Drawing L20006-IN2-ZZ-ZZ-DR-M-0062

Received by the Council 19 February 2021:

Location Plan – Drawing Number 8180_L(90)01

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1, CC9, EN3 and DM 1 and saved Unitary Development Plan policies DC18.1 and DC19.1

3) Notwithstanding the details as set out in Condition 2 (Plans and Documents), no development shall commence in relation to the following work unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Details and method statement of making good the external fabric of the building following the removal of 3.no glass canopies

In relation to the above items no works shall commence until details have been submitted and approved in writing by the City Council as Local Planning Authority

Reason: In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of the building and to ensure consistency in accordance with Policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Historic England (North West)
National Amenity Societies

28 - 32 Princess Street, Manchester, M1 4LB
Basement, 28 - 32 Princess Street, Manchester, M1 4LB
12 Princess Street, Manchester, M1 7AN
Second Floor, 12 Princess Street, Manchester, M1 7AG
16 Princess Street, Manchester, M1 4NB
14 Princess Street, Manchester, M1 4NB
Manchester Art Gallery, Mosley Street, Manchester, M2 3JL
Apartment 9, 30 Princess Street, Manchester, M1 4DA
Apartment 103, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 101, The Arthouse, 43 George Street, Manchester, M1 4AB
83 Mosley Street, Manchester, M2 3LQ
83 Princess Street, Manchester, M1 4HH
Basement, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, The Arthouse, 43 George Street, Manchester, M1 4AB
2 St Peter's Square, Manchester, M2 3AA
FRISKA, 3 St Peter's Square, Manchester, M2 3AA
Apartment 102, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 12, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 10, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 40, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 17, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 15, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 8, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 20, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 5, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Apartment 410, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 2, 26 Princess Street, Manchester, M1 4LB
Apartment 29, 30 Princess Street, Manchester, M1 4DA
Apartment 28, 30 Princess Street, Manchester, M1 4DA
Apartment 24, 30 Princess Street, Manchester, M1 4DA
Apartment 17, 30 Princess Street, Manchester, M1 4DA
Apartment 10, 30 Princess Street, Manchester, M1 4DA
Apartment 403, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 401, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 202, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 107, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 22, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Apartment 309, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 106, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 14, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 6, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 41, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Apartment 19, 30 Princess Street, Manchester, M1 4DA
Apartment 14, 30 Princess Street, Manchester, M1 4DA
Apartment 12, 30 Princess Street, Manchester, M1 4DA
Apartment 112, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 3, 26 Princess Street, Manchester, M1 4LB
Apartment 306, The Arthouse, 43 George Street, Manchester, M1 4AB

Flat 34, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 29, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Apartment 409, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 111, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 108, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 30, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 25, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 2, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Apartment 32, 30 Princess Street, Manchester, M1 4DA
Apartment 27, 30 Princess Street, Manchester, M1 4DA
Apartment 23, 30 Princess Street, Manchester, M1 4DA
Apartment 20, 30 Princess Street, Manchester, M1 4DA
Apartment 11, 30 Princess Street, Manchester, M1 4DA
Serviced Apartment 1, 26 Princess Street, Manchester, M1 4LB
Apartment 404, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 303, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 302, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 208, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 205, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 203, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 38, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 33, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 23, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 16, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Apartment 8, 30 Princess Street, Manchester, M1 4DA
Apartment 18, 30 Princess Street, Manchester, M1 4DA
Apartment 15, 30 Princess Street, Manchester, M1 4DA
Apartment 308, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 209, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 406, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 37, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
77 Mosley Street, Manchester, M2 3LQ
Flat 32, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 36, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 27, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 24, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Apartment 407, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 402, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 210, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 305, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 201, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 310, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 206, The Arthouse, 43 George Street, Manchester, M1 4AB
Basement To Third Floor, 79 Mosley Street, Manchester, M2 3LQ
Apartment 307, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 5, 30 Princess Street, Manchester, M1 4DA
Apartment 26, 30 Princess Street, Manchester, M1 4DA
Apartment 22, 30 Princess Street, Manchester, M1 4DA
Apartment 21, 30 Princess Street, Manchester, M1 4DA
Apartment 16, 30 Princess Street, Manchester, M1 4DA
Apartment 25, 30 Princess Street, Manchester, M1 4DA
Apartment 6, 30 Princess Street, Manchester, M1 4DA
Apartment 4, 30 Princess Street, Manchester, M1 4DA
Apartment 30, 30 Princess Street, Manchester, M1 4DA

Apartment 31, 30 Princess Street, Manchester, M1 4DA
Apartment 7, 30 Princess Street, Manchester, M1 4DA
Apartment 109, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 35, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 28, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 26, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 21, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
79 Mosley Street, Manchester, M2 3LQ
32 Princess Street, Manchester, M1 4LB
Apartment 104, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 105, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 110, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 408, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 304, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 405, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 301, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 204, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 207, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 31, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 18, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 11, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 47, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 44, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 39, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 7, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 46, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 45, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 42, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 19, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 9, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 3, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 43, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 13, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 4, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX
Flat 1, Tuscany House, 19 Dickinson Street, Manchester, M1 4LX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - George Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CITY2