

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127715/FO/2020 and 127716/LO/2020
Date registered valid: 11 August 2020
Proposal: Planning and Listed Building Consent: External fabric repairs including replacement of metal windows and masonry repairs
Address: 49-51 Dale Street, Manchester, M1 2HF
Ward(s): Piccadilly Ward

Applicant: Mr Joe Campbell Boohoo 49-51 Dale Street, Manchester, M1 2HF
Agent (if any): Kate Martyn Donald Insall Associates Via Email
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation 127715/FO/2020: Approve
Recommendation 127716/LO/2020: Approve

Date of recommendations: 01-10-21

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: Various

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 August 2020 Expired: 9 September 2020

Site notice

Posted: 20 August 2020 Expired: 10 September 2020

Press advert

Published: 25 August 2020 Expired: 15 September 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order:

The application relates to the group of buildings known as 49-51 Dale Street but which also includes 30-32 Hilton Street. These are 5-storey Grade II Listed buildings which lie within the Stevenson Square Conservation Area.

The buildings are well-detailed, decorative and imposing, and have good spatial relationships with buildings around it, including 45-47 Dale Street, that provide good context to the building's uses and the development of the area.

Description of area

The application site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship. The site also lies close to the major transport hubs of Piccadilly Train station and the Bus and Tram stops at Parker Street within Piccadilly Gardens.

Description of development

Consent is sought for Repair/Replacement of corroded metal windows with galvanised steel window to incorporate slimline double glazing with toughened hand drawn outer panes, along with a series of repairs to the external fabric which have arisen due to a number of factors such as water ingress, inadequate drainage of rainwater as follows: Indent repairs and repairs to lead dressing. A number of additional repairs and building cleaning are also proposed (as shown on the proposed drawings) but these are the subject of ongoing dialogue between the contractor and the Planning Service and subject to agreement of these through an exchange of correspondence do not require consent.

A large proportion of the existing windows on the building have non-galvanised mild steel frames, with a mix of side and top hung casements and some pivot openings, with large format glazing. The existing single glazing comprises glass of approximately 3mm thick, set within rebates and concealed by either beading or putty. The steel frames would have likely been painted in-situ following their installation and after the glazing installed. The steel windows are generally built into the masonry construction with sandstone cills and cornice/string course sections beneath.

In support of the application it has been stated that from a visual inspection of the windows in-situ, it is evident that there are some significant condition issues arising from corrosion occurring to the steel joinery sections. This has resulted in a distortion and warping of some sections, in addition to this exacerbating longstanding water ingress issues. Of more significant concern, is the effect this is having on the glazing, with the thin profile glass prone to breakage and displacement. It is noted given the height of the windows and the city centre location, there is a serious health and safety issue in relation to the current window condition.

It is noted that the corrosion is likely to have stemmed from long-term inadequate maintenance, with exposure to air and water over this time allowing what is described within the submission as 'terminal corrosion' setting in over approximately 30 years ago.

Consultations & Notification Responses

Publicity – The applications were advertised as affecting a listed building (127716) and a conservation area (127715), neighbours of this and adjacent buildings were notified, and site notices displayed adjacent to the site.

One representation have been received which has posed some questions about the methodology, timescales for works and impacts on residents.

Manchester Historic Buildings and Conservation Areas Panel did not wish to be consulted.

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 196 states that where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

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 metal-framed windows within the building are of a non-galvanised steel, which has been subject to prolonged periods of exposure and lack of maintenance, to the point where a 'terminal corrosion' has established. This has manifested in numerous areas via badly distorted and expanded frames, that have either already damaged existing glazing, or carries a risk to public safety through future damaged/falling glass.

A series of options looking at the following have been explored: minimum intervention with Retention (such as decoration or holding measures); insitu and off site repair; and replacement.

Having interrogated and fully assessed the supporting information submitted with the application it has been concluded that the only feasible solution is to replace the windows.

A minimum intervention approach, comprising decoration or holding measures, would be inadequate to address the defects noted. Corrosion is ongoing to the vast majority of windows, and even where this is less severe, the non-galvanised sections are not adequately protected against ongoing oxidation. Simply redecorating and retaining the windows in their current condition would only defer the need for intervention to the near future. This will not address the ongoing corrosion and the public safety concerns where any expansion/distortion will result in failure of the glazing. This would not be desirable in the long term in terms of ensuring that there is no further consequential deterioration of the condition of the heritage asset as a result of water ingress.

As some of the windows appear to be less severely affected than others, the preferred starting approach would always be one of minimum intervention. However, in reality there is still a level of corrosion to deal with on each of the steel windows, and therefore intervention is required.

In situ repairs would be likely to create significant difficulty, due to access challenges on site (particularly to the upper floors) and the impact of noise on the ongoing function of the building. More importantly however, insitu repair carries the risk of further damage, particularly to the historic glazing, which is fragile and susceptible to breakages due to the vibrations of repair interventions. In addition to this, the interstitial nature of the corrosion due to the long-term ingress on the non-galvanised sections, will mean that in-situ repairs carry the risk of not addressing the issues fully, and these recurring at a later date.

It is also noted that the existing decoration to the metal windows contains lead. Therefore, it is

potentially hazardous to remove this in situ, particularly when using an abrasive method such as brushing. While it may be acceptable to encapsulate such a covering by repainting, this relies on the substrate being in a sound condition. In this case, where overpainting has obscured the historic profiles, and the corrosion is interstitial in nature, the approach of further decoration would again not be addressing the underlying issues and is likely to serve as a short-term measure that may conceal ongoing corrosion and further obscure the legibility of historic profiles.

In terms of exploring off site repair initial tests were carried out on two sample windows. This found that the level of corrosion was such that brush down and redecoration would be unlikely to address long term issues due to the level of corrosion, that the steel is too fragile to carry out more abrasive corrosion removal, that partial replacement of sections would leave the frames prone to future weakness and it would be challenging to source and finance the replacement sections due to their unusual profile.

It is considered that evidence has been presented that in many cases it will not be possible to salvage the corroded sections. In these instances the corrosion has either completely undermined the integrity of the section, or the 'terminal corrosion' is such that further damage would occur in any attempts to repair. In addition, many of the windows have corroded to such an extent that sections have effectively failed, and they are barely functional. The condition of these is such that it has a detrimental impact on the aesthetic values of the heritage asset, and more substantial intervention is necessary. Clearly intervention is required to prevent further deterioration of the condition of the buildings. Whilst theoretically some windows might be capable of repair and retention there would then be issues (connected with the issues of window replication outlined below) relating to the overall visual cohesiveness of the facades if there was a mix of window types as this would undermine the quality of the facades and their contribution to the character of the listed building and the character of the conservation area.

Within this context on the basis of the above options analysis it is concluded that whilst this would cause more harm to the heritage asset, on balance the replacement of all metal windows with galvanised steel windows is on balance the only satisfactory and feasible option.

It is considered that some of the harm from this could be mitigated through the replacement windows replicating the appearance and form of the existing. This approach also provides an opportunity to increase the rebate within the section profile to enable double glazing to be installed and provide further benefits in terms of the future preservation of the heritage asset (such as ensuring that it is suitable and marketable for use as a modern office environment) by delivering thermal/sustainability benefits.

Evidence has been provided that it is unfeasible for the windows to match on an exact like for like basis because it would have to be a newly developed product with an extremely long and unfeasible production time, with very high costs associated with the (at risk) design phase / sample production phase, and also in the manufacturing stage. The current old existing windows deliver a depth between the face of the metal window and the face of the single piece of glass of circa 30 – 35 mm. The new proposed sections achieve a 30 mm depth between the face of the window and the face of the double glazed unit of 30 mm. It is considered that increase in the rebate would not have an impact on the overall section size and would not be discernible on the external (visible) profiles and likewise that the slight difference in section depth would not be discernible.

The proposals to the external masonry would prevent the further loss of fabric, and therefore significance. It would also address ongoing water ingress issues and associated problems such as staining and vegetation growth. In sympathetically improving the means to disperse rainwater the proposals will enable as much sound masonry to be retained as possible and

mitigate any future erosion/ condition issues. It is noted that the repairs would be carried out using traditional methods, using replacement stone to match existing, but also ensuring that the interventions are legible as modern repairs.

The impact of the repairs would on the basis of the agreed methodology (to be a condition of any consent granted) be positive. The impact of the removal of the windows on the Heritage Asset would be harmful. However it is considered on the basis of the mitigation set out above that the harm would be less than substantial and mitigated by the public benefits (including environmental and heritage benefits) which include improving the overall appearance of the exterior condition of the building and its contribution to the character of the conservation area, removing the potential health and safety risk from the current condition of the windows, removing the potential for further deterioration of the buildings structural integrity due to water ingress and improving its energy use and thermal properties so as to minimise its environmental impact whilst securing its long term future for its current office usage.

It is noted that the contribution to the buildings to the Conservation Area is significant due to their prominent locations and extensive facades. There is potential for these works to enhance their significance and their setting through further appropriate management and maintenance.

The windows have been allowed to deteriorate over a number of years but in line with paragraph 196 of the NPPF, the deteriorated state has not been taken into account in the evaluation of the merits of this application

Whilst it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is considered that the less than substantial harm from the proposed works to the building are on balance acceptable and that the impact on the special character and fabric of the building whilst less than substantial, 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', paragraphs 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 and environmental 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 127715/FO/2020: Approve

Recommendation 127716/LO/2020: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. A site visit has taken place and following this design advice discussed with the applicant to ensure that the final proposals being considered are acceptable.

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

127715/FO/2020

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 replacement windows hereby approved shall be implemented in accordance with the following drawings and documents:

(a) Site Location plan 8965 (01) 101;

(b) 8965 (02) (05) 001 Rev B, (05) 002 Rev B, (05) 003 Rev B, (05) 004 Rev B, (05) 005, (05) 006 Rev B, (05) 007 Rev B, (02) 006, (20) 001 Rev A, (31) 002 Rev A, (31) 003 and BHS-01, BHOS-SEC3 and BHOS-01 all amended by drawing Plannign 03, Planning 04 and Planning 05;

(c) Donald Insall's e-mail 26-08-21(in relation to the glazing specification);

(d) New Sample Images stamped as received 15-09-21;

and on the basis of the Existing Window Condition Survey BooHoo by REA Metal Windows; and Donald Insall Associates letter dated 30-01-21 and Donald Insall's e-mails dated 15-06-21 and 26-07-21 and

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 policy DC19.1

3) The repair works to the building shall be carried out to match the samples within the External Repair Works Photos stamped as received on 20-09-21

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 policy DC19.1

4) Notwithstanding the details as set out in condition 2 (b) above 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:

Details of Repairs to Timber windows

All of the above shall be implemented in accordance with the approved details before the development is first occupied:

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 this 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.

127716/LO/2020

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The replacement windows hereby approved shall be implemented in accordance with the following drawings and documents:

(a) Site Location plan 8965 (01) 101;

(b) 8965 (02) (05) 001 Rev B, (05) 002 Rev B, (05) 003 Rev B, (05) 004 Rev B, (05) 005, (05) 006 Rev B, (05) 007 Rev B, (02) 006, (20) 001 Rev A, (31) 002 Rev A, (31) 003 and BHS-01, BHOS-SEC3 and BHOS-01 all amended by drawing Plannign 03, Planning 04 and Planning 05;

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All of the above shall be implemented in accordance with the approved details before the development is first occupied:

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 this 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

Flat 201, 53 Dale Street, Manchester, M1 2HH
Flat 002, 53 Dale Street, Manchester, M1 2HH
Flat 17, 1 Tariff Street, Manchester, M1 2FF
Flat 12, 1 Tariff Street, Manchester, M1 2FF
Flat 9, 1 Tariff Street, Manchester, M1 2FF
Second Floor, 14 Tariff Street, Manchester, M1 2FF
Basement, Dale House, 35 Dale Street, Manchester, M1 2HF
56 Port Street, Manchester, M1 2EQ
Ground Floor, 14 Tariff Street, Manchester, M1 2FF
Flat 408, 36 Hilton Street, Manchester, M1 2EH
Flat 309, 36 Hilton Street, Manchester, M1 2EH
Flat 305, 36 Hilton Street, Manchester, M1 2EH
Flat 207, 36 Hilton Street, Manchester, M1 2EH
Flat 109, 36 Hilton Street, Manchester, M1 2EH
Flat 107, 36 Hilton Street, Manchester, M1 2EH
Flat 106, 36 Hilton Street, Manchester, M1 2EH
Flat 203, 53 Dale Street, Manchester, M1 2HH
Flat 103A, 53 Dale Street, Manchester, M1 2HH
Flat 8, 1 Tariff Street, Manchester, M1 2FF
Fourth Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
V1BE, 37 Dale Street, Manchester, M1 2HF
Dale House, 35 Dale Street, Manchester, M1 2HF
Second Floor, 10 Tariff Street, Manchester, M1 2FF

Second Floor, 6 Tariff Street, Manchester, M1 2FF
54 Port Street, Manchester, M1 2EQ
Ground Floor, 45 Dale Street, Manchester, M1 2HF
Flat 509, 36 Hilton Street, Manchester, M1 2EH
Flat 404, 36 Hilton Street, Manchester, M1 2EH
Flat 209, 36 Hilton Street, Manchester, M1 2EH
Flat 008, 36 Hilton Street, Manchester, M1 2EH
Serviced Apartment 403A, 53 Dale Street, Manchester, M1 2HH
First Floor, 30 - 32 Hilton Street, Manchester, M1 2EH
51 Hilton Street, Manchester, M1 2EF
49 Hilton Street, Manchester, M1 2EF
Third Floor, 14 Tariff Street, Manchester, M1 2FF
Third Floor, 12 Tariff Street, Manchester, M1 2FF
1A Tariff Street, Manchester, M1 2FF
Beatnikz Republic, Ground Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
Third Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
2 Tariff Street, Manchester, M1 2FF
52 Port Street, Manchester, M1 2EQ
50 Port Street, Manchester, M1 2EQ
Basement, 50 Port Street, Manchester, M1 2EQ
Flat 403, 53 Dale Street, Manchester, M1 2HH
Flat 302, 53 Dale Street, Manchester, M1 2HH
Flat 003, 53 Dale Street, Manchester, M1 2HH
Flat 301, 53 Dale Street, Manchester, M1 2HH
Flat 102, 53 Dale Street, Manchester, M1 2HH
Flat 101, 53 Dale Street, Manchester, M1 2HH
Flat 001, 53 Dale Street, Manchester, M1 2HH
Flat 303, 53 Dale Street, Manchester, M1 2HH
Flat 202, 53 Dale Street, Manchester, M1 2HH
6 Tariff Street, Manchester, M1 2FF
30 - 32 Hilton Street, Manchester, M1 2EH
12 Tariff Street, Manchester, M1 2FF
Flat 103, 53 Dale Street, Manchester, M1 2HH
Flat 23, 1 Tariff Street, Manchester, M1 2FF
Flat 6, 1 Tariff Street, Manchester, M1 2FF
Sub Basement, 35 Dale Street, Manchester, M1 2HF
Ground Floor, 10 Tariff Street, Manchester, M1 2FF
CLAIMS ADVICE BUREAU (UK) LTD, First Floor, Hilton House, 26 - 28 Hilton Street,
Manchester, M1 2EH
Flat 508, 36 Hilton Street, Manchester, M1 2EH
Flat 506, 36 Hilton Street, Manchester, M1 2EH
Third Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
3A Tariff Street, Manchester, M1 2FF
Flat 304, 36 Hilton Street, Manchester, M1 2EH
Flat 108, 36 Hilton Street, Manchester, M1 2EH
Flat 13, 1 Tariff Street, Manchester, M1 2FF
Flat 21, 1 Tariff Street, Manchester, M1 2FF
Flat 18, 1 Tariff Street, Manchester, M1 2FF
Flat 16, 1 Tariff Street, Manchester, M1 2FF
Flat 2, 1 Tariff Street, Manchester, M1 2FF
First Floor, 14 Tariff Street, Manchester, M1 2FF
Third Floor, 35 Dale Street, Manchester, M1 2HF
Second Floor, 12 Tariff Street, Manchester, M1 2FF
Second Floor And Third Floor, 45 Dale Street, Manchester, M1 2HF

Flat 504, 36 Hilton Street, Manchester, M1 2EH
Second Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Fifth Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Flat 405, 36 Hilton Street, Manchester, M1 2EH
Flat 307, 36 Hilton Street, Manchester, M1 2EH
Flat 205, 36 Hilton Street, Manchester, M1 2EH
Flat 104, 36 Hilton Street, Manchester, M1 2EH
Flat 22, 1 Tariff Street, Manchester, M1 2FF
Flat 10, 1 Tariff Street, Manchester, M1 2FF
Flat 24, 1 Tariff Street, Manchester, M1 2FF
Flat 20, 1 Tariff Street, Manchester, M1 2FF
Basement, 6 Tariff Street, Manchester, M1 2FF
First Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
VS MANCHESTER LTD, Basement, 36 Dale Street, Manchester, M1 2HN
Flat 505, 36 Hilton Street, Manchester, M1 2EH
Flat 503A, 53 Dale Street, Manchester, M1 2HH
Flat 503, 53 Dale Street, Manchester, M1 2HH
Flat 407, 36 Hilton Street, Manchester, M1 2EH
Flat 406, 36 Hilton Street, Manchester, M1 2EH
Flat 004, 36 Hilton Street, Manchester, M1 2EH
Flat 14, 1 Tariff Street, Manchester, M1 2FF
Flat 5, 1 Tariff Street, Manchester, M1 2FF
Basement And Ground Floor, 12 Tariff Street, Manchester, M1 2FF
Second Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
Sub Basement And Basement, 35 Dale Street, Manchester, M1 2HF
First Floor, 35 Dale Street, Manchester, M1 2HF
Fifth Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
First Floor, 10 Tariff Street, Manchester, M1 2FF
First Floor, 6 Tariff Street, Manchester, M1 2FF
Flat 501, 53 Dale Street, Manchester, M1 2HH
Fourways House, 57 Hilton Street, Manchester, M1 2EJ
First Floor, 45 Dale Street, Manchester, M1 2HF
3 Tariff Street, Manchester, M1 2FF
Flat 306, 36 Hilton Street, Manchester, M1 2EH
Flat 19, 1 Tariff Street, Manchester, M1 2FF
Flat 206, 36 Hilton Street, Manchester, M1 2EH
Flat 105, 36 Hilton Street, Manchester, M1 2EH
Flat 006, 36 Hilton Street, Manchester, M1 2EH
Flat 1, 1 Tariff Street, Manchester, M1 2FF
Fourth Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Flat 11, 1 Tariff Street, Manchester, M1 2FF
Flat 3, 1 Tariff Street, Manchester, M1 2FF
The Whiskey Jar, Basement And Ground Floor, 14 Tariff Street, Manchester, M1 2FF
Ground Floor, 6 Tariff Street, Manchester, M1 2FF
Flat 007, 36 Hilton Street, Manchester, M1 2EH
Fourth Floor, 6 Tariff Street, Manchester, M1 2FF
8 Tariff Street, Manchester, M1 2FF
First Floor, 12 Tariff Street, Manchester, M1 2FF
Pen And Pencil, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Third Floor, 10 Tariff Street, Manchester, M1 2FF
45 Dale Street, Manchester, M1 2HF
10 Tariff Street, Manchester, M1 2FF
36 Dale Street, Manchester, M1 2AF
Jackson Warehouse, Tariff Street, Manchester, M1 2EP

47 Dale Street, Manchester, M1 2HF
First Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Fourth Floor, 35 Dale Street, Manchester, M1 2HF
Basement, 45 Dale Street, Manchester, M1 2HF
Hilton House, 26 - 28 Hilton Street, Manchester, M1 2EH
Basement And Ground Floor, 30 - 32 Hilton Street, Manchester, M1 1EL
Flavelas, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Flat 208, 36 Hilton Street, Manchester, M1 2EH
Flat 204, 36 Hilton Street, Manchester, M1 2EH
Flat 009, 36 Hilton Street, Manchester, M1 2EH
Flat 303A, 53 Dale Street, Manchester, M1 2HH
Flat 402, 53 Dale Street, Manchester, M1 2HH
Flat 203A, 53 Dale Street, Manchester, M1 2HH
Flat 003A, 53 Dale Street, Manchester, M1 2HH
14 Tariff Street, Manchester, M1 2FF
Second Floor, 35 Dale Street, Manchester, M1 2HF
Ground Floor, 35 Dale Street, Manchester, M1 2HF
45 Hilton Street, Manchester, M1 2EF
47 Hilton Street, Manchester, M1 2EF
Flat 507, 36 Hilton Street, Manchester, M1 2EH
Flat 502, 53 Dale Street, Manchester, M1 2HH
Basement, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Flat 409, 36 Hilton Street, Manchester, M1 2EH
Flat 308, 36 Hilton Street, Manchester, M1 2EH
Flat 005, 36 Hilton Street, Manchester, M1 2EH
Flat 15, 1 Tariff Street, Manchester, M1 2FF
Flat 7, 1 Tariff Street, Manchester, M1 2FF
Flat 4, 1 Tariff Street, Manchester, M1 2FF
Flat 401, 53 Dale Street, Manchester, M1 2HH

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 - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CITY2