MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131290/LO/2021
Date registered valid:	11 August 2021
Proposal:	LISTED BUILDING CONSENT for timber repairs and strengthening for the Power Hall roof
Address:	Power Hall , Science & Industry Museum, Manchester, Liverpool Road, M3 4FP
Ward(s):	Deansgate Ward
Applicant:	Science and Industry Museum Liverpool Road , Manchester, M3 4FP
Agent (if any):	Katie Wray Deloitte Real Assets Advisory The Hanover Building, Corporation Street, Manchester, M4 4AH
Case officer:	Eve Woolstencroft Tel: 0161 234 4533 Email: eve.woolstencroft@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	4 October 2021

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 23 August 2021

Standard consultations:
Printed: 12 August 2021 Expired: 2 September 2021

Neighbour notifications
Printed: 6 September 2021 Expired: 27 September 2021

Site notice
Posted: Expired: Posted: Expired:

Press advert
Published: 17 August 2021 Expired: 7 September 2021

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of Site/Area

The Science and Industry Museum (formerly known as the Museum of Science and Industry) in Manchester, England, is a large museum devoted to the development of science, technology and industry with emphasis on the city's achievements in these fields. The museum is part of the Science Museum Group, a non-departmental public body of the Department for Culture, Media and Sport, having merged with the National Science Museum in 2012.

The site is located within the Castlefield Conservation Area the large and complex former "Liverpool Road Railway Station" site contains a significant collection of Grade I and Grade II listed buildings.

The Power Hall was constructed in 1855, and was formerly a warehouse used to allow for the immediate unloading of goods and for the overnight storage of locomotives. It is a powerful red brick building, with an imposing frontage along Liverpool Road, broken up by blind windows and wagon arches. It was converted to use as a museum building in the 1980s, but its historic form and function are still clearly legible and understandable.

Description of Development

The submitted application seeks planning permission for Listed Building Consent for timber repairs and strengthening for the Power Hall roof. The proposals are based on a series of surveys including structural surveys which have identified the essential repairs to the timber roof structure by examining each location on a case-by-case basis. The works include: Flitch Beam

Strengthening, Flitch Beam Repairs, Truss Repairs, Timber Rafter and Purlin Repairs, Replacement of Padstones and other minor works which including the removal of modern brickwork, the introduction of timber packers to open joints and replacing missing bolts to the cast iron saddle and cotter.

Consultations & Notification Responses

Local residents were notified and a site notice was posted for 21 days however no responses were received.

Historic England : no comments.

Policy

The main issue for consideration relates to the impact of the proposals on the identified heritage assets in regard to preserving and, where possible, enhancing identified assets. The main polices that relate to the proposal are Section 16 (Conserving and enhancing the Historic Environment) of the revised National Planning Policy Framework (NPPF) (2019), and Policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester (2012), and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995).

The revised NPPF (2019) Section 16 (Conserving and enhancing the Historic Environment) paragraph 193 highlights 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 196 of the revised NPPF (2019) highlights 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.

Core Strategy policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified. Developers must recognise the specific design challenges that must be overcome to ensure complementary of function and form.

Core Strategy policy EN 3 (Heritage) states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving, or where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

Core Strategy policy SP1 (Spatial Principals) states that development in all parts of the city should protect and enhance the built and natural environment.

Core Strategy policy DM 1 (Development Management) states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detail; impact on 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; and effects on amenity.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) Policy EN4 states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices through a number of actions.

Saved UDP policy DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

Saved UDP policy 19.1 (Listed Buildings) states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an advise effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Legislation
Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Assessment of Significance

The supporting heritage assessment, undertaken by Donal Insall Associates, sets out the significance of the buildings within the site and other designated heritage assets as detailed below.
The proposal site falls within the designated Castlefield Conservation Area and the SIM site is clearly a key group of assets that contributes greatly to the character and appearance of the Castlelfield Conservation Area.

The proposal relate to the Power Hall and Upper Yard and the significance of this area is assed as follows:
The Power Hall is of high historic value for its role as one of Manchester's key hubs for goods transfer and it represents the success of the Liverpool Road Station as part of a wider network of goods distribution across the country and throughout the world; it is also representative of the

site's historic development as the first major building to be erected following the station's transfer to a goods only station in 1844.

The building is also significant as the first building to be converted and used by the North Western Museum of Science and Industry (now the SIM) to celebrate the station's 150th anniversary;
The site and the building are of high evidential value for the continued development of the site for goods / shipping sheds;
The building has strong group value with the other railway buildings and structures on the site;
It is of high aesthetic value - as a rare survivor of an early urban goods transfer shed and is representative of development of the railway good sheds as a building type;

Some of its features exemplify LNWR's architectural standards - including the roof lights and the blind arcading to its street-facing elevations, which contributes to its significance;
The layout follows something of a hybrid plan for good sheds of the time - a through-type, with openings in the short elevations, with rail tracks along the north side of the building and a roadway on the south, for direct transfer from rail to road vehicle across a loading stage;
The former Goods Offices contribute to the building's significance and are representative of the mid-Victorian development of the goods station and are a decent, if not rather typical example of their type;
The late-19th century travelling crane, located along the north elevation is of high significance as an increasingly rare survivor of its type;
The mid-20th century WC block has little or no architectural value and does not contribute;
The early-1980s Visitor Entrance Block was designed to reflect the architecture and detailing of the Power Hall, however it fails to contribute as its details are not well-handled and it features large expanses of smoked brown glazing, which detracts; overall this building is of neutral significance.

Particularly in relation to the roof the assessment concludes the following:
- Of high significance is the principle of sky-lit illumination - though the rooflights were adapted when reinstated in 1979
-Of moderate significance is the building's Welsh slate roof which was re-laid in the late-1970s as part of the major repair works, though some areas appear to retain original, rehung (random size) slates.25 With the exception of the original slated area(s), the slates themselves are of low evidential value. Whilst the newer slates do not follow the original slating pattern, the overall effect - of a Welsh slated roof - is of aesthetic value;
-The central and northern rooflights, although not original glazing and adapted in size, appear min largely original locations and exhibit the LNWR's preference for rooflights rather than windows in the side walls
-Of neutral significance is the modern roof structure, including the purlins and the rather crude structural repairs to the trusses (large riveted steel plates);
- Factor which are negative or detract from the significance of the building are the rooflights in the eastern roof slope, introduced in 1979;
-The rooflight glazing - Georgian wired glass over thick timber rafters - which was installed in the 1980s, does not reflect the original finer patent glazing system;
-The polycarbonate panels which have replaced some of the rooflights;
- Vents at roof level

Impact of works on Heritage Asset
The proposals subject of this application relate to the repair and strengthening of the roof structure, some of which was repaired comprehensively in 1979. The timber repair and strengthening is to be carried out prior to the reinstatement of the roof finishes which forms part of a separate application.

The proposals seem to follow a conservation approach using established repair techniques. Repairs and strengthening of the flitch beam will be mainly from above which is only possible due to the reroofing works and as such is a discrete solution.

The proposal will bring about some instances of less than substantial harm including the loss of some isolated original fabric. The condition of this fabric is poor and it is unfortunate that the conditions that caused these defects had not been detected and addressed earlier to avoid the need for such extensive works. The works however are now deemed necessary to safeguard the structural integrity of the building, any harm therefore is considered to be outweighed by the public benefits of the scheme as outlined below.

Paragraph 202 of the NPPF states that any less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposal. In this case, any perceived 'less than substantial' harm to the significance of the listed building would be considerably outweighed by the following public benefits:

-Repair the original fabric of the listed building;
-Ensure the listed building is structurally sound;
-Facilitate the enhancement of this building's optimum viable use as a vital part of the popular SIM, which would in turn support and be beneficial to the long-term conservation of the Grade II-listed building and the wider SIM complex - resulting in a major heritage benefit;
-The acceleration of this application will fast-track the removal of the scaffold and covering and will, once works are complete, restore the character of the SIM site and the wider conservation area.

The proposed repairs are essential to ensure the beneficial long-term and optimum viable use of the listed building and will result in considerable public benefits. These proposals would therefore accord with MCC's relevant Policies EN 3 and DC19.1

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 polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included ongoing

discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received by ther City Council as Local Planning Authority on the 09 August 2021:

-Site Location Plan ref. 321_1C_X_00_00_Site Plan_P2
-Power Hall Roof Repairs Timber Decay Plan (West) ref. 180426-CON-PH-RF-DR-S-1025_P2
-Power Hall Roof Repairs Timber Decay Plan (East) ref. 180426-CON-PH-RF-DR-S-1026_P2
-Power Hall Roof Repairs Plan (West) ref. 180426-CON-PH-RF-DR-S-1027_P1
-Power Hall Roof Repairs Plan (East) ref. 180426-CON-PH-RF-DR-S-1028_P1
-Power Hall Roof Truss Bearing Repairs (Existing & Proposed) ref. 180426-CON-PH-RF-DR-S-4100_P3
Power Hall Typical Truss Repairs (Misc) ref.180426-CON-PH-RF-DR-S-4101_P2
Power Hall Timber Member Splice Repair ref. 180426-CON-PH-RF-DR-S-4102_P2
Power Hall Repairs Flitch Beam Repair (Existing & Proposed) ref. 180426-CON-PH-RF-DR-S-4110_P3
Power Hall Repairs Existing Section A-A (Typical) ref. 180426-CON-PH-XX-DR-S-2110_P1
Power Hall Repairs Flitch Beam Strengthening ref. 180426-CON-PH-XX-DR-S-4111_P2
Power Hall Repairs Flitch Beam Strengthening -Sec A-A ref.180426-CON-PH-XX-DR-S-4112_P3

-Timber Decay Survey of Roof Structure report, prepared by Hutton + Rostron;
-Roof Repairs & Strengthening Structural Note, prepared by Conisbee;
-Heritage Note Impact Assessment for Roof Repairs and Strengthening at The Power Hall, prepared by Donald Insall Associates;
-Truss Repair Methodology Rev E, prepared by H.H Smith;
-Flitch Beams Methodology Rev E, prepared by H.H Smith;
-Design and Access Statement Note

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, EN3 and DM1 saved Unitary Development Plan policy DC19.

3) Samples for the following elements shall be agreed with the City Council, as the Local Planning Authority, on site in accordance with the Programme set out in email dated 01 October 2021 from Joe McElhone:

-All new timber
-Each of the repair techniques proposed
-Final colour and finish of the new steel elements

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Historic England (North West)

117F Liverpool Road, Manchester, M3 4JN
36 Rozel Square, Manchester, M3 4FQ
32 Rozel Square, Manchester, M3 4FQ
28 Rozel Square, Manchester, M3 4FQ
24 Rozel Square, Manchester, M3 4FQ
20 Rozel Square, Manchester, M3 4FQ
12 Rozel Square, Manchester, M3 4FQ
Castlefield Centre, 101 Liverpool Road, Manchester, M3 4JN
Unit 4, 73 - 83 Liverpool Road, Manchester, M3 4AQ
10 Rozel Square, Manchester, M3 4FQ
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
Westpoint, Duke Street, Manchester, M3 4NF
Castlefield Mews, Stone Street, Manchester, M3 4NE
Ground Floor, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
St Mathews, Liverpool Road, Manchester, M3 4NQ
5 - 9 Duke Street, Manchester, M3 4NF
Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP
The Crystal Maze, Lower Byrom Street, Manchester, M3 4AP
Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP
Olliers Solicitors, Castlefield Chambers, 11 Duke Street, Manchester, M3 4NF
119F Liverpool Road, Manchester, M3 4JN
83 Rozel Square, Manchester, M3 4FQ
6 Rozel Square, Manchester, M3 4FQ
Flat 2, 91 Liverpool Road, Manchester, M3 4JN
26 Rozel Square, Manchester, M3 4FQ
Flat 12, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 8, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Unit 1, 73 - 83 Liverpool Road, Manchester, M3 4JN
The Castlefield Hotel, Liverpool Road, Manchester, M3 4JN
Flat 3, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
15 Atherton Street, Manchester, M3 3GS
119E Liverpool Road, Manchester, M3 4JN
117E Liverpool Road, Manchester, M3 4JN
119B Liverpool Road, Manchester, M3 4JN
117B Liverpool Road, Manchester, M3 4JN
Flat 7, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 5, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 11, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 9, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 1, 91 Liverpool Road, Manchester, M3 4JN
Ground Floor, 91 - 93 Liverpool Road, Manchester, M3 4JN
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 26, 91 Liverpool Road, Manchester, M3 4JN
117 Liverpool Road, Manchester, M3 4JN
Part Ground Floor Unit 1, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Unit 2, 73 - 83 Liverpool Road, Manchester, M3 4AQ
91 - 93 Liverpool Road, Manchester, M3 4JN

12 Castlefield Mews, Stone Street, Manchester, M3 4NE
14 Castlefield Mews, Stone Street, Manchester, M3 4NE
10 Castlefield Mews, Stone Street, Manchester, M3 4NE
6 Castlefield Mews, Stone Street, Manchester, M3 4NE
8 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 115, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 107, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 105, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 102, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 214, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 113, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 110, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 6, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 10, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 302, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 313, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 310, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 307, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 217, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 20, 91 Liverpool Road, Manchester, M3 4JN
Flat 6, 91 Liverpool Road, Manchester, M3 4JN
Flat 15, 91 Liverpool Road, Manchester, M3 4JN
Flat 17, 91 Liverpool Road, Manchester, M3 4JN
Flat 9, 91 Liverpool Road, Manchester, M3 4JN
Flat 12, 91 Liverpool Road, Manchester, M3 4JN
Flat 4, 91 Liverpool Road, Manchester, M3 4JN
Flat 4, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 2, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 1, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 306, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 304, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 216, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 210, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 202, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 109, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 108, 73 - 83 Liverpool Road, Manchester, M3 4AQ
119C Liverpool Road, Manchester, M3 4JN
4 Rozel Square, Manchester, M3 4FQ
Flat 308, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 205, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 112, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 106, 73 - 83 Liverpool Road, Manchester, M3 4AQ
34 Rozel Square, Manchester, M3 4FQ
14 Rozel Square, Manchester, M3 4FQ
Flat 303, 73 - 83 Liverpool Road, Manchester, M3 4AQ
8 Rozel Square, Manchester, M3 4FQ
Flat 27, 91 Liverpool Road, Manchester, M3 4JN
119A Liverpool Road, Manchester, M3 4JN
16 Rozel Square, Manchester, M3 4FQ
Flat 312, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ

119D Liverpool Road, Manchester, M3 4JN
Flat 317, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 315, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 314, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 318, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 204, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 116, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 111, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 7, 91 Liverpool Road, Manchester, M3 4JN
117A Liverpool Road, Manchester, M3 4JN
30 Rozel Square, Manchester, M3 4FQ
18 Rozel Square, Manchester, M3 4FQ
Flat 215, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 213, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 212, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 211, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 208, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 201, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 28, 91 Liverpool Road, Manchester, M3 4JN
Flat 25, 91 Liverpool Road, Manchester, M3 4JN
Flat 24, 91 Liverpool Road, Manchester, M3 4JN
Flat 18, 91 Liverpool Road, Manchester, M3 4JN
Flat 16, 91 Liverpool Road, Manchester, M3 4JN
Flat 11, 91 Liverpool Road, Manchester, M3 4JN
117C Liverpool Road, Manchester, M3 4JN
2 Rozel Square, Manchester, M3 4FQ
Flat 309, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 301, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 104, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 14, 91 Liverpool Road, Manchester, M3 4JN
Flat 3, 91 Liverpool Road, Manchester, M3 4JN
Flat 21, 91 Liverpool Road, Manchester, M3 4JN
Flat 13, 91 Liverpool Road, Manchester, M3 4JN
Flat 8, 91 Liverpool Road, Manchester, M3 4JN
117D Liverpool Road, Manchester, M3 4JN
22 Rozel Square, Manchester, M3 4FQ
Flat 114, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 103, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 101, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 207, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 206, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 203, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 117, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 209, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 23, 91 Liverpool Road, Manchester, M3 4JN
Flat 10, 91 Liverpool Road, Manchester, M3 4JN
Flat 5, 91 Liverpool Road, Manchester, M3 4JN
Flat 22, 91 Liverpool Road, Manchester, M3 4JN
Flat 19, 91 Liverpool Road, Manchester, M3 4JN

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 - Castlefield Conservation Area 1979
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1