MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	130614/FO/2021
Date registered valid:	3 June 2021
Proposal:	Removal of the Power Hall roof during refurbishment and repair works
Address:	Power Hall , Liverpool Road , Manchester , M3 4FP
Ward(s):	Deansgate Ward
Applicant:	Science and Industry Museum Liverpool Road , Manchester, M3 4FP
Agent (if any):	Katie Wray Deloitte Real Estate 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:	29 July 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 15 July 2021 Expired: 5 August 2021

Neighbour notifications
Printed: 15 June 2021 Expired: 6 July 2021

Site notice
Posted: Expired:

Press advert
Published: 22 June 2021 Expired: 13 July 2021

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II

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 proposal seeks planning permission and Listed Building Consent for the removal of the removal of the roof coverings and tertiary roof structure, which was installed in 1979.
The Power Hall was closed to the public in 2018 due to roof leakage and risk of associated damage. It has since been covered with a scaffolding 'tent' to protect from rainfall and further deterioration. Further scaffolding was installed internally to provide a roof crash deck. The

application forms part of the wider holistic refurbishment of this Grade II-listed building which benefits from Public Sector Decarbonisation Scheme funding which has meant that there are tight timescales for funding and therefore the roof removal has come forward in isolation to ensure the funding can be secured for the refurbishment of the roof and the rest of the building.

Consultations & Notification Responses

Local residents were notified and one objection was received. Comments can be summarised as follows:

Whilst the replacement of the roof is to be supported this approach is highly controversial and with huge risk to the listed building. The museum has a history of missed, delayed or incomplete projects and should this consent be granted it would create huge issues for the council in enforcing the roof be put back if the museum ran out of money or went bust for example. Also, what would happen if satisfactory proposals for replacement cannot be found once the old fabric is disposed of for example?

I would refer to a previous correspondence I sent to the planning department regarding the 'temporary 'scaffold for the building that was granted planning permission for two years and is soon to expire with no further work undertaken on site in that time, therefore a planning breech will occur shortly.

I do not accept the documentation and heritage statement that says no harm is being caused. The proposal can only be judged on what is presented in this application, not on an assumption of a futureproof. This proposal relates to the removal of the roof of a listed building, it results in substantial harm and should be refused. Conditioning reinstatement is not satisfactory to ensure it will take place.

If the council approves this application and the museum could no longer fund a replacement roof the council has allowed the de-roofing and abandonment of a listed building.

The issues raised have been considered in the below report.

Historic England - Historic England has no objection to the applications on heritage grounds, provided that the local planning authority can robustly ensure that the next phase of proposed works outlined by the applicant can be definitively secured.

Highways - The CMP submitted is acceptable.

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 Castielfield Consecration 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 of the roof 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 removal of the roof if taken in isolation would have a dramatic impact on the architectural character of the building, and would alter how its historic form is read and understood.
It is, however, noted that the applicant has considered in detail the significance and age of the fabric to be removed, that they have put forward a sensitive methodology to manage these works, and that they intend to retain and reuse the historic fabric. works are identified to be necessary to secure the long-term maintenance and repair of the listed building. The applicant has recognised that it is unusual for Listed Building Consent to be sought for the removal of roof coverings where the reinstatement phase would form part of a different and, as yet, unsubmitted application.

The applicant has identified this area of concern, and presented an explanation and justification as to why this course of action is proposed, and has stated that they are content for safeguards to be attached to any approval.

As stated, the Power Hall was closed to the public in 2018 due to roof leakage and risk of associated damage. It has since been covered with a scaffolding 'tent' to protect from rainfall and further deterioration. The applicant has stated that the application for the temporary roof removal would provide the following public benefit:
-Accelerating this stage would enable funds to be rightly allocated to the later phases of this project, which will unlock a series of major public benefits;
-Significantly, they would 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 Museum complex - resulting in a major heritage benefit;
- The removal of a series of failed and inappropriate materials including plasterboard, modern redundant pipework, Georgian wired glass and polycarbonate panels, and mushroom vents - which detract for the significance of the listed building - would result in a modest heritage benefit;
-The fast-tracked removal of the scaffold and covering will, once works are complete, restore the character of the SIM site and the wider conservation area.

A condition would require a full specification and schedule of works detailing the full repair and reinstatement of the Power Hall roof within three months of permission granted and the

restoration works shall be completed to the satisfaction of the Local Planning Authority within 12 months of the date of this permission to ensure that the next phase of proposed works outlined by the applicant can be definitively secured.
Furthermore, none of the original fabric of the building shall be removed, except for the roof slates which shall be salvaged and securely stored as set out in the hereby approved Risk Assessment Method Statement.
It is considered that with the necessary conditions to require reinstatement within a specified timescale imposed, there would be no detrimental impact on the significance of the heritage asset. The proposal would therefore create instances of low levels of less than substantial harm as defined within the NPPF. Any level of harm should be outweighed by the public benefits that would be delivered in accordance with the guidance provided in paragraph 196 of the NPPF. Public benefits could be anything that delivers economic, social or environmental progress as described in the NPPF (para 7). Public benefits may include heritage benefits, such as:
o sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
o reducing or removing risks to a heritage asset;
o securing the optimum viable use of a heritage asset in support of its long-term Conservation
The proposals are considered to be in accordance with Core Strategy Policies EN6, EN 3, Saved UDP Policies DC18 and DC19.1 as well as the City Councils zero carbon target and the objectives of the Climate Change Action Plan.

Construction Management
The work would take place close to existing dwellings on Liverpool and comings and goings from the site are likely to be noticeable. A condition to ensure the development is carried out in accordance with the submitted construction management plan will be attached to any approval. Providing the inclusion of the construction management condition, it is considered that the construction activities are in accordance with policies SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan.

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 on going

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 91 of the Town and Country Planning Act 1990.

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

-Site Location Plan
-Existing Roof Plan drawing ref. PHL-CGA-00-RF-DR-A-06101
-Existing Reflected Ceiling Plan drawing ref. PHL-CGA-00-00-DR-A-06120
-Existing Section 01-02 drawing ref. PHL-CGA-00-XX-DR-A-06200
-Existing Elevation 01-02 drawing ref. PHL-CGA-00-XX-DR-A-06300
-Existing Elevation 03-04 drawing ref. PHL-CGA-00-XX-DR-A-06301
-Existing Gable Roof Detail drawing ref. PHL-CGA-00-00-DR-A-06500
-Existing Parapet and Gutter Detail drawing ref. PHL-CGA-00-00-DR-A-06501
-Demolition Roof Plan drawing ref. PHL-CGA-00-RF-DR-A-00101
-Demolition Reflected Ceiling Plan drawing ref. PHL-CGA-00-00-DR-A-00120
-Demolition Section 01-02 drawing ref. PHL-CGA-00-XX-DR-A-00200
-Demolition Elevation 01-02 drawing ref. PHL-CGA-00-XX-DR-A-00300
-Demolition Elevation 03-04 drawing ref. PHL-CGA-00-XX-DR-A-P00301
-Demolition Roof Gable Detail drawing ref. PHL-CGA-00-00-DR-A-P00500
-Demolition Parapet and Gutter Detail drawing ref.PHL-CGA-00-00-DR-A-00501
-Design and Access Statement dated 1 June 2021
-Daytime Bat Nesting Bird Survey
- Updated Licensed Bat Survey and Assessment prepared by 7th June 2021
Heritage Impact Assessment for The Power Hall Part of the Power Hall + Decarbonisation Project prepared by Donald Insall Associates dated May 2021.

all received by the City Council as local planning authority on 03 June 2021.

-Risk Assessment Method Statement prepared by H.H. Smith & Sons Co. Ltd issue date 13 July 2021
-Cover letter dated 02 June 2021
- Construction Environmental Management Plan Rev 01 prepared by H.H. Smith & Sons Co. Ltd dated 05 July 2021

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) Within three months of the date of this permission, a full specification and schedule of works detailing the full repair and reinstatement of the Power Hall roof, shall be submitted to and approved in writing by City Council as local planning authority. The restoration works shall be completed to the satisfaction of the Local Planning Authority within 12 months of the date of this permission.

Reason: to ensure that the restoration, repair, and refurbishment work maintains the heritage significance of the building pursuant to policy EN3, CC9 of the Core Strategy and DC19 of the Manchester Unitary Development Plan.

4) The implementation of the development hereby approved shall be undertaken in full accordance with the Construction Environmental Management Plan Rev 01 prepared by H.H. Smith & Sons Co. Ltd dated 05 July 2021.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Historic England (North West)
Greater Manchester Ecology Unit
Highway Services
Environmental Health

Castlefield Centre, 101 Liverpool Road, Manchester, M3 4JN
Unit 4, 73 - 83 Liverpool Road, Manchester, M3 4AQ
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
Unit 1, 73 - 83 Liverpool Road, Manchester, M3 4JN
The Castlefield Hotel, Liverpool Road, Manchester, M3 4JN
The Crystal Maze, Lower Byrom Street, Manchester, M3 4AP
Olliers Solicitors, Castlefield Chambers, 11 Duke Street, Manchester, M3 4NF
83 Rozel Square, Manchester, M3 4FQ
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
Westpoint, Duke Street, Manchester, M3 4NF
5 - 9 Duke Street, Manchester, M3 4NF
Flat 2, 91 Liverpool Road, Manchester, M3 4JN
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 3, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
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
Flat 26, 91 Liverpool Road, Manchester, M3 4JN
Part Ground Floor Unit 1, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ
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 6, 91 Liverpool Road, Manchester, M3 4JN
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
Flat 12, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 6, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 15, 91 Liverpool Road, Manchester, M3 4JN
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
Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 302, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 303, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 8, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 27, 91 Liverpool Road, Manchester, M3 4JN
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
Flat 319, 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 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 313, 73 - 83 Liverpool Road, Manchester, M3 4AQ
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 312, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ
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 10, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
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
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
Flat 14, 91 Liverpool Road, Manchester, M3 4JN
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 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
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 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 209, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 23, 91 Liverpool Road, Manchester, M3 4JN
Flat 22, 91 Liverpool Road, Manchester, M3 4JN
Flat 19, 91 Liverpool Road, Manchester, M3 4JN
Flat 10, 91 Liverpool Road, Manchester, M3 4JN
Flat 5, 91 Liverpool Road, Manchester, M3 4JN
36 Rozel Square, Manchester, M3 4FQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Conservation Area - Castlefield Conservation Area 1979