

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129809/FO/2021
Date registered valid: 19 April 2021
Proposal: Subdivision of ground floor (as approved under application ref no 122541/FO/2019) to provide additional cafe/restaurant unit (Class E(b)) (Restaurant / Cafe Demise 2) with associated mechanical plant with outside seating area
Address: 26-28 Hilton House , Hilton Street, Manchester, M1 2EH
Ward(s): Piccadilly Ward
Applicant: Mr Howard Lord HHNQ Ltd C/o Agent
Agent (if any): Mr Ralph Taylor Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 4 June 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 23 April 2021

Standard consultations:

Printed: 23 April 2021 Expired: 14 May 2021

Neighbour notifications

Printed: 23 April 2021 Expired: 14 May 2021

Site notice

Posted: 23 April 2021 Expired: 14 May 2021

Press advert

Published: 27 April 2021 Expired: 18 May 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to Hilton House, at 26-28 Hilton Street a six storey office building with ground floor bar /restaurant above a basement. The building is located on the west side of Hilton Street and is bound by Port Street to the north and Tariff Street to the south. Immediately to the west of the site is The Vaults, a former industrial building which has been converted (and extended) to apartments. There is an outside seating area to 'The Shack' situated along Port Street. The basement of the building comprises car parking with space for 10 cars. The car park is accessed from Tariff Street via a ramp.

Hilton House dates from the 1960s and was designed by Richard Seifert, the architect who also designed Gateway House near Piccadilly Station. It is understood that the building was built for Manchester Polytechnic's Lighting and Drama Department.

The building is constructed of a concrete frame which gives it a vertical emphasis. The ground floor principally comprises the glazed 'shopfront' of 'The Shack'. The top floor (5th) is set back by approximately 1m from the Hilton Street and Port Street elevations. The Tariff Street elevation is blank and a large mural/artwork has been painted on the wall. There is a further mural/artwork painted on a narrow part of the Port Street elevation situated adjacent to The Vaults. 2.5 The building has an 'L-shaped' plan form aligning Hilton Street and Port Street. The floorplates reduce in size moving up the building, stepping back away from The Vaults towards Hilton Street .

Description of area

The application lies within part of the City Centre known as the Northern Quarter. There are a variety of uses in the surrounding area including: digital, media and technology-based companies; creative and cultural industries; an established residential population that has grown over the past 15 years; more traditional offices, hotels and serviced apartments, retail units and a number of mainly independent bars and restaurants

Description of development

Consent was granted in 2018 under application ref no 119177/FO/2018 for sought for an extension at 4th and 5th floors to provide additional office accommodation (use class B1a) and external alterations including recladding and painting of facades, retention of existing artwork to Port Street and Tariff Street elevations and creation of landscaped area to existing ramp to basement car park (basement parking to be removed) with decorative pebble finish to flat roof facing the adjacent Vaults building.

A subsequent S73 application (ref no 120931/JO/2018) which granted consent for Minor material amendments) to amend condition 2 (Approved drawings and documents) attached to application ref no 119177/FO/2018 to include amendments to approved elevational treatment including complete replacement of the existing / proposed cladding within window openings with a modern high performance double glazed window system to create full height floor to ceiling windows set within existing concrete framework, retention of canopy, removal of landscaped

area to ramp and inclusion of green roofs to terraced roofs facing The Vaults, simplification of approved facades facing ramp and vaults, full height glazing to ground floor with galvanised steel cladding to columns and galvanised and perforated steel feature cladding to entrance area and Tariff Street site boundary is currently being delivered and is of relevance to this application.

Application ref no 124377/NMC/2019 granted consent for a non material amendment to application ref no 119177 as amended by application ref no 120931 to amend various elements of the elevational treatment to include use of solid and perforated PCC aluminium panels (in lieu of galvanised steel) on the Tariff Street elevation; Relocation and adjustment of doors and revision of ground floor window design to Port Street; Use of perforated metal balustrade at roof level of Port Street and Hilton Street in lieu of PCC anodised fins; Reduction of louvers to extension, removing door and replacing with aluminium louver and retention of existing louvers at basement level; and alteration of window to louver on Elevation E.

Application ref no 094485/FO/2010/C2 granted consent for a Change of use of the part of ground floor from retail (use class A1) to restaurant (use class A3), including elevational alterations to the entrance and the use of an area under the existing canopy on Hilton Street as a smoking area in association with and ancillary to the proposed restaurant use. – Approved 05.11.2011

Planning Permission 094485/FO/2010/C2 is also of interest and confirms that there is an existing approval for the ground floor of the building to operate under the A3 use class

Application 122541/FO/2019 granted consent for a change of use of the basement to a gym (use class D2) and creation of new access, retention of the existing ground floor restaurant (Class A3 Use) (approved under application ref no 094485) with amendments to approved hours of operation and alterations to ventilation and fume extraction system. Regularisation of the use of the pavement adjacent to the building on Port Street for as external seating area to comprise tables and chairs associated with and ancillary to the restaurant use and external alterations comprising the removal of the existing 'shack' structure erection of pergola structure and associated external alterations to the building including new ground floor entrances (relocation of those approved under application ref no 120931), addition of roof level plant, and minor amendments to basement window and door design (approved under application ref no 120931).

The current application seeks consent to sub divide the approved ground floor A3 Use into 2 units (Restaurant / Café Demise 1 and Demise 2). The new additional unit (Demise 2) would operate under Class E.

Consultations & Notification Responses

Publicity – The occupiers of adjacent properties were notified about the application and the application was advertised a public interest development. No representations were received.

Head of Environmental Health – Have no objections subject to conditions relating to the acoustic insulation of the premises and associated plant and equipment, opening hours, and the storage and disposal of refuse being attached to any consent granted. They are generally happy with the information submitted in relation to the measures necessary to adequately acoustically insulate the premises but do require a post completion compliance report to be submitted for final agreement before the use of any plant commences.

Greater Manchester Police – Have no objections subject to compliance with a number of security measures that they have outlined.

Head of Highways Services – Have no objections.

Issues

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

Section 1 - Building a strong and competitive economy- which is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future and places significant weight on the need to support economic growth through the planning system.

Section 2 Ensuring the Vitality of Town Centres, - which promotes competitive town centre environments

Section 12 Conserving and enhancing the historic environment – which 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 CC1 (Primary Economic Development Focus: City Centre and Fringe) –which identifies that City Centre as a strategic economic location and focus of employment growth encouraging a variety of high quality accommodation types, sizes and foot-plates to boost investment by local, national and international businesses and supports the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities within the City Centre to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

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 CC7 Mixed Use Development - identifies the City Centre as presenting the most viable opportunities for mixed-use development, and states that active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a mixed-use development which will create such an environment.

Policy T2 (Accessible Areas of opportunity and need)- which states that the Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport.

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:

DC26.1 Development and Noise - which details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

DC26.5 Development and Noise – which states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate

Principle of the sub-division

The sub-division of the unit would result in an intensification of the use of the site for A3 / Class E (which includes a restaurant use) and the impact on this on residential amenity needs to be considered. The proposal would occupy currently vacant floorspace adding to the vitality of the area.

The unit lies within part of the City Centre which contains a mix of uses, with retail uses, residential accommodation, bars, restaurants and cafés nearby. Notwithstanding issues relating to intensification, the proposed use would be complementary to the existing uses, providing an additional facility for local residents and businesses. It is considered that subject to appropriate control of in terms of the hours of operation and the need to deal satisfactorily with noise and storage and disposal of refuse that 2 separate A3 / Class E uses could operate without adverse impact on this location.

In view of the above it is considered that the proposal has the potential to add to the area's vibrancy and contribute to the mixed use character of this part of the Northern Quarter. The proposals are therefore considered to be in accordance with Core Strategy policies CC1, SP1, CC7, T2 and DM1 and saved UDP policies DC18, DC19 and DC26.

Residential Amenity / Hours of Operation

Given the above it is considered that on balance and subject conditions controlling the acoustic insulation of the premises, the hours of operation, the hours during which deliveries can take place and the storage and disposal of refuse the proposals would be acceptable and consistent with Core Strategy Policies SP1 and DM1 and saved UDP policies DC26.1 and 26.5.

Crime and Disorder - The recommendations of Greater Manchester Police Design for Security in relation to the design and operation of the development in terms of Crime and Disorder as relevant to the final proposals under consideration, which are capable of being a condition of any consent granted. It is also felt that an increase in the use of vacant properties particularly during the evening has the potential to increase the level of natural surveillance.

In view of the above it is considered that the proposals are consistent with Policy DM1 of the Core Strategy.

Disabled access – The applicants have explored a number of options for including a lift to serve all floors and the application is supported by written and diagrammatic evidence of the physical and practical challenges which would be associated with this. It is accepted that the design challenges including space requirements, impact on circulation and useable floorspace and level of physical change that would be required to the building to deal with the level changes as well as the physical constraints of working with these historic buildings whilst maintaining scheme viability are such that on balance the level of provision is acceptable as all ground floor where there would be a disabled toilet would be fully accessible and provide all of the same services as on the upper floors.

There is currently a 20mm step to the entrance at 19 Shudehill and works to the pavement will be required to create a level threshold. Given that the application is part retrospective it will be a condition of any consent granted that these works are carried out within 6 months of consent being granted.

Given all of the above it is considered that on balance it would not be reasonable or practical to achieve full disabled access to all hotel rooms and that there is an acceptable level of compliance with policy Core Strategy policies SP1 and DM1

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: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance no such issues have arisen in relation to 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.

Appr

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

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

(a) Site location plan JKI PL010; and

(b) Dwgs 8608 (07) 001, JKL PL200 and 8608 (05) 001 Rev J;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1, CC1, CC9, T2, EN3 and DM 1 and saved Unitary Development Plan policies DC18.1 and DC26.1 and DC26.5.

3) The premises shall not be open outside the following hours and operate in accordance with the following:-

Restaurant / Cafe Demise 2

Mon to Sun 07:00 to 00:00 Monday to Sunday (no external doors / windows shall remain open between 23.00 and 07.00)

External Seating Area

10.00 to 23.00 Monday to Sunday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

For the avoidance of doubt Restaurant / Cafe demise 1 shall operate in accordance with application ref no 122541/FO/2019 (as amended by 124377)

4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries etc. shall be confined to 10:00 to 18:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

For the avoidance of doubt Restaurant / Cafe demise 1 shall operate in accordance with application ref no 122541/FO/2019 (as amended by 124377)

5) The premises and seating area shall be managed in accordance with the following:

Sections 4.9 to 4.28 of Paul Butler's, Planning Statement dated March 2021.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

6) The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the Waste Management Strategy Pro-forma prepared by Paul Butler Associates stamped as received on 22-03-21 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

For the avoidance of doubt Restaurant / Cafe demise 1 shall operate in accordance with application ref no 122541/FO/2019 (as amended by 124377)

7) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with the recommendations and noise levels set out within the AEC Acoustic Report 23 February 2021 AEC REPORT: P4291/R1/MR stamped as received on 22-03-21;

This scheme shall be implemented in full before first occupation of the completed development hereby approved.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

For the avoidance of doubt Restaurant / Cafe demise 1 shall operate in accordance with application ref no 122541/FO/2019 (as amended by 124377)

8) a) Prior to the installation of any externally mounted ancillary equipment, this equipment shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Prior to occupation a post completion report to verify that all of the target noise attenuation levels have been met and any potential adverse noise impacts in adjacent residential accommodation arising directly from the plant and equipment proposed development have been adequately mitigated, shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

For the avoidance of doubt Restaurant / Cafe demise 1 shall operate in accordance with application ref no 122541/FO/2019 (as amended by 124377)

9) Notwithstanding the details within the dwgs under condition 2 (b), final details of the method of extraction of any fumes, vapours and odours from the ground floor use (Restaurant / Cafe Demise 2) shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of that use. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

For the avoidance of doubt Restaurant / Cafe demise 1 shall operate in accordance with application ref no 122541/FO/2019 (as amended by 124377)

10) No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

11) The window(s) at ground level, fronting onto Port Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

12) The development hereby approved shall be carried out and operated in accordance with the following :

Security measures as set out in GMP (Design for Security) e-mail 04 May 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1 and DM 1 and saved Unitary Development Plan policies DC18.1 and DC26.1 and DC26.5.

For the avoidance of doubt Restaurant / Cafe demise 1 shall operate in accordance with application ref no 122541/FO/2019 (as amended by 124377)

13) The development hereby approved shall be carried out and operated in accordance with the following:

Construction Management Plan by Paul Butler Associates date May 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1 and DM 1 and saved Unitary Development Plan policies DC18.1 and DC26.1 and DC26.5.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
GM Fire Rescue Service

Flat 13, 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
Flat 22, 1 Tariff Street, Manchester, M1 2FF
Flat 10, 1 Tariff Street, Manchester, M1 2FF

Basement, 6 Tariff Street, Manchester, M1 2FF
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
First Floor, 45 Dale Street, Manchester, M1 2HF
33A Dale Street, Manchester, M1 2HE
Flat 19, 1 Tariff Street, Manchester, M1 2FF
Flat 1, 1 Tariff Street, Manchester, M1 2FF
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 At, 41 Hilton Street, Manchester, M1 2EE
41 Hilton Street, Manchester, M1 2EE
Fourth Floor, 6 Tariff Street, Manchester, M1 2FF
8 Tariff Street, Manchester, M1 2FF
First Floor, 12 Tariff Street, Manchester, M1 2FF
Third Floor, 10 Tariff Street, Manchester, M1 2FF
50 Newton Street, Manchester, M1 2EA
Fourth Floor, 33A Dale Street, Manchester, M1 2HE
45 Hilton Street, Manchester, M1 2EF
47 Hilton Street, Manchester, M1 2EF
Basement, 50 Newton Street, Manchester, M1 2EA
Second Floor, 14 Tariff Street, Manchester, M1 2FF
45 Dale Street, Manchester, M1 2HF
47 Dale Street, Manchester, M1 2HF
51 Hilton Street, Manchester, M1 2EF
49 Hilton Street, Manchester, M1 2EF
Ground Floor, 14 Tariff Street, Manchester, M1 2FF
Third Floor, 14 Tariff Street, Manchester, M1 2FF
Third Floor, 12 Tariff Street, Manchester, M1 2FF
1A Tariff Street, Manchester, M1 2FF
Fourth Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
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
50 Port Street, Manchester, M1 2EQ
Basement, 50 Port Street, Manchester, M1 2EQ
14 Tariff Street, Manchester, M1 2FF
6 Tariff Street, Manchester, M1 2FF
12 Tariff Street, Manchester, M1 2FF
Fourth Floor, 35 Dale Street, Manchester, M1 2HF
Basement, 45 Dale Street, Manchester, M1 2HF
Second Floor, 35 Dale Street, Manchester, M1 2HF
Ground Floor, 35 Dale Street, Manchester, M1 2HF
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 17, 1 Tariff Street, Manchester, M1 2FF
Flat 12, 1 Tariff Street, Manchester, M1 2FF
Flat 9, 1 Tariff Street, Manchester, M1 2FF
Basement, Dale House, 35 Dale Street, Manchester, M1 2HF
10 Tariff Street, Manchester, M1 2FF
Flat 8, 1 Tariff Street, Manchester, M1 2FF

V1BE, 37 Dale Street, Manchester, M1 2HF
Dale House, 35 Dale Street, Manchester, M1 2HF
Sub Basement, 35 Dale Street, Manchester, M1 2HF
First Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
Second Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
Third Floor, 35 Dale Street, Manchester, M1 2HF
Ground Floor, 45 Dale Street, Manchester, M1 2HF
Sub Basement And Basement, 35 Dale Street, Manchester, M1 2HF
Fifth Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
First Floor, 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
33 Dale Street, Manchester, M1 2HE
Basement, 33A Dale Street, Manchester, M1 2HE
Second Floor And Third Floor, 45 Dale Street, Manchester, M1 2HF
Flat 23, 1 Tariff Street, Manchester, M1 2FF
Flat 21, 1 Tariff Street, Manchester, M1 2FF
Flat 18, 1 Tariff Street, Manchester, M1 2FF
Flat 24, 1 Tariff Street, Manchester, M1 2FF
Flat 20, 1 Tariff Street, Manchester, M1 2FF
Second Floor, 10 Tariff Street, Manchester, M1 2FF
Second Floor, 6 Tariff Street, Manchester, M1 2FF
First Floor, 10 Tariff Street, Manchester, M1 2FF
Second Floor, 12 Tariff Street, Manchester, M1 2FF
First Floor, 6 Tariff Street, Manchester, M1 2FF
Flat 6, 1 Tariff Street, Manchester, M1 2FF

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CITY2