

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129991/LO/2021

Date registered valid: 9 April 2021

Proposal: LISTED BUILDING CONSENT for minor façade removal and reinstatement, to enable the potential decant of objects within the Grade II Listed Air and Space Hall, alongside façade repairs.

Address: Air And Space Hall , Science And Industry Museum, Liverpool Road, Manchester, M3 4FP

Ward(s): Deansgate Ward

Applicant: Science and Industry Museum C/o Agent

Agent (if any): Ms Katie Wray Deloitte LLP 2 Hardman Street, Spinningfields, Manchester, M3 3HF

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 June 2021

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 28 April 2021 Expired: 19 May 2021

Neighbour notifications

Printed: 28 April 2021 Expired: 19 May 2021

Site notice

Posted: Expired:

Press advert

Published: 4 May 2021 Expired: 25 May 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 and Area

The application site relates to the Grade II listed Air and Space Hall museum formerly known as Lower Campfield Market Market hall. The building is two storeys and cast-iron and wood with slate and glass roofs.

The application site is located within the Castlefield Conservation area, an area of importance including the remains of a Roman Fort, the terminus of the world's first economically viable canal, the Bridgewater Canal, and the world's first railway passenger terminal.

Description of Development

The submitted application seeks Listed Building Consent for minor façade removal and reinstatement, to enable the potential decant of objects within the Grade II Listed Air and Space Hall, alongside façade repairs. The proposal involves the temporary removal of a section of the South elevation adjacent to Liverpool Road, a section of the mezzanine floor within the building and other internal elements as required in order to decant a number of artefacts within current collection.

The south elevation central bay will be used as the primary access point for the removal of large exhibition items. The proposals would temporarily remove the right-hand side (east) bay only located within the central bay. The right bay would be removed from the ground to the underside of the lattice beam / girder. This will require the temporary removal of the following components of the elevation; scaffolding, upper timber frame, glazed panels, internal steel brace and, ground floor curtain walling, mezzanine deck level and floor.

The existing timber frame is found to be rotting in some places, and therefore after its proposed removal, it is to be replaced. A portion of the existing internal mezzanine deck will need to be temporarily removed to allow for the vehicular access. The previous 1980's joint and cut lines will be re-used to limit alterations to the existing fabric. The void formed will provide a width of 5m and height of 7.2 to the underside of the lattice beam to allow for haulage vehicles to access.

Consultations & Notification Responses

A site notice has been displayed and Local residents/businesses were notified for 21 day. No responses were received.

The application has been advertised as affecting a listed building, and affecting the setting of a Conservation Area.

Site notices have been displayed and businesses and residents notified.

Highways Services - The applicant is advised that and any requirements for licensing, hoarding / scaffolding including amendments to the current scaffolding design will need discussion with MCC Highways Network Resilience team via highwaynetworkmanagement@manchester.gov.uk.

The applicant is advised that any access arrangements, footpath closures and associated temporary traffic management arrangements require discussion and agreement with MCC Highways Applications and Network Resilience teams via highwaynetworkmanagement@manchester.gov.uk. Further detailed discussion is required regarding duration/frequency of the proposed(short term) road closures on Liverpool Road.

The applicant is advised to consult with MCC Highways Public Realm team regarding accessing the bollards on Byrom Street.

Any requirement to suspend on-street parking and coach bays should be arranged through MCC Parking Services via Contact Manchester (Tel. 0161 234 5004).

This information is to be attached as an informative.

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 policies 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.

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 adverse 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.

Assessment of significance

The supporting heritage assessment, prepared by Buttress undertakes an assessment of the significance of the Heritage asset.

The heritage statement section of the Liverpool Road facade is a mix of structure and glazing. The structure is rated as high significance, and the glazing is rated as low significance. The existing mezzanine floor is also low significance.

Impact of proposed works on Heritage asset

The removal of fabric is considered a major change. In areas of low significance, the impact would be slight/moderate, and in areas of high significance, the impact would be large/very large. However, the areas of proposed removal are also proposed for reinstatement on a like for like basis. Therefore, the act of removal itself may be considered major adverse, but the works also have a major beneficial impact after completion.

The works facilitate a necessary piece of work, and some required repair and limited re-decoration works to enhance the significance of the existing building.

This assessment recognises that the removal of historic fabric is wholly exceptional, however, the clear reinstatement methodology, led by contemporary conservation philosophy, negates the harmful impacts.

The area proposed for temporary removal has been carefully considered and consulted upon in order to ensure the needs of the project are met, and the scale of temporary harm can be minimised. All fabric proposed for removal will be carefully stored, and re-instated, in a sympathetic and like-for-like basis. Some limited re-decoration works will also be incorporated, taking the opportunity of the fabric intervention to carry out further works.

The proposed works are required to meet the aims of the museum decant. Without necessary facilitation of the decant, there is danger to the existing collection, and a lack of opportunity to address any ongoing fabric conservation issues to the historic building. As the works are temporary, the overall and long-term significance of the heritage asset will not be negatively affected, and the final completion of the work will have a negligible -minor beneficial impact due to the delivery of the required work and successful reinstatement of historic fabric.

Paragraph 193 of the NPPF 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."

It is considered that the development proposal would cause less than substantial harm to the significance of the Listed Building, this is as the building will be fully reinstated and planning conditions will require the submission of final details including:

- Final details of all repair works to the building
- Building protection and weather proofing during works;
- Mitigation measures against any risks including methods of working around historic and fragile items;

- Details of equipment to be used during works (including lifting equipment); and
- Details of temporary secure storage, location and protection of removed and stored elements of the building.

As such the development is acceptable when considering the balance of harm caused to th

Conservation Area Impact

The maintenance of the building group and the potential for improved access to heritage significance constitutes appropriate and sensitive conservation. The potential for increased use and the consequent contribution to vitality of the area represents an enhancement.

Repair, restoration and work to ensure the longevity and utility of the heritage asset group will have a beneficial impact and result in no harm to the significance of any asset.

Conclusion

There will be no long term impact on the integrity nor harm to the significance of the asset attendant on the proposals. Overall, the works will represent an enhancement once complete.

Appropriate conditions regarding final details, which are subject to detailed final designs and methodologies for all works in relation to the dismantling, transportation, storage, restoration and refurbishment of the elevations and other elements of the building to ensure that the works are in accordance with the legislation, guidance and policies previously highlighted within this report.

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

Officers have worked with the applicant / agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case no amendments were sought however appropriate conditions have been attached to the approval with the agreement of the applicant / agent.

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:

-Drawings referenced: 8869 (05) 001, 8869 (05) 002, 8869 (05) 003, 8869 (10) 001, 8869 (10) 002, 8869 (10) 003, 8869 (01) 003, 8869 (01) 005, 8869 (01) 006, 8869 (01) 008, 8869 (02) 001, 8869 (03) 001, 8869 (01) 001, 8869 (01) 002

-Design and Access Statement dated June 2020

-Heritage Assessment dated July 2020

-Architectural Decant Specification Ref: 8869DS dated February 2021 prepared by Buttress

- Schedule of Works Ref: 8869SoW dated February 2021

all stamped as received by the City Council, as Local Planning Authority, on the 09 April 2021

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

3) 3) Notwithstanding the details as set out in condition 2 above before any of the following works commence, final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Final details of all repair works to the building
- (b) Building protection and weather proofing during works;
- (c) Mitigation measures against any risks including methods of working around historic and fragile items;
- (d) Details of equipment to be used during works (including lifting equipment)
- (e) Details of temporary secure storage, location and protection of removed and stored elements of the building

All of the above shall be implemented in accordance with the approved details.

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the approved plans and documents specified in condition 2, prior to the commencement of the external scaffolding required to carry out the works hereby approved full and final details of:

- (i) How the scaffolding will be erected, including options considered to minimise harm; and
- (ii) How any fixings or alterations to physical fabric shall be appropriately remediated when the scaffold is removed;

shall be submitted to and approved in writing by the City Council as local planning authority. The scaffold shall be implemented in accordance with the approved details only and when removed any physical fixing points or other associated alterations shall be fully remediated within one month of the scaffold being removed.

For the avoidance of doubt, the design and type of scaffolding used should demonstrably avoid damaging intervention on the listed building such as caused by the use of wall ties.

Consideration should firstly, therefore, be to use structural scaffolding or a range of other options for non-structural scaffolding to avoid wall-ties.

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 and appearance of the conservation area and the surrounding listed buildings in accordance with policies SP1, CC9, EN1, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the Architectural Decant Specification Ref: 8869DS dated February 2021 prepared by Buttress, stamped as received by the City Council, as Local Planning Authority, on the 09 April 2021, all methodologies for all works in relation to the dismantling, transportation, storage, restoration and refurbishment of the elevations and any all other elements of the building to be removed and full reinstatement of the building shall be submitted to and approved in writing by the City Council as local planning authority within a timescale to be agreed in writing by the City Council as local planning authority.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies DM1, SP1, CC9 EN1 and EN3 of the Core Strategy and saved policies DC18.1, DC19.1 and DC20 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details shown in the approved drawings and documents detailed in condition 2 of this consent, a full report and evaluation of the condition of the section of the of the Southern Elevation to be removed, shall be submitted to and approved in writing by the City Council as local planning authority within a timescale to be agreed in writing by the City Council as local planning authority.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies DM1, SP1, CC9 EN1 and EN3 of the Core Strategy and saved policies DC18.1, DC19.1 and DC20 of the Unitary Development Plan for the City of Manchester

7) (a) Before development commences, a full photographic record of the site and the building (internally and externally) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

(b) Once the development hereby approved has been completed, a further full photographic record of the site and the building (internally and externally) shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Informatives

1) The applicant is advised that and any requirements for licensing, hoarding / scaffolding including amendments to the current scaffolding design will need discussion with MCC Highways Network Resilience team via highwaynetworkmanagement@manchester.gov.uk.

The applicant is advised that any access arrangements, footpath closures and associated temporary traffic management arrangements require discussion and agreement with MCC Highways Applications and Network Resilience teams via highwaynetworkmanagement@manchester.gov.uk. Further detailed discussion is required regarding duration/frequency of the proposed(short term) road closures on Liverpool Road.

The applicant is advised to consult with MCC Highways Public Realm team regarding accessing the bollards on Byrom Street.

Any requirement to suspend on-street parking and coach bays should be arranged through MCC Parking Services via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services

First Floor, 6 Southern Street, Manchester, M3 4NN
Olliers Solicitors, Castlefield Chambers, 11 Duke Street, Manchester, M3 4NF
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
13 - 25 Liverpool Road, Manchester, M3 4NW
4 Barton Street, Manchester, M3 4NN
Flat 3, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
First And Second Floors, 29A Liverpool Road, Manchester, M3 4NQ
17 Porchfield Square, Manchester, M3 4FG
1A Porchfield Square, Manchester, M3 4FG
29 Liverpool Road, Manchester, M3 4NQ
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
Flat 10, 4 Barton Street, Manchester, M3 4NN
Castlefield House, Liverpool Road, Manchester, M3 4SB
Flat 6, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 10, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
29A Liverpool Road, Manchester, M3 4NQ
43 Liverpool Road, Manchester, M3 4NQ
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
35 Liverpool Road, Manchester, M3 4NQ
9A Porchfield Square, Manchester, M3 4FG
Campfield Market, Liverpool Road, Manchester, M3 3NG
ATTICUS LEGAL LLP, Third Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Fifth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Fourth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
First Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Second Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Ground Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Exhibition Hall, Campfield Market, Liverpool Road, Manchester, M3 3NG
9 Porchfield Square, Manchester, M3 4FG
43 Porchfield Square, Manchester, M3 4FG
35 Porchfield Square, Manchester, M3 4FG
8 Porchfield Square, Manchester, M3 4FG
7 Porchfield Square, Manchester, M3 4FG
3 Barton Street, Manchester, M3 4NN
Part Ground Floor Unit 1, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
360 Dental Care Limited, Ground Floor, 6 Southern Street, Manchester, M3 4NN
8 Southern Street, Manchester, M3 4NJ
The White Lab Limited, Second Floor, 6 Southern Street, Manchester, M3 4NN

6 Southern Street, Manchester, M3 4NJ
Cask, 29 Liverpool Road, Manchester, M3 4NQ
Flat 52, 4 Barton Street, Manchester, M3 4NN
Flat 40, 4 Barton Street, Manchester, M3 4NN
Flat 28, 4 Barton Street, Manchester, M3 4NN
Flat 27, 4 Barton Street, Manchester, M3 4NN
Flat 53, 4 Barton Street, Manchester, M3 4NN
Flat 41, 4 Barton Street, Manchester, M3 4NN
Flat 11, 4 Barton Street, Manchester, M3 4NN
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 1, 2 Southern Street, Manchester, M3 4NJ
Flat 10, 3 Barton Street, Manchester, M3 4NN
Flat 7, 3 Barton Street, Manchester, M3 4NN
Flat 13, 2 Southern Street, Manchester, M3 4NJ
Flat 15, 2 Southern Street, Manchester, M3 4NJ
Flat 4, 2 Southern Street, Manchester, M3 4NJ
Flat 7, 2 Southern Street, Manchester, M3 4NJ
Flat 13, 3 Barton Street, Manchester, M3 4NN
Flat 10, 2 Southern Street, Manchester, M3 4NJ
Flat 1, 3 Barton Street, Manchester, M3 4NN
Flat 4, 3 Barton Street, Manchester, M3 4NN
33 Liverpool Road, Manchester, M3 4NQ
83 Rozel Square, Manchester, M3 4FQ
77 Rozel Square, Manchester, M3 4FQ
55 Rozel Square, Manchester, M3 4FQ
43 Rozel Square, Manchester, M3 4FQ
71 Rozel Square, Manchester, M3 4FQ
65 Rozel Square, Manchester, M3 4FQ
5A Porchfield Square, Manchester, M3 4FG
39 Rozel Square, Manchester, M3 4FQ
35 Rozel Square, Manchester, M3 4FQ
31 Rozel Square, Manchester, M3 4FQ
29 Rozel Square, Manchester, M3 4FQ
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 6, 2 Southern Street, Manchester, M3 4NJ
Flat 6, 3 Barton Street, Manchester, M3 4NN
31 Liverpool Road, Manchester, M3 4NQ
75 Rozel Square, Manchester, M3 4FQ
73 Rozel Square, Manchester, M3 4FQ
47 Rozel Square, Manchester, M3 4FQ
41 Porchfield Square, Manchester, M3 4FG
4 Porchfield Square, Manchester, M3 4FG
31 Porchfield Square, Manchester, M3 4FG
23 Porchfield Square, Manchester, M3 4FG
19 Porchfield Square, Manchester, M3 4FG
Flat 11, 3 Barton Street, Manchester, M3 4NN
21A Porchfield Square, Manchester, M3 4FG
11A Porchfield Square, Manchester, M3 4FG

49 Rozel Square, Manchester, M3 4FQ
34 Rozel Square, Manchester, M3 4FQ
33 Rozel Square, Manchester, M3 4FQ
Flat 11, 2 Southern Street, Manchester, M3 4NJ
Flat 3, 2 Southern Street, Manchester, M3 4NJ
23A Porchfield Square, Manchester, M3 4FG
27 Liverpool Road, Manchester, M3 4NW
37 Liverpool Road, Manchester, M3 4NQ
61 Rozel Square, Manchester, M3 4FQ
53 Rozel Square, Manchester, M3 4FQ
41 Rozel Square, Manchester, M3 4FQ
5 Porchfield Square, Manchester, M3 4FG
Flat 2, 2 Southern Street, Manchester, M3 4NJ
33 Porchfield Square, Manchester, M3 4FG
12 Porchfield Square, Manchester, M3 4FG
Flat 14, 2 Southern Street, Manchester, M3 4NJ
Flat 8, 3 Barton Street, Manchester, M3 4NN
3A Porchfield Square, Manchester, M3 4FG
17A Porchfield Square, Manchester, M3 4FG
39 Liverpool Road, Manchester, M3 4NQ
67 Rozel Square, Manchester, M3 4FQ
30 Rozel Square, Manchester, M3 4FQ
3 Porchfield Square, Manchester, M3 4FG
Flat 12, 2 Southern Street, Manchester, M3 4NJ
Flat 9, 2 Southern Street, Manchester, M3 4NJ
25 Porchfield Square, Manchester, M3 4FG
2 Porchfield Square, Manchester, M3 4FG
21 Porchfield Square, Manchester, M3 4FG
Flat 5, 2 Southern Street, Manchester, M3 4NJ
Flat 8, 2 Southern Street, Manchester, M3 4NJ
Flat 3, 3 Barton Street, Manchester, M3 4NN
Flat 9, 3 Barton Street, Manchester, M3 4NN
Flat 2, 3 Barton Street, Manchester, M3 4NN
Flat 14, 3 Barton Street, Manchester, M3 4NN
Flat 12, 3 Barton Street, Manchester, M3 4NN
19A Porchfield Square, Manchester, M3 4FG
7A Porchfield Square, Manchester, M3 4FG
15A Porchfield Square, Manchester, M3 4FG
13A Porchfield Square, Manchester, M3 4FG
69 Rozel Square, Manchester, M3 4FQ
63 Rozel Square, Manchester, M3 4FQ
79 Rozel Square, Manchester, M3 4FQ
57 Rozel Square, Manchester, M3 4FQ
59 Rozel Square, Manchester, M3 4FQ
41 Liverpool Road, Manchester, M3 4NQ
51 Rozel Square, Manchester, M3 4FQ
45 Rozel Square, Manchester, M3 4FQ
37 Rozel Square, Manchester, M3 4FQ
25 Rozel Square, Manchester, M3 4FQ
27 Rozel Square, Manchester, M3 4FQ
36 Rozel Square, Manchester, M3 4FQ
32 Rozel Square, Manchester, M3 4FQ
28 Rozel Square, Manchester, M3 4FQ
Flat 5, 3 Barton Street, Manchester, M3 4NN

37 Porchfield Square, Manchester, M3 4FG
27 Porchfield Square, Manchester, M3 4FG
15 Porchfield Square, Manchester, M3 4FG
45 Porchfield Square, Manchester, M3 4FG
29 Porchfield Square, Manchester, M3 4FG
10 Porchfield Square, Manchester, M3 4FG
47 Porchfield Square, Manchester, M3 4FG
39 Porchfield Square, Manchester, M3 4FG
16 Porchfield Square, Manchester, M3 4FG
13 Porchfield Square, Manchester, M3 4FG
11 Porchfield Square, Manchester, M3 4FG
6 Porchfield Square, Manchester, M3 4FG
14 Porchfield Square, Manchester, M3 4FG
1 Porchfield Square, Manchester, M3 4FG

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Area Team Boundary - Name: CITY1