MANCHESTER CITY COUNCIL

# Planning

# Growth & Development

# Delegated officer report for planning application

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| **Application no.** | 126271/FO/2020 |
| **Date registered valid:** | 19 February 2020 |
| **Proposal:** | Repainting of gable end structure of Manchester Central Convention Hall |
| **Address:** | Manchester Central Convention Complex , Windmill Street, Manchester, M2 3GX |
| **Ward(s):** | Deansgate Ward |
| **Applicant:** | Mr Andy Kelly Manchester Central Convention Complex Ltd. Windmill Street, Petersfield, Manchester, M2 3GX |
| **Agent (if any):** | Mr Stephen Sands Taylor Design Architects Limited 30 Manchester Road, Wilmslow, SK9 1BG |
| **Case officer:** | Emily Booth<br>Tel: 0161 234 4193<br>Email: e.booth@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | 17 April 2020 |

## Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 25 February 2020

**Standard consultations:**
Printed: 20 February 2020 Expired: 12 March 2020

**Neighbour notifications**
Printed: 20 February 2020 Expired: 12 March 2020

**Site notice**
Posted: 25 February 2020 Expired: 17 March 2020

**Press advert**
Published: 25 February 2020 Expired: 17 March 2020

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

**Listed building:** Grade II Star

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## Description of area

The current Manchester Central Complex consists of three main buildings: Manchester Central, the former Central Station (Grade II* Listed); the Manchester International Convention Centre (MICC); and, the Seminar Centre. There is also a surface car park and service yard to the rear of the building. The Manchester Central site is bounded by Watson Street/ the Great Northern Tower residential building, Windmill Street, Great Bridgewater Street and Lower Mosley Street. Surrounding the site are the Bridgewater Hall and the Grade II* Listed Great Northern Warehouse, Radisson Edwardian Hotel and Midland Hotel. The complex is raised approximately 10m above street level at some points and is separated from Lower Mosley Street by the Metrolink viaduct.

It is an impressive example of Victorian transport architecture, designed in 1875-80 by Sir John Fowler for the Midland Railway Company. The former railway terminal station is rectangular on plan and has a substantial footprint. The elevations are faced with red brick and contain regular rows of windows with bays of divided by brick buttresses. The elevations are partially obscured by modern extensions, however much of the Lower Mosley Street elevation and the network of cast iron lattice grids of the front and rear elevations remain exposed. The convex roof structure spans 64 metres and is segmentally vaulted, giving the building a horizontal appearance. Arches are linked by lattice purlins carrying intermediate ribs. Internally, the building retains its large open vaulted space which, despite its conversion to an exhibition space, has maintained its character and grand form.

The building was historically and physically linked to the Grade II* Listed Midland Hotel, which provided accommodation for passengers arriving at the station. The site is not within a conservation area, but is adjacent to the St Peters Square and Deansgate Conservation Areas. Manchester City Council is a majority shareholder in the complex.

The complex is undergoing refurbishment works and several recent applications have been submitted to resolve problems with the structure and improve the appearance of the train shed.

The Manchester Central complex is to be used as the 'Nightingale of the North' field hospital due to the COVID-1 breakout.

The proposal relates to front and rear elevations of the Grade II* Listed original train shed.

**Description of development**

Planning permission is sought for the repainting of the original steelwork of the front and rear elevations of the Grade II* Listed train shed of the Manchester Central complex.

Listed building consent referenced 126272/LO/2020 has also been submitted for the works.

**Consultations & Notification Responses**

Publicity – The application was advertised in the local press as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers. No representations have been received.

Highway Services - No response received

Corporate Property - No comments received

Historic England (North West) - Confirmed that on the basis of the information available to date, they do not wish to offer any comments and suggest that we seek the views of our specialist conservation and archaeological advisers, as relevant.

Transport For Greater Manchester – Confirmed acceptability of the proposals.

**Issues**

The main issues for consideration relate to the impact of the proposals on the on the character and appearance of the listed building. The main policies that relate to this proposal are:

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC4 (Tourism, Culture and Leisure) advises that proposals to improve the appearance, use and accessibility of all cultural and visitor attractions will be supported.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials.

The Unitary Development Plan for the City of Manchester

Saved policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas.

Saved policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent 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 setting. The City Council will:

- not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character;
- not permit alterations to a listed building that would prevent the future use of any part of the building.

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 7). In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 185 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.

Paragraph 189 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 194 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well-Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Under these criteria the effect of the proposal on the listed building and the setting of surrounding listed buildings has been considered.

The proposals are in general welcomed.

There are however, areas of the proposals that require more detail, including the selection of the final colour and the extent of repairs.

Due to the current use as a field hospital the applicant has been unable to undertake the investigations required to inform this required information.

Conditions would be required to agree these final details.

In view of the above, subject to compliance with conditions, it is not considered that the proposals would cause harm to the character and appearance of the listed building and are therefore in accordance with all above policies. The proposal could result in a treatment and appearance that is closer to the original appearance of the train shed helping to reinstate the character of the building and the surviving original fabric.

We consider therefore that the proposals are consistent with paragraph 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

**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**

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 the instance of the following applications this has included ongoing 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:

The site location plan referenced 5936 001 Rev P1 received by the City Council as local planning authority on 19 February 2020

The drawings referenced:

5936 320 Rev P1 received by the City Council as local planning authority on 19 February 2020
5936 002 Rev P1 received by the City Council as local planning authority on 9 April 2020

The Design and Access Statement prepared by Taylor Design Architects Ltd. received by the City Council as local planning authority on 19 February 2020
The Paint Inspection Report prepared by Taziker Industrial received by the City Council as local planning authority on 19 February 2020
The Survey Report prepared by Taziker Industrial received by the City Council as local planning authority on 19 February 2020
The Polyurethane Finish specification sheet prepared by International received by the City Council as local planning authority on 19 February 2020
The Surface Tolerant Epoxy specification sheet prepared by International received by the City Council as local planning authority on 19 February 2020
Technical Specification for Repainting prepared by Arup received by the City Council as local planning authority on 19 February 2020
The Heritage Statement prepared by Taylor Design Architects Ltd. received by the City Council as local planning authority on 19 February 2020
The Transport for Greater Manchester_Statement of Works_9th April 2020 prepared by Taylor Design Architects Ltd. received by the City Council as local planning authority on 9 April 2020
Quote 147843 prepared by Taziker Industrial dated 23 December 2019 received by the City Council as local planning authority on 9 April 2020
The email from Stephen Sands of Taylor Design Architects Ltd. dated 9 April 2020

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 7 and 12 of the National Planning Policy Framework.

3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, prior to the repainting of the steelwork, the following details (a) ,b) and c) shall be submitted to and approved in writing by the City Council as local planning authority:

a) the colour (RAL/BS or details of a bespoke colour) of the new paint. This shall have been identified by a paint colour analysis of all layers of paint in a number of different locations on the steelwork. A sample of the paint applied to the steelwork shall be made available for viewing by the City Council as local planning authority.
b) the extent of the repair of the steelwork to include details of the process of assessing and reporting these findings and defects.
c) should the proposed repair works go beyond those included in the application, a revised repair method.

All approved repair works shall be completed prior to the repainting.

The works to the above elements shall then be carried out fully and only in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC14.1, DC18.1 and DC19.1 of the Unitary Development Plan.

**Appendix 1 – List of consultees & neighbours notified**

Highway Services
Corporate Property
Historic England (North West)
Transport For Greater Manchester

Flat C8 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C6 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C2 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Lawrence House, 8 Albion Street, Manchester, M1 5NZ
Albion Wharf, 19 Albion Street, Manchester, M1 5LN
Arch 13, Watson Street, Manchester, M3 4LP
Arch 15, Watson Street, Manchester, M3 4LP
257 Deansgate, Manchester, M3 4EN
Flat 43, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 29, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 13, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 8, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 7, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Second Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
Seventh Floor, 44 Peter Street, Manchester, M2 5GP
Ground Floor, 44 Peter Street, Manchester, M2 5GP
Unit 18, 253 Deansgate, Manchester, M3 4EN
Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
235 Deansgate, Manchester, M3 4EN
Deansgate North, 235 Deansgate, Manchester, M3 4EN
Flat B12 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B12 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat BP 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat BP 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat AP 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A9 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A9 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C21 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF

Flat C19 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C17 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C16 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C14 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C11 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C9 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C5 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Units 17 To 20, Great Northern, Deansgate, Manchester, M3 4EW
Arch 19, Watson Street, Manchester, M3 4LP
Third Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
273 Deansgate, Manchester, M3 4EW
Showroom 1, Lawrence House, 8 Albion Street, Manchester, M1 5NZ
Flat 17, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Third Floor, 44 Peter Street, Manchester, M2 5GP
Units 1 To 6 (plaza Level), 253 Deansgate, Manchester, M3 4EN
Suite B, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit F, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
269 - 271 Deansgate, Manchester, M3 4EW
Flat B13 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B12 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat BP 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat AP 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A8 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C21 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C20 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C18 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C15 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C14 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C13 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C13 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C12 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C12 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C10 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C6 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C4 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C1 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF

Arch 18, Watson Street, Manchester, M3 4LP
Unit 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Bridgewater Hall, Lower Mosley Street, Manchester, M2 3WS
St Georges House, 56 Peter Street, Manchester, M2 3NQ
Arch 12, Watson Street, Manchester, M3 4LP
243 Deansgate, Manchester, M3 4EN
Part Fifth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Second Floor, 40 Peter Street, Manchester, M2 5GP
ALL STAR (MANCHESTER) LIMITED, Unit 3, 235 Deansgate, Manchester, M3 4EN
Flat 34, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 23, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Vodaphone 13179 On Roof Of, Jurys Inn, 56 Great Bridgewater Street, Manchester, M1 5LE
Fifth To Sixth Floor, 44 Peter Street, Manchester, M2 5GP
231 - 233 Deansgate, Manchester, M3 4BQ
277 - 279 Deansgate, Manchester, M3 4EW
Unit M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
237 - 239 Deansgate, Manchester, M3 4EN
253 Deansgate, Manchester, M3 4EW
Hilton Manchester, 303 Deansgate, Manchester, M3 4LQ
Flat B9 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat BP 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat AP 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A8 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C21 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C19 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C19 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C10 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C16 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C15 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C15 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C7 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C6 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF

Flat C6 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C5 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C4 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C3 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C3 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Arches 16 And 17, Watson Street, Manchester, M3 4LP
283 Deansgate, Manchester, M3 4EW
Units D To E, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
A M C THEATRES OF UK LTD, Unit 2, 235 Deansgate, Manchester, M3 4EN
Christian Science Church, 42 Peter Street, Manchester, M2 5GP
Flat 47, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 46, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 44, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 39, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 33, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 30, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 10, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 9, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Second Floor Suite D, Deansgate North, 235 Deansgate, Manchester, M3 4EN
First Floor Unit 24 Plaza Level, 253 Deansgate, Manchester, M3 4EW
Unit G, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Suite A, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat B13 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B6 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat AP 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A9 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C17 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C8 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C16 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C12 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C12 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C4 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C2 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Radisson Edwardian Hotel, Peter Street, Manchester, M2 5GP
Relish, Great Northern, Deansgate, Manchester, M3 4EJ
Manchester 235, 2 Watson Street, Manchester, M3 4LP
Arch 10, Watson Street, Manchester, M3 4LP
Britons Protection, 50 Great Bridgewater Street, Manchester, M1 5LE
275 Deansgate, Manchester, M3 4EW
249 Deansgate, Manchester, M3 4EN

Showroom 2, Lawrence House, 8 Albion Street, Manchester, M1 5NZ
Fourth Floor, 40 Peter Street, Manchester, M2 5GP
Flat 12, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Three M0053 On Roof Of, Jurys Inn, 56 Great Bridgewater Street, Manchester, M1 5LE
O2 10667 On Roof Of, Jurys Inn, 56 Great Bridgewater Street, Manchester, M1 5LE
Basement, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
Unit O, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit H, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Former Warehouse And Railway Land, Watson Street, Manchester, M2 5QA
First Floor, 44 Peter Street, Manchester, M2 5GP
Purity, 36 Peter Street, Manchester, M2 5GP
Flat B11 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat BP 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat BP 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat A8 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A8 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C18 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C16 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C5 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C4 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Unit 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
241 Deansgate, Manchester, M3 4EN
255 Deansgate, Manchester, M3 4EN
245 Deansgate, Manchester, M3 4EN
285 - 287 Deansgate, Manchester, M3 2BX
40 Peter Street, Manchester, M2 5GP
Flat 38, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 35, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 31, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 25, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 18, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Ground Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
Unit 17 (plaza Level), 253 Deansgate, Manchester, M3 4EN
Unit L, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit 4, 253 Deansgate, Manchester, M3 4ED
8 Trumpet Street, Manchester, M1 5LW
Unit 1A, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat B12 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B6 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat AP 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A9 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C21 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C14 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C13 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C11 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C10 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C1 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C5 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C3 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C2 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Arch 11, Watson Street, Manchester, M3 4LP
Flat At, Britons Protection, 50 Great Bridgewater Street, Manchester, M1 5LE
247 Deansgate, Manchester, M3 4EN
Third Floor, 40 Peter Street, Manchester, M2 5GP
First Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
261 - 267 Deansgate, Manchester, M3 4EW
Unit 2 Cinema, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Unit 20 (plaza Level), 253 Deansgate, Manchester, M3 4EN
Units I To K, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Suite C, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit 1, 253 Deansgate, Manchester, M3 4ED
Albion Wharf, Albion Street, Manchester, M1 5LN
Club Coliseum, Peter Street, Manchester, M2 3NQ
Flat B13 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B13 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B12 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat BP 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat BP 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP

Flat B4 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat AP 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A8 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C11 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C10 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C9 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C8 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C7 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C7 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C7 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C3 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Jurys Inn, 56 Great Bridgewater Street, Manchester, M1 5LE
Flat C2 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C1 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C1 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Arch 14, Watson Street, Manchester, M3 4LP
Unit 1 Part Fifth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Flat 40, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 36, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 26, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 22, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Fourth Floor, 44 Peter Street, Manchester, M2 5GP
Third Floor, 235 Deansgate, Manchester, M3 4EN
Unit 1 Gymnasium, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Second Floor, 44 Peter Street, Manchester, M2 5GP
The Great Northern, 253 Deansgate, Manchester, M3 4EN
Flat B13 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B4 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat AP 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat AP 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A9 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE

Flat C20 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C18 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C17 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C15 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C14 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C13 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C11 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C9 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C9 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C8 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF

## 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
Area Team Boundary - Name: CITY1