

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126505/LO/2020

Date registered valid: 13 March 2020

Proposal: Listed Building Consent for the installation of internal partitions and alterations including installation of mechanical and electrical works

Address: 5th, 6th And 6th Floor Mezzanine, Express Building , 1 George Leigh Street, Manchester, M4 5DL

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Graham Thorpe OBI Property 80 Mosley Street, Manchester, M2 3FX

Agent (if any): Mr Graham Thorpe OBI Property 80 Mosley Street, Manchester, M2 3FX

Case officer: Jennifer Atkinson
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Recommendation: Approve

Date of recommendation: 7 May 2020

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 7 April 2020 Expired: 28 April 2020

Neighbour notifications

Printed: 19 March 2020 Expired: 9 April 2020

Site notice

Posted: Expired:

Press advert

Published: 24 March 2020 Expired: 14 April 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site consist of the 'Express Building' located along Great Ancoats Street together with frontages to Henry Street to the north, George Leigh Street to the south and Luna Street to the west.

The building was originally built as a purpose built printing works. The building was designed by architect Sir Owen Wilson for the Daily Express Newspaper Company in 1935 and opened in 1939. The building was extended in a matching style/materials to the north east by Sir Owen Williams in 1960 with subsequent small additions and alterations.

The Daily Express Building was constructed using a reinforced concrete frame with flat slab concrete floor construction supported on 3 ft wide chamfered square concrete columns, each terminating at ceiling level with long splayed cruciform capitals.

The building was finished with a continuous curtain wall of clear and black glass set within a metal frame.

The building contained two stair towers, the principal staircase and two elevators on Great Ancoats Street, and a secondary staircase with good lift on George Leigh Street.

A new larger loading way canopy was erected along Gun Street in 1953, and in 1960 a large new printing works extension designed by Sir Owen Williams in matching materials and styles.

In 1974, the 1960 extension was extended with new floor levels added. In 1978, 2 floors were constructed on top of the 1960 building, and three floors over the covered Gun Street canopy.

Production of newspapers finished at the site in 1989, and the building lay vacant until it was refurbished and extended to form general office accommodation in 1992. Works carried out at this time included the removal of all existing suspended ceilings and their replacement, the

removal of all original tiled finishes to the staircase halls and toilets and their replacement with modern tiles.

There was also the insertion of a mezzanine floor to form a new first floor level, the extension and redesign of the entrance hall and reception, and the removal and replacement of all the original glazed curtain walling.

The most substantial parts of the works were the demolition of 9 Great Ancoats Street and its replacement with a matching 6 storey extension from the norther side of the building to meet with Luna Street together with the construction of a large internal light well to the north elevation of the building which required sections of concrete floor to be removed.

In 1998 reflective solar film was added to the internal face of all glazing. In 2000, the 1960 building/extension was converted/refurbished into office accommodation on the ground, mezzanine and first floors, with apartments on the second and third floors and car parking/ramp to basement.

Listed building: Grade II Star

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The application site is located within a mixed use area of commercial properties and residential development which is characteristic of the application sites location within the City Centre. The application site is also located in the Ancoats Conservation Area. The area is historically significant in that it is dominated by the cotton mill buildings together with more modest buildings.

The area has been subject to significant change over the past years with new residential developments taking place within the area as part of new residential growth in this part of the city.

Description of development

Planning and listed building consent was granted in January 2018 for the refurbishment of existing office building (Use Class B1) including the creation of additional office space (258 sqm) (Use Class B1) in basement following removal of part of basement car park together with alteration to main entrance steps and reception, cutting back of non-original ground floor slab, insertion of mezzanine at 6th floor with associated alterations to part of roof, replacement of window film, facade refurbishment, alterations to atrium and associated works (planning and listed building consent 118001 & 118002).

This proposal seeks Listed Building Consent for the installation of internal partitions and alterations including installation of mechanical and electrical works on the 5th, 6th And 6th Floor Mezzanine.

Consultations & Notification Responses

Local residents/public opinion – No comments received

Historic England – No comments

Issues

Manchester Core Strategy (2012) – Relevant policies SP1, EC1, T1, T2, EN1, EN3 and DM1

Unitary Development Plan for the City of Manchester (1995) – Relevant saved policies DC8, DC19 and DC26

Guide to Development in Manchester (2007)

National Planning Policy Framework (NPPF) 2019

Planning Policy Guidance (PPG)

Ancoats and New Islington Development Framework

Other legislative requirements

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.

Impact on the heritage asset

Policies EN3 and DM1 of the Core Strategy states that the Council will encourage development that takes advantage of the City's heritage. New development should preserve or enhance the historic environment and proposal which re-use heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The NPPF defines '*significance*' as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.

The NPPF goes on to state that what matters in assessing if proposal causes substantial harm is the impact on the significance of the heritage asset.

The applicant has undertaken a heritage significance assessment of the building.

The application building is a grade II* listed building. The building was historically built for the Daily Express Newspaper which was an important business in Manchester, and only one of three in England, from the 1920s to the 1980s.

The building retains much of its open plan planform, and original structural concrete frame/floors and cruciform columns which are of high significance.

The internal spaces were substantially altered and refurbished between 1992-5, and insertions from this date are judged to be of no significance by the applicant.

Although the original curtain wall system was replaced in 1992-3, the design and materials of the replacement glazing system is almost identical in its design and materials and continues the original design closely. On this basis, the external façade of the building is considered to be of high significance.

The building retains few original fixtures and fittings and where they do exist are considered to be of high significance. These are as follows:

- The two original internal concrete staircases;
- The internal concrete cruciform columns; and
- The original main entrance steps (although partially altered).

The original black and white tiling to both internal stair cores appears to survive beneath modern carpet and as one of the few remaining original elements of decorative scheme, this has been judged to be of high significance.

The main entrance to the stair are a principal element in the architectural expression of the building. The stairs are of high significance, although the following alterations should be noted namely that the doors are modern replicas, the handrails are modern replicas, the side tiles have been removed and the line of the entrance set back.

With regards to the roof space (level 6), this has been substantially altered. This space was designed to accommodate plant and the applicant believes that this would have had low to negligible significance originally. With conversion and refurbishment of this space in the 1990s, the roof was replaced and a suspended ceiling inserted. Three primary structural elements remain of the original building, within the roof structure, although these have been altered with additional structural members added to them in the 1990s.

It is considered that due to the substantial alterations to the building in the 1990s, the significance of the building largely focuses on the remaining completeness of the structural design, planform and unique futuristic modernist design. On this basis, the building has considerable evidential and communal value together with high historical and aesthetic value.

The applicant is seeking listed building consent for the following:

- Demountable stud partitions with solid doors
- Demountable glazed partitions with glazed doors
- Carpet and vinyl floor finishes
- Paint finishes and vinyl wall graphics
- Writeable & magnetic whiteboards
- Plasterboard ceilings, existing ceiling to be retained behind proposed elements
- Feature wall art and illuminated signage
- Kitchen / teapoints
- Bespoke joinery.

The works will be undertaken to the 5th, 6th and 6th floor mezzanine of the Express Building only. The space will be occupied by Oodle Financial Services.

The partitions will take several forms as detailed below:

- Abutment with a cruciform – In order to allow these areas of interest to be appreciated, whilst also allowing the floor area to be subdivided, only glazed partitions have been utilised within the footprint of these cruciforms. This increased area of glazing allows the columns to be viewed from a distance across the floors.
- All other instances – solid partitions will be installed and will have a shadow gap at any abutments with ceilings/soffits and walls.

The sixth floor does not feature any columns with triangular cruciform buttresses and therefore solid partitions have been used to subdivide the space to create the required facilities. There are no alterations to the ceiling arrangement. All glazed partitions span from the floor to the provided ceiling level to accentuate the level of visibility in the space.

The sixth floor mezzanine features no heritage columns but does have a large skylight. No solid partitions are proposed in these areas, with floor to ceiling glass partitions utilised to subdivide spaces. There are no alterations to the ceiling arrangement. All glazed partitions span from the floor to the provided ceiling level to accentuate the level of visibility in the space.

The fifth floor features a number of columns with cruciform features. No solid partitions are proposed in these areas, with floor to ceiling glass partitions utilised to subdivide spaces. Where possible the columns of heritage interest have no proposed partitions abutting to them. There are no alterations to the ceiling arrangement. All glazed partitions span from the floor to the provided ceiling level to accentuate the level of visibility in the space.

The cruciforms are a highly significant part of the listed building as is the appreciation of the original floor plan which demonstrates how the space would have been laid out and occupied when in use as a printing press.

The proposed subdivision will affect the appreciation of the space through the subdivision. Through pre-application discussions, the partitions where they abut the cruciforms have been altered from solid partitions to glazed. In addition, the applicant was asked to consider further whether any of the cruciforms could be revealed in full. The scheme has been altered on the first floor to reveal several cruciforms in full with the rest having glazed partitions.

The works to the listed building are considered to be necessary as part of bringing the building back into use. The significance of the building is derived mainly from its open plan layout and the cruciform. The proposed works will affect the significance of the building in that the open plan layout will be less legible and there will be partitions abutting the columns. The scheme has been amended from the pre application stage to include glazed partitions where they abut the columns to allow them to be revealed and appreciated.

The proposed works will result in a low level of harm to the significance of the building. The work is revisable. The level of harm is considered to amount to less than substantial as defined within paragraph 196 of the NPPF.

This low level of harm is considered to be outweighed by the public benefits of retaining, maintaining and reusing this important grade II* listed building. Having a long term occupier of the building is key to its success and will bring economic and environmental benefits to the

area. There will also be social benefits by increasing the supply of good quality office accommodation in the Ancoats area where there is a known requirement as outlined in the NDF.

In order to minimise the impact on the historic fabric, it is recommended that a condition of the approval is that the detail including fixing method for the partitions shall be agreed.

In terms of the impact on the Ancoats Conservation area, and other nearby listed buildings such as the Derros building, it is considered that there will be no direct impact on these assets as a result of the works. The listed building will be retained and maintained on a like for like basis and therefore will be appreciated as it is now. This will therefore result in no harm to surrounding assets.

It is therefore concluded that the proposal complies with policy EN3 and saved policies DC18 and DC19 of the UDP in that the development will broadly enhance the historic environment and where there is a degree of harm this is outweighed by the overriding positive impacts this development will bring.

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:

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre-application advice has been sought in respect of this matter and alterations made to the scheme as a result of these discussions. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Drawings

00_500 Rev B, 00_600 Rev B, 00_600M Rev A, 14_500 Rev A, 14_600, 14_600M, 16_500 Rev A, 16_600, 16_600M, 17_500 Rev A, 17_600, 17_600M, 18_500 Rev A, 18_600, 18_600M, 21_600, 26_002, 26_003, 26_004, 34_501, 34_600, 34_601, 34_603, 43_500 Rev A and 34_602 stamped as received by the City Council, as Local Planning Authority, on the 13 March 2020

Supporting information

Heritage statement and design and access statement stamped as received by the City Council, as Local Planning Authority, on the 13 March 2020

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

- 3) Prior to the installation of the glazed and solid partitions hereby approved a detailed method statement and specification (including fixing details) together with an onsite example of the proposed abutment detail and fixing shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory works to the cruciforms to ensure that the historic fabric is revealed appropriately pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/PPG.

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)

Unit 30, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 29, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 28, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 20, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 1, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Third Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 3, 2 George Leigh Street, Manchester, M4 5AL
Flat 9, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 7, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 511, 6 Oldham Road, Manchester, M4 5DB
Flat 508, 6 Oldham Road, Manchester, M4 5DB
Flat 504, 6 Oldham Road, Manchester, M4 5DB
Flat 501, 6 Oldham Road, Manchester, M4 5DB
Flat 404, 6 Oldham Road, Manchester, M4 5DB
Flat 207, 6 Oldham Road, Manchester, M4 5DB
Flat 205, 6 Oldham Road, Manchester, M4 5DB
Apartment 301, 5 Luna Street, Manchester, M4 5LX
Apartment 308, 5 Luna Street, Manchester, M4 5LX
Apartment 214, 5 Luna Street, Manchester, M4 5LX
Apartment 205, 5 Luna Street, Manchester, M4 5LX
58 Lever Street, Manchester, M1 1FJ
Commonwealth House, 22 - 30 Great Ancoats Street, Manchester, M4 5AB
First Floor, 56 - 58 Lever Street, Manchester, M1 1FJ
Flat 8, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 11, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 1, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 4, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 10, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 6, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 3, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 2, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 14, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Apartment 204, 5 Luna Street, Manchester, M4 5LX
Apartment 209, 5 Luna Street, Manchester, M4 5LX
Apartment 207, 5 Luna Street, Manchester, M4 5LX
Apartment 201, 5 Luna Street, Manchester, M4 5LX
4 Oldham Road, Manchester, M4 5FE
39 Great Ancoats Street, Manchester, M4 5AE
NSPCC, 6 Oldham Road, Manchester, M4 5DE
Unit C, 6 Oldham Road, Manchester, M4 5DE
56 Lever Street, Manchester, M1 1FJ
First Floor, Express Networks, George Leigh Street, Manchester, M4 5DL
22 Great Ancoats Street, Manchester, M4 5AB
Close Male Grooming, Ground Floor, 22 Great Ancoats Street, Manchester, M4 5AB
First Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Basement And Ground Floor, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Unit 47, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 45, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 42, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 35, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 33, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 32, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 24, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 23, Express Building, 1 George Leigh Street, Manchester, M4 5DL
EQUITY, Unit 16, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 13, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 6, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 4, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 6, 2 George Leigh Street, Manchester, M4 5AL
2 George Leigh Street, Manchester, M4 5AL
Flat 507, 6 Oldham Road, Manchester, M4 5DB
Flat 413, 6 Oldham Road, Manchester, M4 5DB
Flat 410, 6 Oldham Road, Manchester, M4 5DB
Flat 408, 6 Oldham Road, Manchester, M4 5DB
Flat 407, 6 Oldham Road, Manchester, M4 5DB
Flat 401, 6 Oldham Road, Manchester, M4 5DB
Flat 311, 6 Oldham Road, Manchester, M4 5DB
Flat 203, 6 Oldham Road, Manchester, M4 5DB
Apartment 213, 5 Luna Street, Manchester, M4 5LX
Unit 31, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 21, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 4, 2 George Leigh Street, Manchester, M4 5AL
Flat 409, 6 Oldham Road, Manchester, M4 5DB
Flat 406, 6 Oldham Road, Manchester, M4 5DB
Flat 309, 6 Oldham Road, Manchester, M4 5DB
Flat 303, 6 Oldham Road, Manchester, M4 5DB
Flat 214, 6 Oldham Road, Manchester, M4 5DB
Flat 209, 6 Oldham Road, Manchester, M4 5DB
Flat 208, 6 Oldham Road, Manchester, M4 5DB
Apartment 305, 5 Luna Street, Manchester, M4 5LX
Apartment 303, 5 Luna Street, Manchester, M4 5LX
Unit 49, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 41, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 27, Express Building, 1 George Leigh Street, Manchester, M4 5DL
UPROMISE INTERNATIONAL LTD, Unit 22, Express Building, 1 George Leigh Street,
Manchester, M4 5DL
Unit 17, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Second Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 1, 2 George Leigh Street, Manchester, M4 5AL
Flat 312, 6 Oldham Road, Manchester, M4 5DB
Flat 308, 6 Oldham Road, Manchester, M4 5DB
Flat 204, 6 Oldham Road, Manchester, M4 5DB
Apartment 211, 5 Luna Street, Manchester, M4 5LX
Apartment 202, 5 Luna Street, Manchester, M4 5LX
Unit 39, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 38, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 15, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 14, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 8, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 7, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 5, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 5, 2 George Leigh Street, Manchester, M4 5AL
Unit 3, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Flat 9, 2 George Leigh Street, Manchester, M4 5AL
Flat 8, 2 George Leigh Street, Manchester, M4 5AL
Flat 2, 2 George Leigh Street, Manchester, M4 5AL
Flat 506, 6 Oldham Road, Manchester, M4 5DB
Flat 503, 6 Oldham Road, Manchester, M4 5DB
Flat 405, 6 Oldham Road, Manchester, M4 5DB
Flat 307, 6 Oldham Road, Manchester, M4 5DB
Flat 304, 6 Oldham Road, Manchester, M4 5DB
Flat 213, 6 Oldham Road, Manchester, M4 5DB
Apartment 208, 5 Luna Street, Manchester, M4 5LX
Unit 48, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 46, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 37, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 26, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 19, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 10, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 2, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit A, 6 Oldham Road, Manchester, M4 5DE
Basement And Ground Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Buckley Frayne Estate Agents, 6 - 14 Great Ancoats Street, Manchester, M4 5AZ
Frog And Bucket, 102 Oldham Street, Manchester, M4 1LJ
Unit 34, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 512, 6 Oldham Road, Manchester, M4 5DB
Flat 414, 6 Oldham Road, Manchester, M4 5DB
Flat 403, 6 Oldham Road, Manchester, M4 5DB
Flat 402, 6 Oldham Road, Manchester, M4 5DB
Flat 305, 6 Oldham Road, Manchester, M4 5DB
Flat 212, 6 Oldham Road, Manchester, M4 5DB
Flat 210, 6 Oldham Road, Manchester, M4 5DB
Flat 202, 6 Oldham Road, Manchester, M4 5DB
Flat 314, 6 Oldham Road, Manchester, M4 5DB
Apartment 210, 5 Luna Street, Manchester, M4 5LX
Travel Lodge, 22 Great Ancoats Street, Manchester, M4 5AZ
CLOSE MALE GROOMING LTD, Part Ground Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 13, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Crown And Kettle, 2 Oldham Road, Manchester, M4 5FE
56 - 58 Lever Street, Manchester, M1 1FJ
Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
5 Luna Street, Manchester, M4 5LX
Third Floor, 56 - 58 Lever Street, Manchester, M1 1FJ
Unit 50, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 11, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Bem Brasil, 60 Lever Street, Manchester, M1 1FJ
Flat 7, 2 George Leigh Street, Manchester, M4 5AL
Flat 5, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 12, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
City Warehouse Apartments, 4 Great Ancoats Street, Manchester, M4 5AZ
Flat 514, 6 Oldham Road, Manchester, M4 5DB
Flat 513, 6 Oldham Road, Manchester, M4 5DB
Flat 509, 6 Oldham Road, Manchester, M4 5DB
Flat 412, 6 Oldham Road, Manchester, M4 5DB
Flat 411, 6 Oldham Road, Manchester, M4 5DB
Flat 313, 6 Oldham Road, Manchester, M4 5DB

Apartment 302, 5 Luna Street, Manchester, M4 5LX
Apartment 206, 5 Luna Street, Manchester, M4 5LX
Apartment 203, 5 Luna Street, Manchester, M4 5LX
Second Floor, 56 - 58 Lever Street, Manchester, M1 1FJ
Ground Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Unit 44, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 40, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 36, Express Building, 1 George Leigh Street, Manchester, M4 5DL
MONARCH SOLICITORS LTD, Unit 25, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 18, Express Building, 1 George Leigh Street, Manchester, M4 5DL
PRESTIGE FITNESS, Unit 12, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 9, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 15, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Basement, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Fourth Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
CLOUDY LIMITED, First Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 510, 6 Oldham Road, Manchester, M4 5DB
Flat 505, 6 Oldham Road, Manchester, M4 5DB
Flat 502, 6 Oldham Road, Manchester, M4 5DB
Flat 310, 6 Oldham Road, Manchester, M4 5DB
Flat 306, 6 Oldham Road, Manchester, M4 5DB
Flat 302, 6 Oldham Road, Manchester, M4 5DB
Flat 301, 6 Oldham Road, Manchester, M4 5DB
Flat 211, 6 Oldham Road, Manchester, M4 5DB
Flat 206, 6 Oldham Road, Manchester, M4 5DB
Flat 201, 6 Oldham Road, Manchester, M4 5DB
Apartment 306, 5 Luna Street, Manchester, M4 5LX
Apartment 304, 5 Luna Street, Manchester, M4 5LX
Apartment 212, 5 Luna Street, Manchester, M4 5LX
Apartment 307, 5 Luna Street, Manchester, M4 5LX
Unit B, 6 Oldham Road, Manchester, M4 5DE
Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Unit 43, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Appendix 2 – Planning constraints

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Conservation Area - Ancoats Conservation Area 1989