MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143714/FO/2025
Date registered valid:	15 August 2025
Proposal:	External alterations to building facade including creation of new entrances, modification to existing mesh screen, installation of roof top plant and associated screen and installation of fume extraction equipment.
Address:	The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Ward(s):	Piccadilly Ward
Applicant:	Grosvenor OEI Limited
Agent (if any):	Mrs Katie Parfett-Bass Savills (UK) Limited
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	9 October 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28 August 2025

Standard consultations:
Printed: 21 August 2025 Expired: 12 September 2025

Neighbour notifications
Printed: 21 August 2025 Expired: 12 September 2025

Site notice
Posted: 28 August 2025 Expired: 18 September 2025

Press advert
Published: 26 August 2025 Expired: 16 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Stevenson Square (Extension) Conservation Area 1987

Tree Preservation Order: Not applicable

Description of Building

This application relates to a building located at 47-51 Lever Street and named 'The Hive', which is a mixed-use office building with other commercial uses at the ground floor including within the arcade that splits the building. It is bounded by Faraday Street, Spear Street, Warwick Street and Lever Street.

This 7-storey building was constructed in 2009 and has a concrete frame housing 80,000sqft office space that was designed by 5 Plus Architects. The building massing comprises two four storey elements connected by bridges either side of The Arcade which separates the site into two rectangular halves. The first and second floors are clad in a dark blue brick, the third floor is rendered, and the upper levels are clad in buff brick. Six large, perforated metal steel screens are cantilevered off the facade of the Lever Street elevation above ground level. At ground floor there are clear glazed shopfronts. The building is not listed.

The building was recently refurbished internally to provide Grade A office accommodation including reception areas, communal areas and new cycle storage and changing facilities.

Description of area

The site is within the Stevenson Square Conservation Area. Nearby listed building include the Grade II Listed 4, 6 and 8 Bradley Street, 69 - 77 Lever Street and Castle Hotel at 66 Oldham

Street. A mix of historic brick-built buildings and modern buildings surround the site. Directly across Lever Street is a large office building named Griffin House that was constructed in 1960s and is one of the more modern buildings.

The building is within the Northern Quarter of Manchester City Centre and surrounding uses include shops, offices, residential accommodation, bars, restaurants and entertainment venues. The Northern Quarter is home to creative industries, bars, shops, takeaways, cafes that are mainly operated by independent businesses and residential properties.

The site is close to Stevenson Square with its cafes, restaurants and bars. It also benefits from excellent connectivity being just a ten-minute walk from Piccadilly Station and five-minute walk from the Metrolink in Piccadilly Gardens. Bus stops are also close to the site.

This application relates to the mesh screens.

Description of development

Planning permission is sought for the following alterations:

- Adapting the existing screens on Lever Street - reducing the height by taking material from the bottom of the screen and reducing the size by removing the mesh that is in front of the windows creating two vertical gaps per screen.
- The relocation of the arcade gates
- The infilling of the two side entrances with curtain wall glazing and relocation, enlargement and replacement with new entrances that are closer to the edges of the elevation. One would be provided access to the proposed deli, and the other would provide access to a proposed ground floor office space.
- The replacement of the central swing doors with glazed sliding entrance doors
- The creation of opening within the arcade curtain glazing to allow access between the arcade and a ground floor breakout area.
- The extension of the rooftop louvred plant enclosures and the installation of additional plant within them.
- The addition of anodised metal fins to the screens.
- The installation of downlighters above entrances.

Consultations & Notification Responses

Highway Services - Recommended a condition to require the submission and agreement of a Construction Management Plan.

Environmental Health - Recommended conditions to require verification of the noise and fume schemes and require a waste management strategy.

Publicity - The application was advertised in the local press as affecting a conservation area and affecting the setting of listed buildings, a site notice was displayed on site and letters were sent to surrounding occupiers - no responses were received.

Issues

Policy

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-Strat2 (City Centre)
Policy JP-P1 (Sustainable Places)
Policy JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy CC9 (Design and Heritage)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)
Policy CC10 (A Place for Everyone)

The Unitary Development Plan for the City of Manchester

Saved Policy DC10 (Food and Drink)
Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)
Saved Policy DC26 (Development and Noise)

National Planning Policy Framework (NPPF)

Chapter 6 (Building a Strong and Competitive economy)
Chapter 12 (Achieving well-designed and beautiful places)
Chapter 16 (Conserving the Historic Environment)

Issues

Principle of the Development -

These works would allow internal changes and improvements to the office space within the building and the quality of the internal environment which could lead to better occupation levels and an increase in available jobs. They include the provision of more office space, a breakout area and a deli with access into the arcade as well as onto Lever Street. They also include the installation of rooftop mounted equipment for the cooling and heating of the offices providing a more comfortable working environment.

There is no objection in principle to the works proposed.

Layout, Scale and Appearance, including the impact on the conservation area and nearby listed buildings -

The main changes are to the mesh screens. Conditions will require samples of the works to achieve this to ensure that the details are correct. The same condition would also require samples of the fins, doors and the extended rooftop enclosure.

The existing screens provide interest to the Lever Street elevation, and it is considered that as much of them should be retained as possible. The proposed amendments would retain enough of the screens to retain the interest that it contributes to the building. A small amount would be

taken from the edges that would improve the environment within the offices providing more views and light. The finishes will be important, and a condition will require a sample to be submitted and approved prior to the works commencing.

The fins would help provide more light for the users of the building. They would be anodised and would add more character to the screens.

The relocation of doors and gates would not greatly change the appearance of the building and are therefore acceptable.

The extension of the rooftop enclosure is needed to screen more equipment which would prevent it being seen within the conservation area.

Overall, the works are fairly minimal changes that should help attract more tenants to occupy the building and provide a better environment for them and their visitors.

It is considered that the above public benefits would outweigh the less than substantial harm caused by the works and are consistent with paragraphs 210 and 215 of the NPPF and address section 66 of the Planning Act in relation to preservation and enhancement and are consistent with policy JP-P2 of the Places for Everyone Plan, policies DM1, SP1, CC9 and EN3 of the Core Strategy and saved policies 18.1 and 19.1 of the Unitary Development Plan

Amenity Issues -

The nearest residential accommodation is diagonally to the rear of the building on Bradley Street within the Quarters Development. The conditions recommended by the City Council's Environmental Health Service would be applied to the decision with the exception of the waste condition. This is because the application doesn't include a change of use. The deli and the office use are both within Class E.

The alterations therefore comply with policy JP-P1 and JP-P2 of Greater Manchester's Places for Everyone Guidance, policies CC9, EN1, EN3, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

Highway Safety -

A construction management plan was requested for the works and will be required by condition. Cycle storage and waste management would be unaffected.

The alterations therefore comply with policy JP-P1 of Greater Manchester's Places for Everyone Guidance and policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

Crime and Disorder -

The glazing and doors will be required by condition to be certified to ensure that they are secure. Due to the amended of the screen there will now be more informal surveillance.

Given the above, alterations therefore comply with policy JP-P1 of Greater Manchester's Places for Everyone Guidance and policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

Disabled Access -

A condition will be applied to the application to ensure that level access is retained through the new doorways.

The alterations therefore comply with policy JP-P1 of Greater Manchester's Places for Everyone Guidance and policies CC10, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

Conclusion -

This proposal therefore complies with all above policies identified in the policy section of this report.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 this instance this has included pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

Condition(s) to be attached to decision for approval

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 1461 L0001 received by the City Council as local planning authority on 12 August 2025

The drawings referenced:

1461-L1001 Rev P05
1461-L1002 Rev P05
1461-L1003 Rev P05
1461-L1004 Rev P04
1461-L1501 Rev P05
1461-L1502 Rev P05
1461-L1601 Rev P05
1461-L1602 Rev P05

Received by the City Council as local planning authority on 12 Aug 2025

1461-L1605 Rev P06

Received by the City Council as local planning authority on 15 Aug 2025

1461-L1606 Rev P01

Received by the City Council as local planning authority on 09 Sep 2025

The Design and Access Statement prepared by OMI Architects received by the City Council as local planning authority on 12 Aug 2025

The emails from Savills dated 10 September 2025

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 commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the City Council as Local Planning Authority. This should include the following details:

- Display of an emergency contact number.
- Detail the phasing and quantification / classification of vehicular activity associated with planned construction including commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
- Detail ongoing construction works and contractor parking in the locality.
- A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.
- Details of Wheel Washing.

- Dust suppression measures.
- Compound locations where relevant.
- Location, removal and recycling of waste.
- A routeing strategy for vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
- Communication strategy with surrounding businesses which shall include details of how there will be engagement, consult and notify owners and occupiers during the works.
- Sheeting over of construction vehicles.
- details of any hoardings, skips and/or scaffolding.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plans for the duration of the development.

Reason: In the interests of the amenity of the area, pursuant to policies SP1, DM1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG).

4) Notwithstanding the details submitted with the application, prior to the installation of the following materials (a (i), ii), iii and iv), the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

a) Hand sized samples and specifications of the following materials:

i) The edges of the mesh screen on Lever Street
ii) All doors and door frames
iii) The extended plant screen
iv) The anodised metal fins

b) A strategy for quality control management, jointing and fixing details between all component materials details of the drips to be used to prevent staining and details of the glazing and frames.

The works shall then be carried out only in accordance with the above 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 SP1 and DM1 of the Core Strategy.

5) a) Prior to the commencement of any works to the roof, all ancillary plant and equipment shall be selected and acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment, including mitigation measures, calculations providing in a rating table to include reductions used for distance and screening to demonstrate how the rating at the report has been determined.

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

b) Upon completion of the development and prior to the use of the equipment, a verification report will be required to validate that the work undertaken throughout the development

conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented.

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

6) a) Notwithstanding the information hereby approved full details of a scheme for the extraction and discharge of Fumes, vapours and odours from the deli premises on the ground floor of the building as shown on the drawing refenced 1461 L1001, and any resulting external alterations shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of development.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to completion of the works hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

c) The equipment shall then be operated and maintained only in accordance with the above approved documents for the duration of the use.

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

7) The following security measures shall be implemented as part of the development:

- The replacement curtain walling shall meet accredited SBD PAS rated standards or equivalent LPS Standards.
- All new glazing shall incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.
- Any curtain walling panels shall include laminated glazing and shall be securely fixed.
- External doors must be compliant with and certified to BS PAS 24, STS02 or LPS 1175 SR2.
- Sliding doors must be certified to ENV 167-30 (WK2+).

These measures shall be fully implemented prior to the completion of the development and retained for the duration of the use of the building:

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

8) Prior to the completion of the development hereby approved a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning

Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

9) The soffit lighting hereby approved, as shown on the drawing 1461 L1601 Rev P05 received by the City Council, as Local Planning Authority, on the 12 August 2025, shall be restricted to a maximum of 600cd/m2. The lighting shall operate in accordance with these details in perpetuity.

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

10) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

11) The new entrances shall continue to provide level access into the property and shall be maintained as such for the duration of the use hereby approved.

Reason: To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policies SP1, DM1 and CC10.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 18, 70 Spear Street, Manchester, M1 1AW
Unit 2, 60 Spear Street, Manchester, M1 1AW
Flat 48, 5 Warwick Street, Manchester, M1 1AU
Flat 46, 5 Warwick Street, Manchester, M1 1AU
Flat 43, 5 Warwick Street, Manchester, M1 1AU
Flat 31, 5 Warwick Street, Manchester, M1 1AU
Flat 25, 5 Warwick Street, Manchester, M1 1AU
Flat 22, 5 Warwick Street, Manchester, M1 1AU
Flat 13, 5 Warwick Street, Manchester, M1 1AU
Flat 1, 5 Warwick Street, Manchester, M1 1AU
Basment Floor, 69 - 71 Lever Street, Manchester, M1 1FL
32 Lever Street, Manchester, M1 1DE
Flat 5, Spear Building, 53 Spear Street, Manchester, M1 1DF
61 - 63 Spear Street, Manchester, M1 1DF
40 Spear Street, Manchester, M1 1AS
Flat 15, 70 Spear Street, Manchester, M1 1AW
Flat 14, 70 Spear Street, Manchester, M1 1AW
Flat 11, 70 Spear Street, Manchester, M1 1AW
Flat 10, 70 Spear Street, Manchester, M1 1AW
Flat 69, 5 Warwick Street, Manchester, M1 1AU
Flat 60, 5 Warwick Street, Manchester, M1 1AU
Flat 59, 5 Warwick Street, Manchester, M1 1AU
Flat 53, 5 Warwick Street, Manchester, M1 1AU
Flat 40, 5 Warwick Street, Manchester, M1 1AU
Flat 34, 5 Warwick Street, Manchester, M1 1AU
Flat 18, 5 Warwick Street, Manchester, M1 1AU
Flat 10, 5 Warwick Street, Manchester, M1 1AU
Flat 6, Spear Building, 53 Spear Street, Manchester, M1 1DF
Griffin House, 40 Lever Street, Manchester, M1 1FJ
45 Lever Street, Manchester, M1 1FN
Unit G6, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Flat 1, Spear Building, 53 Spear Street, Manchester, M1 1DF
Spear Building, 53 Spear Street, Manchester, M1 1DF
55 - 59 Spear Street, Manchester, M1 1DF
47 Lever Street, Manchester, M1 1FN
Flat 27, 70 Spear Street, Manchester, M1 1AW
Flat 6, 70 Spear Street, Manchester, M1 1AW
Flat 5, 70 Spear Street, Manchester, M1 1AW
Flat 2, 70 Spear Street, Manchester, M1 1AW
Flat 71, 5 Warwick Street, Manchester, M1 1AU
Flat 66, 5 Warwick Street, Manchester, M1 1AU
Flat 65, 5 Warwick Street, Manchester, M1 1AU
Flat 62, 5 Warwick Street, Manchester, M1 1AU
Flat 58, 5 Warwick Street, Manchester, M1 1AU
Flat 51, 5 Warwick Street, Manchester, M1 1AU
Flat 42, 5 Warwick Street, Manchester, M1 1AU
Flat 21, 5 Warwick Street, Manchester, M1 1AU
Flat 19, 5 Warwick Street, Manchester, M1 1AU
Flat 11, 5 Warwick Street, Manchester, M1 1AU

Flat 8, 5 Warwick Street, Manchester, M1 1AU
Flat 4, 5 Warwick Street, Manchester, M1 1AU
First Floor, 69 - 71 Lever Street, Manchester, M1 1FL
51 Lever Street, Manchester, M1 1FN
Unit G3, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Sixth Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Site 71 Opposite 69, Lever Street, Manchester, M1 1FL
Fourth Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Flat 23, 70 Spear Street, Manchester, M1 1AW
Flat 21, 70 Spear Street, Manchester, M1 1AW
Flat 20, 70 Spear Street, Manchester, M1 1AW
Flat 12, 70 Spear Street, Manchester, M1 1AW
Flat 72, 5 Warwick Street, Manchester, M1 1AU
Flat 56, 5 Warwick Street, Manchester, M1 1AU
Flat 55, 5 Warwick Street, Manchester, M1 1AU
Flat 49, 5 Warwick Street, Manchester, M1 1AU
Flat 38, 5 Warwick Street, Manchester, M1 1AU
Flat 36, 5 Warwick Street, Manchester, M1 1AU
Flat 29, 5 Warwick Street, Manchester, M1 1AU
Flat 28, 5 Warwick Street, Manchester, M1 1AU
Flat 26, 5 Warwick Street, Manchester, M1 1AU
Flat 14, 5 Warwick Street, Manchester, M1 1AU
Flat 5, 5 Warwick Street, Manchester, M1 1AU
Flat 2, Spear Building, 53 Spear Street, Manchester, M1 1DF
Off The Square, 65 - 67 Lever Street, Manchester, M1 1FL
38 Spear Street, Manchester, M1 1AS
Flat 24, 70 Spear Street, Manchester, M1 1AW
Flat 22, 70 Spear Street, Manchester, M1 1AW
Flat 17, 70 Spear Street, Manchester, M1 1AW
Flat 16, 70 Spear Street, Manchester, M1 1AW
Flat 7, 70 Spear Street, Manchester, M1 1AW
Flat 1, 70 Spear Street, Manchester, M1 1AW
Flat 68, 5 Warwick Street, Manchester, M1 1AU
Flat 61, 5 Warwick Street, Manchester, M1 1AU
Flat 44, 5 Warwick Street, Manchester, M1 1AU
Flat 33, 5 Warwick Street, Manchester, M1 1AU
Flat 32, 5 Warwick Street, Manchester, M1 1AU
Flat 27, 5 Warwick Street, Manchester, M1 1AU
Flat 23, 5 Warwick Street, Manchester, M1 1AU
Flat 20, 5 Warwick Street, Manchester, M1 1AU
Flat 7, Spear Building, 53 Spear Street, Manchester, M1 1DF
First Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Second Floor, 69 - 71 Lever Street, Manchester, M1 1FL
Fifth Floor, Griffin House, 40 Lever Street, Manchester, M1 1FJ
Unit G5, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
69 - 71 Lever Street, Manchester, M1 1FL
65 - 67 Lever Street, Manchester, M1 1FL
Flat 26, 70 Spear Street, Manchester, M1 1AW
Flat 8, 70 Spear Street, Manchester, M1 1AW
Flat 70, 5 Warwick Street, Manchester, M1 1AU
Flat 67, 5 Warwick Street, Manchester, M1 1AU
Flat 45, 5 Warwick Street, Manchester, M1 1AU
Flat 39, 5 Warwick Street, Manchester, M1 1AU
Flat 15, 5 Warwick Street, Manchester, M1 1AU

Flat 9, 5 Warwick Street, Manchester, M1 1AU
Flat 2, 5 Warwick Street, Manchester, M1 1AU
JD Williams And Co Ltd, Ground To Fifth Floors, Griffin House, 40 Lever Street, Manchester, M60 6ES
Flat 3, Spear Building, 53 Spear Street, Manchester, M1 1DF
Unit G4, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Ground Floor, Griffin House, 40 Lever Street, Manchester, M1 1FJ
51 Spear Street, Manchester, M1 1DF
Flat 25, 70 Spear Street, Manchester, M1 1AW
Flat 13, 70 Spear Street, Manchester, M1 1AW
Flat 9, 70 Spear Street, Manchester, M1 1AW
Flat 4, 70 Spear Street, Manchester, M1 1AW
Flat 3, 70 Spear Street, Manchester, M1 1AW
Flat 64, 5 Warwick Street, Manchester, M1 1AU
Flat 63, 5 Warwick Street, Manchester, M1 1AU
Flat 57, 5 Warwick Street, Manchester, M1 1AU
Flat 54, 5 Warwick Street, Manchester, M1 1AU
Flat 52, 5 Warwick Street, Manchester, M1 1AU
Flat 41, 5 Warwick Street, Manchester, M1 1AU
Flat 37, 5 Warwick Street, Manchester, M1 1AU
Flat 35, 5 Warwick Street, Manchester, M1 1AU
Flat 30, 5 Warwick Street, Manchester, M1 1AU
Flat 24, 5 Warwick Street, Manchester, M1 1AU
Flat 17, 5 Warwick Street, Manchester, M1 1AU
Flat 12, 5 Warwick Street, Manchester, M1 1AU
Flat 7, 5 Warwick Street, Manchester, M1 1AU
Ground Floor, 69 - 71 Lever Street, Manchester, M1 1FL
Fifth Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Unit G7, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Unit G2, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Unit G1, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Flat 4, Spear Building, 53 Spear Street, Manchester, M1 1DF
Fourth Floor, Griffin House, 40 Lever Street, Manchester, M1 1FJ
Flat 28, 70 Spear Street, Manchester, M1 1AW
Flat 19, 70 Spear Street, Manchester, M1 1AW
Unit 1, 60 Spear Street, Manchester, M1 1AW
Flat 50, 5 Warwick Street, Manchester, M1 1AU
Flat 47, 5 Warwick Street, Manchester, M1 1AU
Flat 16, 5 Warwick Street, Manchester, M1 1AU
Flat 6, 5 Warwick Street, Manchester, M1 1AU
Flat 3, 5 Warwick Street, Manchester, M1 1AU
Flat 8, Spear Building, 53 Spear Street, Manchester, M1 1DF
49 Lever Street, Manchester, M1 1FN

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square (Extension) Conservation Area 1987
Susceptible to Surf Water Flood (Less) -

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