Planning

Growth & Development

Delegated officer report for planning application

Application no.	142349/LO/2025
Date registered valid:	11 April 2025
Proposal:	Listed Building Consent for installation of 2no externally illuminated hanging signs and internal works to facilitate restaurant fit-out.
Address:	105 - 107 Deansgate, Manchester, M3 2BQ
Ward(s):	Deansgate Ward
Applicant:	Mr J Elliot, Pizza Pilgrims
Agent (if any):	Andy Watts, Watts Planning
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**03 June 2025**

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 22 April 2025

Standard consultations:
Printed: 22 April 2025 Expired: 14 May 2025

Neighbour notifications
Printed: 22 April 2025 Expired: 14 May 2025

Site notice
Posted: 22 April 2025 Expired: 14 May 2025

Press advert
Published: 30 April 2025 Expired: 21 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

The application site relates to a unit within 5-15 John Dalton Street, 105-113, Deansgate, a Grade II listed former commercial building with offices over shops and bank. 1876, designed by Pennington and Bridgen.

The unit is on the northern corner of the building at the junction of Deansgate and South King Street.

Deansgate is a major radial route through the City Centre. The building is within the central shopping and business area of the City Centre and surrounding uses include shops, offices, residential accommodation, bars, restaurants and entertainment venues.

The site is located within the St Anns Square Conservation Area.

The Grade II listed 95-103, Deansgate, 4-14, King Street, 1-5, South King Street sits on the opposite side of South King Street.

Description of Development

The proposal seeks listed building consent for installation of 2no externally illuminated hanging signs and internal works to facilitate restaurant fit out.

Related Applications

141941/AO/2025 - Installation of 2no. externally illuminated projection signs.
Approved March 2025.

141967/LO/2025 - Listed building consent for elevational alterations including the installation of awnings together with the installation of signage and internal restaurant fit out.
Withdrawn March 2025.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report. Three objections were received to the proposal. All three objections concerned the use and operation of the premises as a Pizza Restaurant. This listed building consent application can only consider what the direct impact upon the heritage of the building and not the use of the premises, which already has consent to operate as a restaurant.

Policy

The effect of the proposal on the affected heritage asset has been considered under the following criteria.

The Adopted Core Strategy for the City of Manchester (2012)

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

EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

EN3 (Heritage) advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre and that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

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

DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed, and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan (UDP) for the City of Manchester (1995)

DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

DC19.1 (Listed Buildings) states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an advise effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

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.

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

JP-P1 (Sustainable Places) states an aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

JP-P2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Shopfront and Signage Design Guide (2024)

The shopfronts and signage SPD sets out the detailed guidance for shopfront alterations in Manchester.

The SPD states that shopfronts:

- should reflect and respond positively to the architectural expression and proportions of the existing building. Any alterations
should relate to upper storeys in terms of siting, scale, alignment, including windows, doors and elements of the frame
- in the context of Listed Buildings, conservation areas and non-designated heritage assets, the overall design and detailing of new
shopfronts should be appropriate to the building and the local context in which these are located
- Where there is evidence of an original or historic shopfront, the reinstatement of a traditional design will be encouraged. Modern design
will generally only be supported when there is no evidence of the original shopfronts and where the new design can be successfully integrated into the historical façade through its architectural form, design, proportions, materials, craftsmanship and detailing.
- Where poor-quality shopfronts have been installed in the past, works to replace these with high-quality and well-designed traditional or modern examples, depending on what is considered most appropriate, and which improve the appearance and appreciation of a building and the area.

National Planning Policy Framework (NPPF) (2024)

Development decisions should, therefore, accord with the requirements of the **NPPF**, in particular 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". 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.

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.

Section 16 (Conserving and enhancing the historic environment) states the following:

Paragraph 202 advises that heritage assets should be conserved in a manner appropriate to their significance.

Paragraph 207 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 208 advises that LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Paragraph 210 advises that in determining applications, LPAs 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.
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 213 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 214 states that where a development proposal will lead to 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.

Paragraph 215 advises that proposals of less than substantial harm to the significance of a designated heritage asset should be assessed against the wider public benefits of the proposal.

Paragraph 219 advises that local planning authorities should look for opportunities for new development within conservation areas, and within the setting of heritage assets, to enhance or better reveal their significance.

National Planning Practice Guidance (NPPG)

The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.

NPPG advises that 'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time' (Paragraph 002).

Other Legislation

Sections 16, 66 and 72 of the **Listed Buildings and Conservation Areas Act 1990** require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the historic character and fabric of the listed building itself and to establish whether the public benefits, including heritage benefits, of the proposal will outweigh any harm to the significance of the heritage asset.

Principle of the Development

The principle of the development is considered to be acceptable. New signage and a new fit-out are considered to be appropriate works to carry out when a new occupier occupies a commercial unit in a listed building.

Assessment of Significance

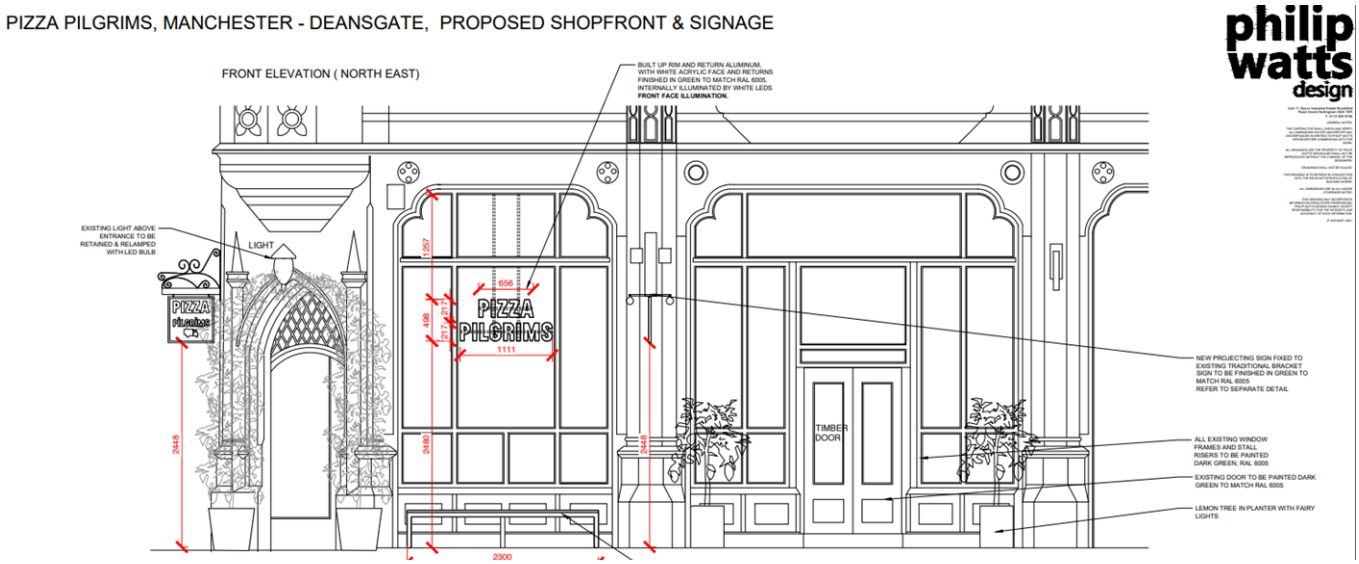
The significance of the building is derived from the various features that contribute to its distinctive gothic style, such as its gothic ornate stone facades. The building provides evidential value of the economic expansion of the city during the industrial revolution.

Impact on Heritage Asset

The proposal is a vast improvement on the previous withdrawn submission. The City Council and the applicant have engaged in extensive discussions to come to an agreeable scheme in this case.

The proposal would retain the integrity of the exterior of the building. The proposed white lettering would sit midway behind the glazing as is consistent with other similar listed retail units and would be attached to the underside of the internal lintel which is not an original feature.

The proposed projecting signs are slender and sited correctly. One projecting sign per elevation is considered to be appropriate in this case. There are located in the same place as the existing signs and will re-use the same penetrations.



Proposed signage on Deansgate Elevation

There will be an overall reduction in the level of signage compared to the existing, as there will now be two signage located behind the glazing as opposed to the 6no. signs currently fixed to the glazing. This will allow for better views into the historic building and will allow for better appreciation of the historic asset.

In terms of the signage, there will be a very low level of less than substantial harm caused by these works.

Internally, the submissions has been paired back over various discussions to retain the elegance of the interior. Even many elements that are not original have been negotiated to be retained as they contribute better to the historic significance of the building than some of the changes that were previously proposed.

There would be an overall visual improvement in removing existing ceiling extraction bulkhead that was situated above ground level, as it would better reveal the ornate ceiling rose and would thereby result in a positive benefit.

There would some visual clutter resulting from new fittings and furniture, but it is accepted that these are functional fittings and are reversible elements.

Certain elements, such as the Panda car bar and the festoon lighting, will not be fixed directly to the building and so do not form a part of this listed building consent. These will cause some degree of visual clutter, but they will not substantially obscure any significant historic elements, such as the decorative ceiling.

Alterations to the mezzanine level have been amended and simplified to retain integrity of cast iron columns and ceilings which will be painted in a single paint colour and not in stripes as previously proposed. A condition has been added to ensure that the paint specification will be a breathable paint.

Extraction and ventilation would re-use existing ducts and external units so will have no impact on the heritage asset.

The first-floor area has been subdivided in the C20th retaining little decorative interest and has a utilitarian appearance. The proposed works here are not considered to result in any harm to the historic asset as this area is not significant. Proposed changes to kitchen area are modest insertions and installation of pizza oven would not harm heritage significance

Overall, there will be a low level of less than substantial harm caused by these proposed works.

Public Benefits

The public benefits would be the public benefit of the occupation of this space, as the occupation of historic spaces help to prevent these spaces from falling into decay.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a low level of less than substantial harm to the special interest and the historic character of the Grade II listed building.

Any less than substantial harm caused to the significance is considered to be outweighed by the public benefit of the occupation of this space, as the occupation of historic spaces help to prevent these spaces from falling into decay.

<u>Other Legislative Requirements</u>

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

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 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 received by the City Council as the Local Planning Authority on 07 March 2025:

- Location Plan
- Proposed GR Vent and AC Drawings 01A
- Proposed GF and Mezzanine Extraction Plan 02A
- Proposed 1F Vent Layout 03A
- Proposed 1F Ceiling Finishes Plan

Received by the City Council as the Local Planning Authority on 11 April 2025:

- Proposed Shopfront and Signage PWD_055_025_10D
- Proposed Internal Elevation and Bar Layout Detail 055_25_26

Received by the City Council as the Local Planning Authority on 15 May 2025:

- Proposed GA Ground Floor 055_25_06H
- Proposed GA Mezzanine Plan 055_25_07G
- Proposed GA First Floor 055_25_08 E
- Proposed Shopfront and Signage 055_025_09G
- Proposed Mezzanine Wall Finishes 055_025_12C

- Proposed Internal Elevations 055_025_21A
- Proposed Ground Floor RCP and Lighting 055_025_22A
- Proposed Mezzanine RCP and Lighting 055_025_23A
- Proposed First Floor RCP and Lighting 055_025_24A
- Proposed GF Ceiling Finishes Plan 055_25_17C
- Proposed Mezzanine Ceiling Finishes 055_25_18C

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 and DC18 and DC19 of the UDP of Manchester.

3) Notwithstanding the details as set out in condition 2 above, prior to any painting works to the ceiling and the cast-iron columns, the specification of the proposed paint shall be submitted to and be approved in writing by the City Council as the Local Planning Authority. For the avoidance of doubt, this should be a breathable paint. The approved details shall then be implemented as part of the development.

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

4) Notwithstanding the details as set out in condition 2 above, prior to any works that concern any fixings or fittings to the ceiling and walls, the details of these fixings and fittings shall be submitted to and be approved in writing by the City Council as the Local Planning Authority. The approved details shall then be implemented as part of the development.

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

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Basement, 6 South King Street, Manchester, M2 6DQ
Flat 20, 8 King Street, Manchester, M2 6AQ
Flat 14, 8 King Street, Manchester, M2 6AQ
Flat 6, 8 King Street, Manchester, M2 6AQ
12 Manera Apartments, 46 King Street West, Manchester, M3 2WN
95 - 97 Deansgate, Manchester, M3 2BQ
Third Floor, Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
Sainsbury's, Ground Floor, 130 - 136 Deansgate, Manchester, M3 2GQ
6 Manera Apartments, 46 King Street West, Manchester, M3 2WN
4 Manera Apartments, 46 King Street West, Manchester, M3 2WN
2 Manera Apartments, 46 King Street West, Manchester, M3 2WN
9 South King Street, Manchester, M2 6DG
74 Bridge Street, Manchester, M3 2RJ
9 John Dalton Street, Manchester, M2 6FW
22 King Street, Manchester, M2 6AG
SOFA WORKSHOP, Ground Floor, 118 - 124 Deansgate, Manchester, M3 2GQ
Third Floor Left, 6 South King Street, Manchester, M2 6DQ
Basement And Ground Floor, 4A South King Street, Manchester, M2 6DQ
Flat 2, 8 King Street, Manchester, M2 6AQ
14 Manera Apartments, 46 King Street West, Manchester, M3 2WN
138 Deansgate, Manchester, M3 2RP
Second Floor And Third Floor, Halifax House, 93 - 101 Bridge Street, Manchester, M3 2GX
1 Ridgefield, Manchester, M2 6EG
6 - 8 South King Street, Manchester, M2 6DW
78 Bridge Street, Manchester, M3 2RJ
2 Ridgefield, Manchester, M2 6EQ
Ground Floor, Cotswold Outdoors, 118 - 124 Deansgate, Manchester, M3 2GQ
Arcane, 2 South King Street, Manchester, M2 6DQ
Ground Floor And First Floor, 105 - 107 Deansgate, Manchester, M3 2BQ
Fifth Floor, 6 South King Street, Manchester, M2 6DQ
Basement Store, 6 South King Street, Manchester, M2 6DQ
Flat 16, 8 King Street, Manchester, M2 6AQ
Flat 10, 8 King Street, Manchester, M2 6AQ
Flat 9, 8 King Street, Manchester, M2 6AQ
Flat 1, 8 King Street, Manchester, M2 6AQ
10 Manera Apartments, 46 King Street West, Manchester, M3 2WN
109 Deansgate, Manchester, M3 2BQ
Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
6 South King Street, Manchester, M2 6DQ
Petit Paris, 10 King Street, Manchester, M2 6AG
Ground Floor, Bem Brasil, 118 - 124 Deansgate, Manchester, M3 2GQ
Flat 19, 8 King Street, Manchester, M2 6AQ
First Floor, 1 Ridgefield, Manchester, M2 6EG
Flat 3, 8 King Street, Manchester, M2 6AQ
9 Manera Apartments, 46 King Street West, Manchester, M3 2WN
76 Bridge Street, Manchester, M3 2RJ
Unit 2, 130 - 136 Deansgate, Manchester, M3 2GQ
1 Manera Apartments, 46 King Street West, Manchester, M3 2WN
111 Deansgate, Manchester, M3 2BQ
First Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET

2 John Dalton Street, Manchester, M2 6JP
Second Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
Flat 21, 8 King Street, Manchester, M2 6AQ
Second Floor, 1 Ridgefield, Manchester, M2 6EG
Flat 4, 8 King Street, Manchester, M2 6AQ
4A Ridgefield, Manchester, M2 6EQ
First Floor, Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
101 Deansgate, Manchester, M3 2BQ
113 Deansgate, Manchester, M3 2BQ
Sawyers Arms, 138 Deansgate, Manchester, M3 2RP
126 Deansgate, Manchester, M3 2GR
Third Floor Right, 6 South King Street, Manchester, M2 6DQ
Second Floor, 6 South King Street, Manchester, M2 6DQ
Flat 15, 8 King Street, Manchester, M2 6AQ
Flat 12, 8 King Street, Manchester, M2 6AQ
Basement, 111 Deansgate, Manchester, M3 2BQ
15 Manera Apartments, 46 King Street West, Manchester, M3 2WN
11 Manera Apartments, 46 King Street West, Manchester, M3 2WN
99 Deansgate, Manchester, M3 2BQ
130 - 136 Deansgate, Manchester, M3 2GG
4 King Street, Manchester, M2 6AQ
Second Floor, Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
Fourth Floor, Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
5 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Third Floor, 1 Ridgefield, Manchester, M2 6EG
12 - 14 King Street, Manchester, M2 6AG
Third Floor, 2 Ridgefield, Manchester, M2 6EQ
6 John Dalton Street, Manchester, M2 6JP
Fourth Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
Fourth Floor, 6 South King Street, Manchester, M2 6DQ
Flat 18, 8 King Street, Manchester, M2 6AQ
Flat 13, 8 King Street, Manchester, M2 6AQ
Flat 11, 8 King Street, Manchester, M2 6AQ
Flat 8, 8 King Street, Manchester, M2 6AQ
Flat 7, 8 King Street, Manchester, M2 6AQ
Sixth Floor, 6 South King Street, Manchester, M2 6DQ
7 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Ground Floor And First Floor, 130 - 136 Deansgate, Manchester, M3 2QS
3 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Fifth Floor, Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
118 - 124 Deansgate, Manchester, M3 2QG
1 South King Street, Manchester, M2 6EX
103 Deansgate, Manchester, M3 2BQ
Ground Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
6 King Street, Manchester, M2 6AQ
Flat 17, 8 King Street, Manchester, M2 6AQ
Flat 5, 8 King Street, Manchester, M2 6AQ
8 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Bills Restaurant, 8 - 12 John Dalton Street, Manchester, M2 6JP
Third Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
16 - 18 King Street, Manchester, M2 6AG
7 John Dalton Street, Manchester, M2 6FW
Halifax House, 93 - 101 Bridge Street, Manchester, M3 2GX
4A South King Street, Manchester, M2 6DQ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Anns Square Conservation Area 1970
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 (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL