

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142192/FO/2025 and 142193/LO/2025

Date registered valid: 20 March 2025

Proposal: 142192/FO/2025 - Installation of roof mounted PV panels.
142193/LO/2025 - Listed Building Consent for the installation of roof mounted PV panels.

Address: 58-66 King Street, Manchester, M2 4ND

Ward(s): Deansgate Ward

Applicant: Strathclyde Pension Fund C/o DTZ Investors

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: 14 May 2025

Application details

Type of application: Full Application Consent and Listed Building Consent

Development type: Minor Other including listed building alteration

Date of site visit: 9 April 2025

Standard consultations:

Both applications - Printed: 6 May 2025 Expired: 28 May 2025

Neighbour notifications

Both applications - Printed: 27 March 2025 Expired: 17 April 2025

Site notice

Both applications – Printed: 9 April 2025 Expired: 2 May 2025

Press advert

Published: 1 April 2025 Expired: 22 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

This application relates to historic buildings located at 58-66 King Street and 47-53 South King Street. The building located at 62 King Street is Grade II listed and the other two buildings are non-designated heritage assets. They are located in the St Anns Square conservation area.

58-60 and 64-66 King Street retain much of their original form and detailing at the upper levels on both elevations and are considered to be a non-designated heritage asset by virtue of their age and quality of design. They also form part of the settings of a number of other listed buildings and non-designated heritage assets. They are adjoined to the Grade II Listed 62 King Street. A number of other Grade II Listed buildings are located on King Street and the group of buildings make a positive contribution to their setting and the character and appearance of the surrounding conservation area. Nos.64-66 King Street at the junction with Four Yards, contains an original pitched section of roof with a leaded lantern in the corner. The remainder of this roof is a flat modern replacement with service plant, rooflights and edge protection. A modern lift shaft tower extends above roof level on the Four Yards elevation. 58 King Street has a pitched roof.

62 King Street is Grade II Listed. The building consists of three storeys plus attic, with the ground, mezzanine and first floor and was last used as a shop. There are frontages to King Street and South King Street, both with shop frontages. The King Street elevation is the more decorative of the two elevations. Both elevations are however significant and have not

experienced much change. The interior of the building retains few original features. No.62 also has a modern flat roof section that adjoined to the flat roof of 64-66 King Street.

All three buildings are currently being converted to residential use in accordance with 129850/FO/2021 and 129851/LO/2021.

Surrounding uses include bars, restaurants, hotels, residential accommodation, offices and law courts.

The buildings are highly accessible by public transport being in a central City Centre location.

Description of development

Planning permission is sought for the installation of 28no. Photo Voltaic (PV) panels on the flat roof area of the rooftop of 62-66 King Street to serve the apartments within 58-66 King Street.

Listed building consent is sought for the siting and fixing of these PV panels.

Consultations & Notification Responses

Manchester Airport Safeguarding Officer - Advised there are no objections.

Highway Services - Confirmed that the proposals are acceptable.

Environmental Health - Confirmed there are no comments.

Helipad Manager - No comments received.

Publicity

142192/FO/2025 - The application was advertised in the local press as affecting a listed building and a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers. No responses have been received.

142193/LO/2025 - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site and letters were sent to surrounding occupiers. No responses have been received.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy 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.

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 EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through actions including using new development

and retrofit projects as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings. Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes.

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 and should have regard to the character of the surrounding area and effects on built heritage.

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 by carefully considering issues including the effect of signs and advertisements.

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.

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.

JP-C1 (An Integrated Network) aims to deliver an accessible, low carbon Greater Manchester with world-class connectivity by delivering a pattern of development that minimises both the need to travel and the distance travelled by unsustainable modes, enabling the provision of high quality digital infrastructure; locating and designing development, to deliver a significant increase in the proportion of trips that can be made by walking, cycling and public transport; transforming transport infrastructure and services by securing investment in new and improved transport infrastructure and services that will promote social inclusion, support economic growth, reduce carbon emissions and protect our environment and air quality; meets customers' needs by being integrated, reliable, resilient, safe and secure, well-maintained, environmentally responsible, attractive and healthy; and provide access to jobs and other key services, including healthcare, education, retail, recreation and leisure facilities, greenspace and green infrastructure, ensuring that development and transport investment fully considers the needs of all people and those modes which make most efficient and sustainable use of limited road space, by following the Global Street Design Guide⁽¹²⁵⁾ hierarchy (highest priority first) and developing local transport industry skills and education to ensure the right skills are available into the future.

JP-J1 (Supporting Long-Term Economic Growth) states that a thriving, inclusive and productive economy will be sought in all our boroughs. There will be an emphasis on maintaining a very high level of economic diversity, facilitating the development of high value clusters in prime sectors, making the most of major assets of the sub-region, grasping the economic opportunities from the global transition to a low carbon economy, providing the high-quality, sustainable living environments that will help to attract and retain skilled workers, supporting local job growth, maximising the potential of the key growth locations whilst also securing investment that raises the competitiveness of our northern boroughs to deliver inclusive growth across the sub-region.

Policy JP-P 1 (Sustainable Places) aims 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.

Policy JP-P 2 (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.

JP-S1 (Sustainable Development) states that in order to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

JP-S2 (Carbon and Energy) states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

JP-S4 (Resilience) states that development will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. One key measure is supporting healthier lifestyles and minimising potential negative impacts on health including air pollution.

National Policy

Sections 16 and 66 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. 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". 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 210 states that in determining planning applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 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 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 215 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 2 (Achieving sustainable development) - This chapter of the NPPF recognises the need to balance the use of resources to meet the challenges of environmental protection and climate change.

Paragraph 8c states that the environmental objective is to protect and enhance the natural, built, and historic environment, including adapting to climate change and moving to a low carbon economy.

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.

Visual Amenity and the impact on the Character and Appearance of the Heritage Assets affected -

The PV panels would not be seen at street level and would be hidden by existing roof features. They are also attached to non-original rooves.

The obvious public benefit of the proposal is the reduction in CO2 emissions from existing buildings, which is the primary contributor to carbon emissions in the city and there is a large contribution to this from residential uses. This proposal would therefore contribute to decarbonising the building's energy supply, supporting the transition to clean and sustainable growth.

The installation could offer warmer homes for occupiers and lower energy costs and assist in securing a future for these non-designated and designated heritage assets that would only cause neutral harm to all heritage assets affected including the surrounding conservation area.

The proposal contributes positively to the Council's own net zero target by 2028 set out in its Climate Change Action Plan making a valuable carbon emissions saving, contributing to the city's cumulative total reduction achieved through this asset decarbonisation proposal supporting the transition to clean and sustainable growth.

The proposals would cause neutral harm by the addition of PV panels on the flat rooves and these works are acceptable due to the public benefits described above. Given the above the proposals are considered to be in accordance with the above policies.

Sustainability

Places for Everyone estimates that domestic and non-domestic buildings contribute 33% and 35% of total carbon emission respectively. Given this, these panels are needed to minimise the carbon emissions of this accommodation and will be beneficial.

Given the above the proposals are considered to be in accordance with the above policies.

Highway safety -

The applicant has confirmed that servicing of the panels would comply with the following:

- Maintenance performed annually, with potential for additional visits if issues are identified / replacement is required. Cleaning performed once every two years.
- In between, remote monitoring of inverter and solar panels to identify issues.
- Equipment will be accessed via internal staircase and roof hatch.
- Technicians will arrive in a standard vehicle, which can be parked in a regular parking space outside the building.
- Maintenance inspection includes (but not limited to):
- Visual inspection of panels, DC cables, MC4 connectors, and clamps for signs of damage or corrosion. Any damaged components will be isolated and replaced.
- Confirmation that rails are secure, correctly positioned, and that module clamps are fastened and torqued according to manufacturer specifications.
- Inspection of cable containment to ensure cables are protected from abrasion or damage where they contact sharp edges. All cabling must be correctly labelled.
- Verification that inverters are securely installed, free from water ingress (if mounted externally), and operating within normal parameters.
- Assessment of performance and condition of each photovoltaic string, including voltage and current measurements.

- Confirmation that earth termination points and associated wiring are corrosion-free and that all supporting structures are secure.

Given the above the proposals are considered to be in accordance with the above policies.

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 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: 142192/FO/2025 - Approve
142193/LO/2025 - 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.

Condition(s) to be attached to decision for approval of 142192/FO/2025

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 have been carried out in accordance with the following drawings and documents:

The location plan received by the City Council as local planning authority on 18 May 2025

The drawings referenced:

122933-101-HLS-00-RF-M2-G-10290 Rev P02
122933-101-HLS-00-RF-M2-G-10291 Rev P01
122933-101-HLS-00-RF-M2-G-10292 Rev P01
122933-101-HLS-00-ZZ-M2-G-10490 Rev P01
122933-101-HLS-00-ZZ-M2-G-10491 Rev P02
122933-101-HLS-00-ZZ-M2-G-10492 Rev P01

Received by the City Council as local planning authority on 20 March 2025

M2 G 12901 A1 Rev P01
M2 G 10492 A1 Rev C00
M2 G 10491 A1 Rev P02
M2 G 10490 A1 Rev C00
M2 G 10290 A1 Rev P02

Received by the City Council as local planning authority on 18 February 2025

The cover letter from Savills dated 21 January 2025 and the email from Savills dated 9 May 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, EN4, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Servicing of the PV Panels hereby approved shall be carried out fully and only in accordance with the following for as long as they are in situ:

- Maintenance performed annually, with potential for additional visits if issues are identified / replacement is required. Cleaning performed once every two years.
- In between, remote monitoring of inverter and solar panels to identify issues.
- Equipment will be accessed via internal staircase and roof hatch.
- Technicians will arrive in a standard vehicle, which can be parked in a regular parking space outside the building.
- Maintenance inspection includes (but not limited to):
- Visual inspection of panels, DC cables, MC4 connectors, and clamps for signs of damage or corrosion. Any damaged components will be isolated and replaced.
- Confirmation that rails are secure, correctly positioned, and that module clamps are fastened and torqued according to manufacturer specifications.
- Inspection of cable containment to ensure cables are protected from abrasion or damage where they contact sharp edges. All cabling must be correctly labelled.
- Verification that inverters are securely installed, free from water ingress (if mounted externally), and operating within normal parameters.
- Assessment of performance and condition of each photovoltaic string, including voltage and current measurements.
- Confirmation that earth termination points and associated wiring are corrosion-free and that all supporting structures are secure.

Reason - To ensure an acceptable development in the interests of ensuring highway safety and adequate operations pursuant to policies DM1 and SP1 of the Core Strategy.

Condition(s) to be attached to decision for approval of 142193/LO/2025

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 have been carried out in accordance with the following drawings and documents:

The location plan received by the City Council as local planning authority on 18 May 2025

The drawings referenced:

122933-101-HLS-00-RF-M2-G-10290 Rev P02
122933-101-HLS-00-RF-M2-G-10291 Rev P01
122933-101-HLS-00-RF-M2-G-10292 Rev P01
122933-101-HLS-00-ZZ-M2-G-10490 Rev P01
122933-101-HLS-00-ZZ-M2-G-10491 Rev P02
122933-101-HLS-00-ZZ-M2-G-10492 Rev P01

Received by the City Council as local planning authority on 20 March 2025

M2 G 12901 A1 Rev P01
M2 G 10492 A1 Rev C00
M2 G 10491 A1 Rev P02
M2 G 10490 A1 Rev C00
M2 G 10290 A1 Rev P02

Received by the City Council as local planning authority on 18 February 2025

The cover letter from Savills dated 21 January 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, EN4, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer
Highway Services
Environmental Health
Helipad Manager

Second Floor, 41 South King Street, Manchester, M2 6DE
39 - 43 King Street, Manchester, M2 7AT
Ground Floor, 39 - 43 King Street, Manchester, M2 7AT
Flat 301, 56 Cross Street, Manchester, M2 7AR
Flat 202, 56 Cross Street, Manchester, M2 7AR
Flat 304, 56 Cross Street, Manchester, M2 7AR
Third Floor Rear, 64 Cross Street, Manchester, M2 4JQ
Flat 7, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 20, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 18, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Third Floor, 1 St James's Square, Manchester, M2 6DN
First Floor, 41 South King Street, Manchester, M2 6DE
54 King Street, Manchester, M2 4LY
Third Floor Rear, 49 King Street, Manchester, M2 7AY
35 King Street, Manchester, M2 7AT
Basement, 37 King Street, Manchester, M2 7AT
Third Floor, 64 Cross Street, Manchester, M2 4JQ
Flat 1, Kingsgate House, 51 South King Street, Manchester, M2 6DE
60 King Street, Manchester, M2 4LZ
Ground Floor, 1 St James's Square, Manchester, M2 6DN
GLAISYERS SOLICITORS LLP, First Floor, 1 St James's Square, Manchester, M2 6DN
47 King Street, Manchester, M2 7AY
First Floor, 49 King Street, Manchester, M2 7AY
Fifth Floor, 49 King Street, Manchester, M2 7AY
Flat 305, 56 Cross Street, Manchester, M2 7AR
Flat 205, 56 Cross Street, Manchester, M2 7AR
64 - 66 King Street, Manchester, M2 4ND
Flat 23, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 11, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Advertising Right Out Side 56, King Street, Manchester, M2 3NQ
58 King Street, Manchester, M2 4LY
Flat 203, 56 Cross Street, Manchester, M2 7AR
Flat 201, 56 Cross Street, Manchester, M2 7AR
First Floor, 64 Cross Street, Manchester, M2 4JQ
Flat 24, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 3, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 21, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 6, Kingsgate House, 51 South King Street, Manchester, M2 6DE
3 St Ann's Alley, Manchester, M2 6AJ
Fourth Floor, 49 King Street, Manchester, M2 7AY
49 King Street, Manchester, M2 7AY
Sixth Floor, 49 King Street, Manchester, M2 7AY
Flat 204, 56 Cross Street, Manchester, M2 7AR
64 Cross Street, Manchester, M2 4JQ
Flat 8, Kingsgate House, 51 South King Street, Manchester, M2 6DE
66 - 68 Cross Street, Manchester, M2 4JQ
Third Floor, 37 King Street, Manchester, M2 7AT

Flat 303, 56 Cross Street, Manchester, M2 7AR
Flat 15, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 10, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 9, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 17, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Third Floor, 41 South King Street, Manchester, M2 6DE
Basement, 41 South King Street, Manchester, M2 6DE
62 King Street, Manchester, M2 4ND
Second Floor, 1 St James's Square, Manchester, M2 6DN
Fourth Floor, 1 St James's Square, Manchester, M2 6DN
Third Floor Front, 49 King Street, Manchester, M2 7AY
37 King Street, Manchester, M2 7AT
51 King Street, Manchester, M2 7AZ
Flat 5, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 14, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 4, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 16, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 12, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Ground Floor, 41 South King Street, Manchester, M2 6DE
Fifth Floor, 1 St James's Square, Manchester, M2 6DN
Second Floor, 49 King Street, Manchester, M2 7AY
Flat 302, 56 Cross Street, Manchester, M2 7AR
Basement And Ground Floor, 64 - 66 King Street, Manchester, M2 4ND
62 Cross Street, Manchester, M2 4JQ
Second Floor, 64 Cross Street, Manchester, M2 4JQ
Flat 13, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 2, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 22, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 19, Kingsgate House, 51 South King Street, Manchester, M2 6DE

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Anns Square Conservation Area 1970
Area Team Boundary - Name: CENTRAL