

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143387/LO/2025

Date registered valid: 4 August 2025

Proposal: Listed Building Consent for interface works to 8 Minshull Street to facilitate the redevelopment and reuse of Boulton House.

Address: 8 Minshull Street, Manchester, M1 3EF

Ward(s): Piccadilly Ward

Applicant: The James (M1) Living Limited

Agent (if any): Eve Grant Deloitte LLP

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12/09/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 4 August 2025 Expired: 26 August 2025

Neighbour notifications

Printed: 4 August 2025 Expired: 26 August 2025

Site notice

Posted: 6 August 2025 Expired: 28 August 2025

Press advert

Published: 12 August 2025 Expired: 3 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed five storey building at 8 Minshull Street. The property is a former Victorian warehouse building dating from the mid to late 19th century and once formed part of a larger series of warehouse buildings that spanned from Minshull Street to Chorlton Street. The former south-western element of the building was demolished in the mid-20th century to allow for the construction of Boulton House. The property's south-western facing elevation is rendered, with its main elevations being completed in red brick and sandstone dressings. The application site was last in use as a nightclub (Sui Generis) but has now been vacant for an extended length of time. The application is subject to two live planning applications for the site's conversion into 39no residential apartments (Class C3; Application numbers 143562/FO/2025 & 143563/LO/2025).

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area constitutes that of Manchester City Centre, with the Whitworth Street Conservation Area lying across Chorlton Street to the south of the site. The application sits at a midway point between the City Centre neighbourhoods of Chinatown, the Gay Village along Canal Street and Piccadilly Gardens. The neighbouring plots surrounding the application site represent a tight cluster of post-war modernist development, consisting of Boulton House (Dated 1973), Arthur House to the north (Dated 1963), Barlow House, Manchester Chorlton Street Coach Station (Dated 1950) and Manchester One (Formerly St Andrews House; Dated 1962). To the south of the site lies an empty plot in use as a surface car park. Standing in contrast to said

properties lie a high number of Victorian properties located to the south and east of the application site, these include the Grade II listed 11 Bloom Street, Minshull House, 9 Richmond Street, The Churchill Public House, and 39 Chorlton Street; to the north of the site past Arthur House lies the Grade II* listed Britannia Hotel. Neighbouring uses are largely comprised of office and educational uses, with residential development lying to the south of the site along Canal Street and an extant permission for residential apartments lying to the south-east of the site across Bloom Street at 11 Bloom Street and Mindel House.

Description of development

The application seeks listed building consent for interface works between 8 Minshull Street and a proposed seven storey infill extension to Boulton House.

The proposed works would see a section of render on the side elevation of 8 Minshull Street removed. A new flashing and gutter detailed is proposed which would overlap between the listed building and proposed seven storey extension. A small watertight void between the listed building and proposed extension would then be created.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

143563/LO/2025 - Change of use of 8 Minshull Street and 42 Bloom Street with alterations to accommodate 39 apartments (Use Class C3) – Application pending consideration.

143562/FO/2025 - Change of use of 8 Minshull Street and 42 Bloom Street with alterations to accommodate 39 apartments (Use Class C3) – Application pending consideration.

143253/FO/2025 - Refurbishment and reuse of Boulton House (including new build extensions up to 7 storeys to Bloom Street and 1 storey to Major Street) to provide 261 serviced apartments and associated amenity space (Class C1) plus flexible ground floor commercial uses (Use Class E and/or Sui Generis (p) and (q) along with associated landscaping and public realm works, external plant, and amended servicing and access arrangements (including new secure cycle parking) – Application pending consideration.

058149/FU/CITY2/99 - Change of use from offices and restaurant to a nightclub – Approved January 2000.

Consultations & Notification Responses

Publicity – A site notice and press notice were published, neighbouring properties were also notified of the development by letter. No letters of representation were received.

Policy

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre

- Policy JP-S4 – Flood Risk and the Water Environment
- Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P2 – Heritage
- Policy JP-C5 – Streets for All
- Policy JP-C6 – Walking and Cycling

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC5 – Transport
- Policy CC7 – Mixed Use Development
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy C10 – Leisure and the Evening Economy
- Policy T1 – Sustainable Transport
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN14 – Flood Risk
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN17 – Water Quality
- Policy EN18 – Contaminated Land and Ground Stability
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC10 – Food and Drink Uses
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Noise and Development

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 15 – Conserving and Enhancing the Natural Environment
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy for Waste

Issues

Impact Upon the Heritage Asset

8 Minshull Street, originally two separate late Victorian Grade II listed former warehouse buildings that were then connected internally in the 1970s, are considered to be of high significance being emblematic of Manchester's industrial heritage. The ornate features of its brick and sandstone façade make it a positive addition to the street scene and add to its historical significance. The two former warehouses originally formed part a row of four identical buildings that stood in different ownerships, with the most westerly two being demolished in the 1970s to allow for the development of Boulton House. Since this demolition, the now exposed gable end of 8 Minshull Street has been rendered over and the former site of the demolished warehouses is now occupied partly by Boulton House and then its associated surface car park. The rendered elevation detracts from the significance of the listed building being a material that fails to recognise its significance, furthermore, the render also highlights the gap that was created in the build line of Bloom Street by the erection of Boulton House and further compounds the inappropriateness of the ancillary surface carpark currently adjacent to the listed building.

The proposed works entail the removal of some non-original render to allow the listed building to have some breathability where it will abut the seven storey extension at Boulton House. Other works also would see a new flashing and joint detail spread over the listed building that would then connect to the seven storey extension at Boulton House. A section of render to the rear of the site that would be screened by the new extension would be retained, as well as a section that would be retained to the front of the extension on Bloom Street. In light of how the render on site is a non-original addition to the building and is a visually cheap finish unbecoming of the significance of the listed building, it is considered that in the event of an approval a condition be included that would require the installation of a higher quality material on the section of render that is to be left exposed along Bloom Street. Additionally, in order to ensure the proposed works' appropriateness, additional conditions controlling the final details on the removal of render and proposed sealing works, as well as that of the wall and roof abutment details. Subject to such conditions, it is considered that the proposed works would incur a small amount of less than substantial harm that would be brought about by physical penetrations made through historical material.

Notwithstanding the above however, significant public benefit would be brought about via the implementation of the proposals, this includes the provision of temporary and permanent jobs in the construction and running of the aparthotel that would occupy Boulton House and the proposed extension; the reinstatement of the historic build line along Bloom Street; the removal of unsightly render from the listed building; the activation of Bloom Street; and significant contribution to the continued regeneration of Manchester City Centre.

Heritage Assessment / Conclusion

In light of the significant development that would be brought forward by implementing the works, it is considered that the implementation of the proposal would bring about a large amount of public benefit, enabling a vacant site to be developed, whilst respecting the significance and setting of the listed building. Therefore, on balance, the identified harm would be significantly outweighed by the public benefits of the proposal. The proposal would therefore meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, and as such accord with policies JP-Strat1, JP-Strat2, JP-S4, JP-G8, JP-P2, JP-C5 and JP-C6 of the Places for Everyone Plan, Policies SP1, EC1, EC2, EC3, CC1, CC2, CC4, CC5, CC7, CC9, CC10, C10, T1, EN1, EN3, EN14, EN15, EN17, EN18, EN19 and DM1 of the Core Strategy, Saved Unitary Development Plan Policies DC10, DC18, DC19 and DC26, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions 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:

- o Covering Letter (Prepared by Deloitte; Dated 07/07/2025; Received 27/08/2025)
- o Design & Access Statement (Prepared by SimpsonHaugh; Document reference 10531-SHA-RP-B509-DAS-001 Rev P02; Dated July 2025; Received 04/08/2025)

- o 10531-SHA-ZZ-A-B5D9-G100-XP-RF-001 Rev P03: Existing Site Plan Application Location Plan Roof Level (Received 31/07/2025)
- o 10531-SHA-ZZ-A-B5D9-G200-EL-SE-001 Rev P01: General Arrangement Proposed South East Elevation Bloom Street
- o 10531-SHA-ZZ-A-B5D9-G100-EL-SE-001 Rev P01: Proposed Site Elevation South East Contextual Elevation Bloom Street
- o 10531-SHA-ZZ-A-B5D9-G251-DE-XX-101 Rev P01: External Wall Details Proposed Listed Building Party Wall Interface Study Floor Plans (Received 07/07/2025)
- o 10531-SHA-ZZ-A-B5D9-G251-DE-XX-111 Rev P01: External Wall Details Proposed Listed Building Party Wall Interface Study Elevation and Sections (Received 07/07/2025)
- o Heritage Statement (Prepared by Brindle & Green; Report reference BG25.143 Rev 3; Dated July 2025; Received 07/07/2025)
- o Planning Statement (Prepared by Deloitte; Dated June 2025; Received 27/08/2025)

All stamped as received by the City Council as Local Planning Authority on 18/06/2025, unless specified otherwise.

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 the development hereby approved, final details and material samples of the finish that shall be applied to the side elevation of 8 Minshull Street visible from Bloom Street, as shown on drawing numbers 10531-SHA-ZZ-A-B5D9-G251-DE-XX-101 Rev P01 & 10531-SHA-ZZ-A-B5D9-G251-DE-XX-111 Rev P01, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to the commencement of any roof works, final and exact details, with material samples, in regard to the lead flashing and gutters hereby approved at roof level, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) Prior to the commencement of any abutment works between 8 Minshull Street and the adjacent seven storey extension to Boulton House, final and exact details on how the gap between the two buildings is to be concealed, along with material samples of any material to be used, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

6) Prior to the commencement of the removal of any render from 8 Minshull Street's side elevation, a methodology for the removal of render, any necessary making good works and general sealing works to make the space watertight, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall then proceed in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 21, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 22, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 23, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 24, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 25, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 26, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 31, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 32, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 33, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 34, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 35, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 36, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 41, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 42, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 43, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 44, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 45, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 46, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 51, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 52, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 53, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 54, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 55, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 56, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 61, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 62, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 63, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 64, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 65, Canal Court, 28 Canal Street, Manchester, M1 3EZ
First Floor, 29 - 31 Sackville Street, Manchester, M1 3LZ
29 Bloom Street, Manchester, M1 3JE
The Rembrandt, 33 Sackville Street, Manchester, M1 3LZ
26 Richmond Street, Manchester, M1 3NB
4 Canal Street, Manchester, M1 3HE
31 Bloom Street, Manchester, M1 3JE
25 Richmond Street, Manchester, M1 3NB
Flat 1, 10 Canal Street, Manchester, M1 3EZ
Flat 2, 10 Canal Street, Manchester, M1 3EZ
Flat 3, 10 Canal Street, Manchester, M1 3EZ
Flat 4, 10 Canal Street, Manchester, M1 3EZ
Flat 5, 10 Canal Street, Manchester, M1 3EZ
Flat 6, 10 Canal Street, Manchester, M1 3EZ
Flat 7, 10 Canal Street, Manchester, M1 3EZ
Flat 8, 10 Canal Street, Manchester, M1 3EZ
Flat 1, 27 Sackville Street, Manchester, M1 3LZ
Flat 2, 27 Sackville Street, Manchester, M1 3LZ
Flat 3, 27 Sackville Street, Manchester, M1 3LZ
Flat 4, 27 Sackville Street, Manchester, M1 3LZ
Flat 5, 27 Sackville Street, Manchester, M1 3LZ
Flat 6, 27 Sackville Street, Manchester, M1 3LZ

Flat 7, 27 Sackville Street, Manchester, M1 3LZ
Flat 8, 27 Sackville Street, Manchester, M1 3LZ
First Floor, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Fourth Floor And Mezzanine Floor, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Lower Ground Floor, Albert House, 17 Bloom Street, Manchester, M1 3JE
Ground Floor, Albert House, 17 Bloom Street, Manchester, M1 3HZ
First Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Yates Wine Lodge, 49 Portland Street, Manchester, M1 3LD
First Floor, 53 Portland Street, Manchester, M1 3LD
Basement, 28 Richmond Street, Manchester, M1 3NB
10 Canal Street, Manchester, M1 3EZ
Eva's, 27 Sackville Street, Manchester, M1 3LZ
28 Richmond Street, Manchester, M1 3NB
29 - 31 Sackville Street, Manchester, M1 3LZ
3 Canal Street, Manchester, M1 3HE
The Church, 37 Chorlton Street, Manchester, M1 3HN
1 Canal Street, Manchester, M1 3HE
28 - 30 Canal Street, Manchester, M1 3EZ
Third Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Britannia Hotel, 35 Portland Street, Manchester, M1 3LA
BEECHHAWK LIMITED, Fourth Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Basement, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Second Floor And Third Floor, 29 - 31 Sackville Street, Manchester, M1 3LZ
Fifteenth Floor, 53 Portland Street, Manchester, M1 3LD
Ground Floor, 53 Portland Street, Manchester, M1 3LD
Second Floor Front, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Second Floor Rear, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Ground Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Eleventh Floor, 53 Portland Street, Manchester, M1 3LD
The Thompsons Arms, 23 Sackville Street, Manchester, M1 3LQ
Icon Bar, Richmond Street, Manchester, M1 3LZ
First Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Basement, 4 Canal Street, Manchester, M1 3HE
Twenty First Floor, 53 Portland Street, Manchester, M1 3LD
Maya, 40 Chorlton Street, Manchester, M1 3HW
Third Floor Front Suite, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Third Floor Rear Suite, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Fifth Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Sixth Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Second Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Second Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Velvet, 2 Canal Street, Manchester, M1 3HE
Basement And Ground Floor, 29 - 31 Sackville Street, Manchester, M1 3LZ
40 Chorlton Street, Manchester, M1 3HW
Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Mindel House, 10 Minshull Street, Manchester, M1 3EF
Flat At, 29 Bloom Street, Manchester, M1 3JE
The Churchill, 5 Canal Street, Manchester, M1 3HE
Eighth Floor, 53 Portland Street, Manchester, M1 2BP
Third Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Fourth Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Seventeenth Floor, 53 Portland Street, Manchester, M1 3LD
Eighteenth Floor, 53 Portland Street, Manchester, M1 3LD
Nineteenth Floor, 53 Portland Street, Manchester, M1 3LD

Twentieth Floor, 53 Portland Street, Manchester, M1 3LD
Consulate General Of The Republic Of Poland, 51 Portland Street, Manchester, M1 3LD
Third Floor, 5 Richmond Street, Manchester, M1 3HF
Thirteenth Floor, 53 Portland Street, Manchester, M1 3LD
Fourteenth Floor, 53 Portland Street, Manchester, M1 3LD
Flat 1, 1A Canal Street, Manchester, M1 3HE
Flat 2, 1A Canal Street, Manchester, M1 3HE
Flat 3, 1A Canal Street, Manchester, M1 3HE
Flat 4, 1A Canal Street, Manchester, M1 3HE
Flat 5, 1A Canal Street, Manchester, M1 3HE
Flat 6, 1A Canal Street, Manchester, M1 3HE
Flat 7, 1A Canal Street, Manchester, M1 3HE
Flat 8, 1A Canal Street, Manchester, M1 3HE
Arnero, 25 Sackville Street, Manchester, M1 3LZ
Twelfth Floor, 53 Portland Street, Manchester, M1 3LD
Flat 1, 12 Minshull Street, Manchester, M1 3FP
Flat 2, 12 Minshull Street, Manchester, M1 3FP
Flat 3, 12 Minshull Street, Manchester, M1 3FP
Flat 4, 12 Minshull Street, Manchester, M1 3FP
Flat 5, 12 Minshull Street, Manchester, M1 3FP
Flat 6, 12 Minshull Street, Manchester, M1 3FP
Flat 7, 12 Minshull Street, Manchester, M1 3FP
Flat 8, 12 Minshull Street, Manchester, M1 3FP
Flat 9, 12 Minshull Street, Manchester, M1 3FP
Flat 10, 12 Minshull Street, Manchester, M1 3FP
Flat 11, 12 Minshull Street, Manchester, M1 3FP
Flat 12, 12 Minshull Street, Manchester, M1 3FP
Flat 13, 12 Minshull Street, Manchester, M1 3FP
Flat 14, 12 Minshull Street, Manchester, M1 3FP
Flat 15, 12 Minshull Street, Manchester, M1 3FP
Flat 16, 12 Minshull Street, Manchester, M1 3FP
Flat 17, 12 Minshull Street, Manchester, M1 3FP
Flat 18, 12 Minshull Street, Manchester, M1 3FP
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Flat 24, 12 Minshull Street, Manchester, M1 3FP
Flat 25, 12 Minshull Street, Manchester, M1 3FP
Flat 26, 12 Minshull Street, Manchester, M1 3FP
Flat 27, 12 Minshull Street, Manchester, M1 3FP
Flat 28, 12 Minshull Street, Manchester, M1 3FP
Flat 29, 12 Minshull Street, Manchester, M1 3FP
Flat 30, 12 Minshull Street, Manchester, M1 3FP
Flat 31, 12 Minshull Street, Manchester, M1 3FP
Flat 32, 12 Minshull Street, Manchester, M1 3FP
Flat 33, 12 Minshull Street, Manchester, M1 3FP
Flat 34, 12 Minshull Street, Manchester, M1 3FP
Flat 35, 12 Minshull Street, Manchester, M1 3FP
Flat 36, 12 Minshull Street, Manchester, M1 3FP
Flat 37, 12 Minshull Street, Manchester, M1 3FP
Flat 38, 12 Minshull Street, Manchester, M1 3FP
Flat 39, 12 Minshull Street, Manchester, M1 3FP

Second Floor, 53 Portland Street, Manchester, M1 3LD
Third Floor, 53 Portland Street, Manchester, M1 3LD
Fourth Floor, 53 Portland Street, Manchester, M1 3LD
Fifth Floor, 53 Portland Street, Manchester, M1 3LD
Sixth Floor, 53 Portland Street, Manchester, M1 3LD
Seventh Floor, 53 Portland Street, Manchester, M1 3LD
Ninth Floor, 53 Portland Street, Manchester, M1 3LD
Tenth Floor, 53 Portland Street, Manchester, M1 3LD
Sixteenth Floor, 53 Portland Street, Manchester, M1 3LD
Second Floor, 5 Richmond Street, Manchester, M1 3HF
Ground Floor And First Floor, 5 Richmond Street, Manchester, M1 3HF
Richmond House, 15 Bloom Street, Manchester, M1 3HZ
Part Ground Floor, Saco House, 6 Minshull Street, Manchester, M1 3ED
8 Minshull Street, Manchester, M1 3EF
Sixth Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
42 Bloom Street, Manchester, M1 3HR
Sixth Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Seventh Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Street Cars House, 16 Chorlton Street, Manchester, M1 3HW
First Floor Front Right, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Flat 5, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
First Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3BA
First Floor To Fourth Floor, 11 Bloom Street, Manchester, M1 3HS
Ground Floor, 16 Chorlton Street, Manchester, M1 3HW
Rear Part Third And Fourth Floors, Richmond House, 15 Bloom Street, Manchester, M1 3HZ
Eighth Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Flat 8, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 4, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Second Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Second Floor Front Left, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Second Floor Front Right, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Flat 10, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Cheshire Sporting Club Ltd, 11 Bloom Street, Manchester, M1 3HH
Front Part First Floor, Richmond House, 15 Bloom Street, Manchester, M1 3HZ
Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Part Third Floor (front), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
First Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Flat 7, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Saco House, 6 Minshull Street, Manchester, M1 3ED
Central Coach Station, Chorlton Street, Manchester, M1 3JF
Flat 9, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 6, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Upper Crust, Chorlton Street, Manchester, M1 3JF
Eagle Bar, 20 Richmond Street, Manchester, M1 3NB
Fifth Floor (rear), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Rear Part First Floor, Richmond House, 15 Bloom Street, Manchester, M1 3HZ
Fourth Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Fifth Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Third Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Flat 2, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 1, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 3, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
EC ENGLISH MANCHESTER LTD, Ground Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY

Fifth Floor Front, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Second Floor Rear, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Jarvis Rail Part Third Floor (front), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
SCANLANS PROPERTY MANAGEMENT, Third Floor (rear), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Fourth Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY

Appendix 2 – Planning constraints

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