

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141554/FO/2024

Date registered valid: 3 December 2024

Proposal: External alterations including replacement glazing and spandrel panelling together with installation of pressure plates to the vertical glass joints and associated works.

Address: Bauhaus, 27 Quay Street, Manchester, M3 3GY

Ward(s): Deansgate Ward

Applicant: St Jamess Place Property Unit Trust

Agent (if any): Mr Joel Austin Savills UK Ltd

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

Recommendation: Approve

Date of recommendation: 09/04/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 10 December 2024 Expired: 3 January 2025

Neighbour notifications

Printed: 10 December 2024 Expired: 3 January 2025

Site notice

Posted: 13 December 2025 Expired: 6 January 2026

Press advert

Published: 17 December 2024 Expired: 7 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application property is Bauhaus, located at no27 Quay Street, a contemporary 9no storey office building with glazed façade. The property dates from the early 2000s and comprises of two distinct elements, that which the application relates to, which is the 9no storey glazed office element of the property situated at its northern end. There then lies a 9no storey residential section completed largely in red brick to its rear. To the south of both of these parts of the property then lies the 3no storey Grade II listed former Atherton Street school, now in use as a hotel. The northern glazed office element is suffering from water ingress issues through its façade due to the original installation works deviating from the manufacturer's design/specifications.

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the City Centre, spanning that of Quay Street, Spinningfields and St Johns. The site lies within the Castlefield Conservation Area and the St John Street Conservation Area lies less than 100m away to the east. Quay Street is an arterial road providing access to the heart of the City Centre from Salford. Neighbouring built development is mixed, with new high-rise office and residential development present to the west of the site along New Quay Street, Goods Yard Street and Water Street. To the north lies extensive office and commercial retail uses within Spinningfields. To the south smaller scale and more historic properties are located along Byrom Street and St John Street.

Description of development

The application seeks consent for external alterations, comprising of the replacement of glazing panels, spandrel panels and the installation of new a new vertical capping system.

The proposed amendments are required to address water ingress issues with the property's façade, stemming from flaws with its original installation/design.

The proposed spandrel panels would be metal and completed in a finish to match that of the property's existing panels. The vertical glazing mullions would then be finished in black PPC and would have a width of 50mm.

Planning History

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

117802/FO/2017 – External alterations including linear lighting to underside of existing canopy, vertical banding, screening through use of planting across stone plinth, lighting set within planting / screening, treatment to low level retaining wall including green wall, timber and metal cladding, and, new street lamps & lighting to low level wall – Approved December 2017.

110040/FO/2015/C1 – Amendment to the external appearance of the building entrance and two proposed signs – Approved December 2015.

065554/FO/CITY1/02 – Conversion of former Atherton Street school to form 24 residential units (C3) and erection of new mixed use development comprising 65 residential units (C3), offices (B1) and basement car parking, and the pedestrianisation of Little John Street – Approved December 2002.

Consultations & Notification Responses

Environmental Health – No objection subject to conditions requiring the submission of a construction management plan and controlling the house of construction.

Highways – No objection subject to a condition requiring the submission of a construction management plan.

Publicity – None received.

Policy

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 EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC26 – Development and Noise

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-Strat2 – City Centre
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 16 – Conserving the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of the Development

The development would see the external alteration of an existing property in office use to address persistent and underlying water ingress issues. By installing new spandrel panels and a vertical capping system the property would be made watertight, and its future use as high quality office space would be secured. In light of the fact that the property will only continue to deteriorate without intervention and how the development would preserve the building's status as desirable office space, it is considered the development accords with Core Strategy Policies SP1, EC2, EC3, CC1 and DM1, and Places for Everyone Plan Policy JP-Strat2 in principle, subject to the matters discussed below.

Visual Amenity

The application property, Bauhaus, is a good example of contemporary office developments within the City Centre, dating from the early 2000s. The property's seamless glazed façade gives it a horizontal emphasis, which when coupled with its fin detail situated on its north-western corner, makes it a visually striking addition to local street scene that also pairs well with the remaining modernist buildings of the Old Granda studios estate.

The proposed alterations are seen as a necessary requirement in order to preserve the property and to prevent the further degradation of its façade. The submission has been accompanied by an intrusive report which has revealed the extent of the water ingress on site. As shown by the photograph below, water ingress has led to the property's insulation becoming sodden, which has then seeped through to the internal floors of the building. Supporting information has shown that this is due to an unsuitable design being utilised in the original construction of the building that modified parts utilised in the build contrary to manufacturer's guidelines/specifications.

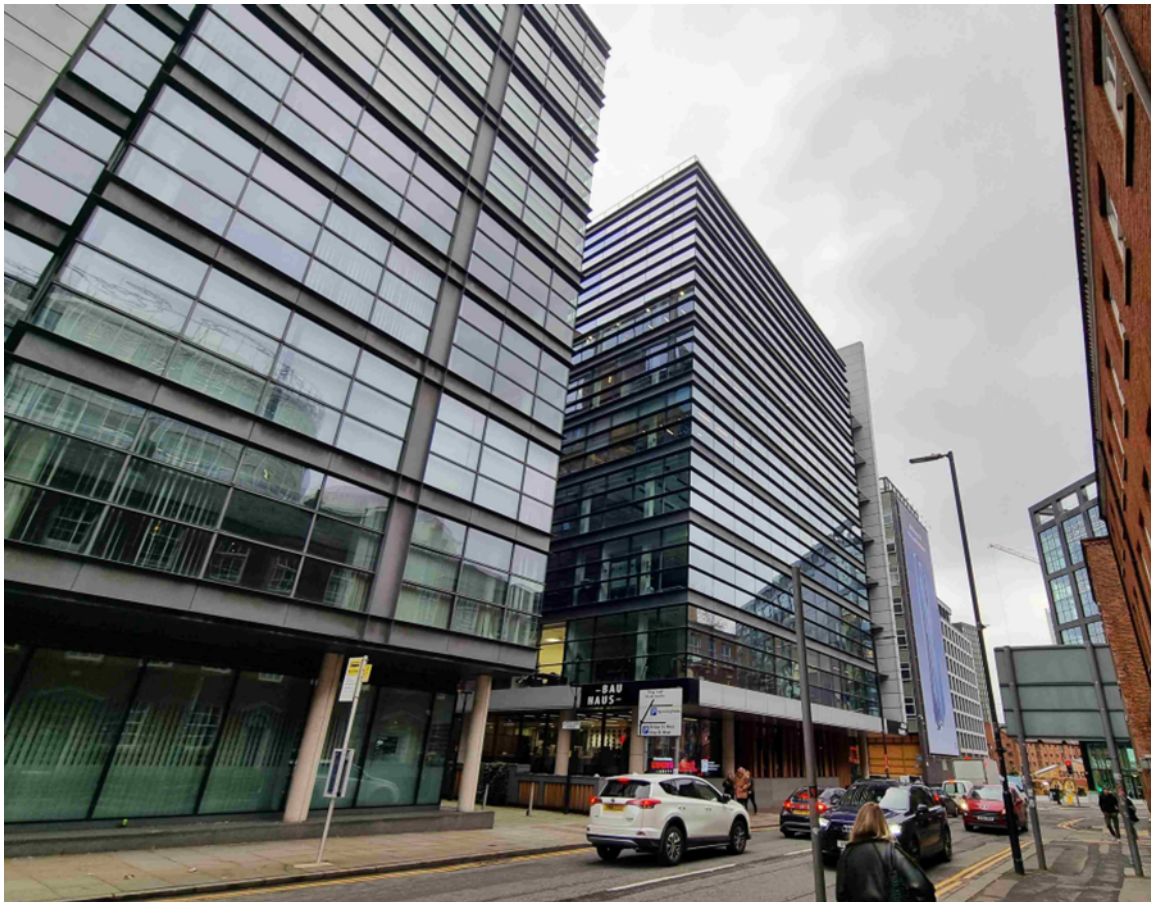


Investigative photographs of spandrel panelling demonstrating extensive water ingress

The proposed works would see the installation of new spandrel panels, as well as vertical glazing bars that would be applied over the seals of the property's window panels. As shown by the visualisations below, this would lessen the horizontal emphasis of the current design in favour of more of a grid pattern. Notwithstanding this, it is considered that the property's spandrel panels would still provide a notable horizontal emphasis and its glazing bars only being 50mm wide would not detract from the property's overall design to an unacceptable degree. Furthermore, this design change would visually closer tie the application property in with that of the neighbouring property to the east, this being the Meridian building at no25 Quay Street.



Existing and proposed views of Bauhaus as seen from New Quay Street



No25 and no27 Quay Street as seen from the junction where Gartside Street meets Quay Street

In light of this, it is considered the proposal, subject to a condition that would require material samples to be installed on site to allow for inspection, is acceptable with regard to its impact on visual amenity and is therefore in accordance with Core Strategy Policy EN1 and DM1, and the National Planning Policy Framework.

Heritage

The application site lies within the Castlefield Conservation Area, and the St Johns Street Conservation Area lies less than 100m away to the east. Additionally, the Grade II listed former Atherton Street school that fronts out onto Great John Street is situated to the rear of the site. The proposals would not see the radical alteration of the property but would see cosmetic changes to its façade in order to make it watertight. The use of spandrel panels is already accepted on site, and that of the replacements would be a visual match to that of the existing. Similarly, the use of a vertical capping system is also utilised on the neighbouring Meridian building, see photograph above. On this basis, it is considered that the application property would still be a high quality contemporary addition to the local street scene, which does not feature alien/unsightly materials and thus has a neutral impact on the significance of the Castlefield Conservation Area and other neighbouring heritage assets.

On this basis, the proposal is considered would have a neutral impact on the setting and significance of the Castlefield Conservation Area, in accordance with Core Strategy Policies SP1, CC9, EN3 and DM1, Saved Unitary Development Plan Policy DC18, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

As previously noted within this report, the application site lies in close proximity to existing commercial and residential uses. Environmental Health do not object to the development subject to a condition that would require the submission of a construction management plan that would detail dust suppression methods and a community consultation plan. It is noted that Environmental Health have also requested a condition that would control the hours of construction, this lies within the remit of Environmental Health and any such condition is considered would be unnecessary and unreasonable, as such, in the event of an approval no such condition will be attached. Subject to a condition requiring the submission of a construction management plan, the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Highway Safety

The application site fronts out onto Quay Street, a busy arterial road, and is then bound by Little John Street, a pedestrianised side road and Atherton Street, a road that is currently only single lane due to ongoing construction works present to the west of the site at the former Granda Studios site. Highways have requested that in the event of an approval a condition be attached that would require the submission of a construction management plan. Given the scale of the development and the constrained nature of the site, such a condition is necessary in order to ensure there would be no undue impact on the local highway network as a result of the carrying out of the development. Subject to such a condition, the proposal is acceptable in this regard accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Core Strategy Policies SP1, EC2, EC3, CC1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC26, Places for Everyone Plan Policies, JP-Strat2 and JP-P2, National Planning Policy for Waste, 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 acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

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:

- o PL.001: Site Location Plan (Received 20/11/2024)
- o PL.003 Rev P02: Proposed Typical Floor Plan (1 of 2)
- o PL.004 Rev P02: Proposed Typical Floor Plan (2 of 2)
- o PL.010 Rev P01: Proposed North & East Elevation (1 of 2)
- o PL.011 Rev P01: Proposed North & East Elevation (2 of 2)
- o PL.012 Rev P01: Proposed West & South Elevation (1 of 2)
- o PL.013 Rev P01: Proposed West & South Elevation (2 of 2)
- o PL.020 Rev P04: Proposed Typical Bay Study
- o Black Mullions as shown on drawing no.24.066.PL.030 - PLANNING VISUAL (Received 03/03/2025)
- o Supplementary Planning Note (Prepared by Savills; Dated 13/02/2025; Received 14/02/2025)
- o Justification Statement (Prepared by Cladtech Associates; Dated 04/02/2025; Received 14/02/2025)
- o Report Following Intrusive Inspections of the Curtain Walling at the Bauhaus Office Building, Quay Street, Manchester (Prepared by Cladtech; Dated May 2024; Received 15/01/2025)

All stamped as received by the City Council as Local Planning Authority on 07/02/2025, 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, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- o Communication strategy with residents and businesses
- o Display of an emergency contact number;
- o Details of wheel washing where relevant;
- o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- o Compound locations where relevant;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;
- o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- o Measures to mitigate risks such as objects falling from height and impacting highway users;
- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;
- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o A site hoarding plan is to understand the impact on the adopted highway.
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;
- o The design, erection, maintenance and dismantling of 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 demolition and construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the details submitted with the application, prior to the commencement of the development, a trial sample of the works hereby approved, that shall include the new capping system and new spandrel panels, shall be fitted on site for view and be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the trial sample shall include jointing and fixing details between all component materials and any component panels, as well as details of the drips to be used to prevent staining.

The development shall then be completed 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

Highway Services
Environmental Health

Apartment 604, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 703, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 305, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 608, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 310, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 206, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 701, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Rossetti Place, 6 Lower Byrom Street, Manchester, M3 4PG
ESure, 25 Quay Street, Manchester, M3 4AL
Apartment 209, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 302, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 702, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 410, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 607, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 802, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 303, 2 Little John Street, Manchester, M3 3GZ
Flat 301, 2 Little John Street, Manchester, M3 3GZ
Flat 406, 2 Little John Street, Manchester, M3 3GZ
Flat 1006, 2 Little John Street, Manchester, M3 3GZ
Apartment 709, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 408, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 203, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 512, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 207, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 412, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 105, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 404, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 606, 2 Little John Street, Manchester, M3 3GZ
Flat 805, 2 Little John Street, Manchester, M3 3GZ
Ground First And Second Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 906, 2 Little John Street, Manchester, M3 3GZ
Flat G06, 2 Little John Street, Manchester, M3 3GZ
Ground Floor, 68 Quay Street, Manchester, M3 3EJ
Flat 902, 2 Little John Street, Manchester, M3 3GZ
Apartment 704, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 303, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 111, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 602, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 103, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 309, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Ground Floor And First Floor, Rossetti Place, 6 Lower Byrom Street, Manchester, M3 4AP
Apartment 211, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 101, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 706, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 409, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Suite D Part First Floor, 66 Quay Street, Manchester, M3 3EJ
Flat 501, 2 Little John Street, Manchester, M3 3GZ
Flat 205, 2 Little John Street, Manchester, M3 3GZ
Flat 806, 2 Little John Street, Manchester, M3 3GZ

Flat 102, 2 Little John Street, Manchester, M3 3GZ
Flat 802, 2 Little John Street, Manchester, M3 3GZ
Flat 402, 2 Little John Street, Manchester, M3 3GZ
Flat 305, 2 Little John Street, Manchester, M3 3GZ
Flat 306, 2 Little John Street, Manchester, M3 3GZ
Flat 204, 2 Little John Street, Manchester, M3 3GZ
Flat 905, 2 Little John Street, Manchester, M3 3GZ
Flat 505, 2 Little John Street, Manchester, M3 3GZ
Flat 404, 2 Little John Street, Manchester, M3 3GZ
Apartment 504, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 212, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 508, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 511, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 609, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 606, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 306, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 403, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 806, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Ground Floor, 66 Quay Street, Manchester, M3 3EJ
Flat 106, 2 Little John Street, Manchester, M3 3GZ
Flat 904, 2 Little John Street, Manchester, M3 3GZ
Flat 105, 2 Little John Street, Manchester, M3 3GZ
Farjo Medical Centre, 70 Quay Street, Manchester, M3 3EJ
Third Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 504, 2 Little John Street, Manchester, M3 3GZ
Flat 405, 2 Little John Street, Manchester, M3 3GZ
Flat 602, 2 Little John Street, Manchester, M3 3GZ
Flat 605, 2 Little John Street, Manchester, M3 3GZ
Flat 702, 2 Little John Street, Manchester, M3 3GZ
Apartment 804, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 805, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 308, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 705, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 312, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 202, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 510, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 401, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 611, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 801, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 610, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 313, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 603, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 803, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 601, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 405, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 109, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 613, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Second Floor, 68 Quay Street, Manchester, M3 3EJ
Flat 206, 2 Little John Street, Manchester, M3 3GZ
Flat G02, 2 Little John Street, Manchester, M3 3GZ
Flat 201, 2 Little John Street, Manchester, M3 3GZ
2 Atherton Street, Manchester, M3 3GS
Flat 1004, 2 Little John Street, Manchester, M3 3GZ
Flat 302, 2 Little John Street, Manchester, M3 3GZ

Flat 1005, 2 Little John Street, Manchester, M3 3GZ
Flat G01, 2 Little John Street, Manchester, M3 3GZ
Flat 503, 2 Little John Street, Manchester, M3 3GZ
Apartment 112, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 507, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 210, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 411, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 304, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 708, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 205, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 406, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 311, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 503, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
66 Quay Street, Manchester, M3 3EJ
Suite B Part First Floor, 66 Quay Street, Manchester, M3 3EJ
Second Floor, 66 Quay Street, Manchester, M3 3EJ
Flat 304, 2 Little John Street, Manchester, M3 3GZ
Flat 601, 2 Little John Street, Manchester, M3 3GZ
Flat 506, 2 Little John Street, Manchester, M3 3GZ
Flat 203, 2 Little John Street, Manchester, M3 3GZ
Flat 401, 2 Little John Street, Manchester, M3 3GZ
Flat 1001, 2 Little John Street, Manchester, M3 3GZ
76 Quay Street, Manchester, M3 4PR
Flat 706, 2 Little John Street, Manchester, M3 3GZ
Flat 804, 2 Little John Street, Manchester, M3 3GZ
Basement, 68 Quay Street, Manchester, M3 3EJ
Flat 202, 2 Little John Street, Manchester, M3 3GZ
Flat G05, 2 Little John Street, Manchester, M3 3GZ
Flat 101, 2 Little John Street, Manchester, M3 3GZ
Apartment 707, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 501, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 513, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 509, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 413, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 107, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 505, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 301, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 307, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 208, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 605, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 407, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 506, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 402, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat G03, 2 Little John Street, Manchester, M3 3GZ
Flat 603, 2 Little John Street, Manchester, M3 3GZ
Flat 103, 2 Little John Street, Manchester, M3 3GZ
Flat 403, 2 Little John Street, Manchester, M3 3GZ
Flat 801, 2 Little John Street, Manchester, M3 3GZ
Eighth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Fourth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 803, 2 Little John Street, Manchester, M3 3GZ
First Floor, 68 Quay Street, Manchester, M3 3EJ
Flat 701, 2 Little John Street, Manchester, M3 3GZ
Flat G04, 2 Little John Street, Manchester, M3 3GZ

Flat 901, 2 Little John Street, Manchester, M3 3GZ
Flat 704, 2 Little John Street, Manchester, M3 3GZ
Apartment 502, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 807, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 204, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 808, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 213, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 201, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Suite C Part First Floor, 66 Quay Street, Manchester, M3 3EJ
68 Quay Street, Manchester, M3 3EJ
Flat 703, 2 Little John Street, Manchester, M3 3GZ
Flat 1003, 2 Little John Street, Manchester, M3 3GZ
Flat 705, 2 Little John Street, Manchester, M3 3GZ
Flat 1002, 2 Little John Street, Manchester, M3 3GZ
Fifth Sixth And Seventh Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 104, 2 Little John Street, Manchester, M3 3GZ
Flat 604, 2 Little John Street, Manchester, M3 3GZ
Flat 502, 2 Little John Street, Manchester, M3 3GZ

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 - Castlefield Conservation Area 1979
Area Team Boundary - Name: CENTRAL