

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143118/LO/2025

Date registered valid: 11 June 2025

Proposal: Listed Building Consent for installation of internal partitions and alterations to the third and fourth floors.

Address: Express Building, 1 George Leigh Street, Manchester, M4 5DL

Ward(s): Ancoats & Beswick Ward

Applicant: DF Capital Bank Limited

Agent (if any): Mr Don Murphy Paul Butler Associates

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 August 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 02 July 2025

Standard consultations:

Printed: 26 June 2025 Expired: 17 July 2025

Neighbour notifications

Printed: 26 June 2025 Expired: 17 July 2025

Site notice

Posted: 26 June 2025 Expired: 17 July 2025

Press advert

Published: 1 July 2025 Expired: 22 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: Not applicable

Description of area

The application relates to the Grade II* Listed former Daily Express Building, which is currently being used as offices and is partly vacant. It formally housed a printing press and was part of a business that occupied a site bounded by Great Ancoats Street to the west, Luna Street to the north, Cornell Street to the east and George Leigh Street to the south. Following cessation of printing on the site the buildings were refurbished for new uses.

The building is bounded by Great Ancoats Street, George Leigh Street, The Express Building One and Luna Street and is within the Ancoats district of Manchester and the Ancoats Conservation Area.

It was constructed in 1939 by Sir Owen Williams and was extended in 1960 with the addition of what is now the Express Building One and was also extended upwards and to the side in 1979.

The site ceased to be a printing location in the 1980s with Express Printers Ltd the service gradually relocating.

The six-storey building has a steel frame with glazed curtain walling and the two top storeys are set back with a narrow 7-storey tower occupying the left end side when viewed from Great Ancoats Street. The building is noted for its futuristic looks with black glass in continuous bands and strips, with clear glazing between.

It was listed in 1974 in recognition of its modernist art deco appearance, specifically streamline modern with its horizontal lines and curved corners. The curtain wall cladding system with its combination of opaque and vitrolite glass was considered radical at the time of construction and the structural use of reinforced concrete was a new thing.

This application relates to the second floor, which has already undergone 'CAT A' refurbishment and has an open floor plate as it would originally have had.

Other listed buildings surrounding the former Express Building are the Grade II listed Crown and Kettle Public House, the Grade II Listed Former Midland Bank and the Grade II Listed Victoria Square.

Other uses in the immediate area include offices, hotels, residential apartments, houses, creative industries, warehouses, shops, bars, live music venues, restaurants and car parking.

Description of development

Listed Building Consent is sought for the following internal alterations to the vacant third and fourth floors of the building:

The installation of the following partition types:

- The installation of solid stud partitions with solid doors.
- The installation of glazed partitions with glazed doors.
- The installation of partially glazed partitions.

And

- The installation of bespoke joinery items to create the client lounge, refreshment station, welcome wall, coat storage, seating booths, donation station, print store and town hall amphitheatre.
- The installation of carpet and vinyl floor finishes.
- The installation of kitchenettes.

There are no external alterations proposed.

Consultations & Notification Responses

Historic England (North West) - Advised that on the basis of the information available to date they do not wish to offer any comments and suggest that the City Council seek the views of our specialist conservation and archaeological advisers as relevant

Publicity - The applications were advertised in the local press as an application for listed building consent. A notice was displayed on site and letters were sent to surrounding occupiers. No responses have been received.

Manchester Heritage Advisory Panel - advised the following:

The Panel commented that the building has long since lost its original use and they supported a new use and modern fit out to allow the building to be occupied. They accepted that a fully open plan arrangement is difficult to let and there will need to be some new partitioning to meet the requirements of the occupiers, but this should be minimised and carried out sensitively and in a reversible way.

The Panel stated that the interface with the existing columns and glazed walls needs to be carefully detailed and any installation should be wholly reversible with minimal fixings to avoid damage to existing fabric.

It was noted that the designers had responded to previous concerns and amended the proposals.

Issues

Policy

Places for Everyone

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

The following policies are considered relevant to this application.

Policy JP-P1 (Sustainable Places)

Policy JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester

Policy EN3 (Heritage)

Policy CC9 (Design and Heritage)

Policy SP1 (Spatial Principles)

Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester

Saved Policy DC19.1 (Listed Buildings)

National Policy

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.

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.

The NPPF 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.

Issues

Principle

There is no objection in principle to the use and fit out of the third and fourth floor. These floors are understood to have been vacant for the last 5 years and are in need of reuse to contribute to the success and maintenance of the listed building. The impact of the works will be addressed within the following sections of this report.

Layout, Scale and Appearance, including the impact on the listed building -

The amount of subdivision has been reduced since the original proposal and also incorporates additional glazing. The fourth floor would have significantly more subdivision than the third floor and the more significant front portion of the floor plates would be clearer of partitions than the rear portion.

The partitions that adjoin to glazing would all have a glazed fin at the end of the partition where the main part of the partition is solid. Of the solid partitions along the front elevation of both floors these would either be lower than the cill of the windows or attached to solid areas of the elevation rather than glazing.

In all instances where partitions are shown close to columns, the solid partitions will abut the outer edge of the recessed section around the columns and the only fixings would be into the modern suspended ceiling avoiding fixing to the columns.

The glazed partitions that would adjoin the columns in the top left of the level 4 floor plate would not include the cutting, chasing or fixing into the column fabric.

The joinery would add clutter to the floors, but would be totally reversible and would allow the required functioning of the spaces.

The amount of partitions and the solid nature of the majority of them is more than would usually be acceptable within a listed building that was originally open plan, however the location of the partitions and that they have been carefully designed and developed sensitively and that the 3rd and 4th floor have been vacant for 5 years the works are on balance considered acceptable. The works are also reversible.

Less than substantial harm would be caused due to the fairly substantial subdivision of these originally open plan spaces and the effect that this would have on the appreciation of the original volume of the space, the inclusion of solid partitions and the works to the level column parts of which would be within the glazing. The public benefits of the development are the reuse of two vacant floors within this listed building, which have been vacant for a lengthy period, helping to ensure its future.

All other works are considered to have a neutral impact on the significance of the spaces.

It is considered that the above public benefits would outweigh the less than substantial harm caused by the works and are consistent with paragraphs 210 and 215 of the NPPF and address section 66 of the Planning Act in relation to preservation and enhancement.

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

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 ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals that have allowed that application to be approved.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall 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 29 May 2025

The drawings referenced:

596133_2A100_SHT_PR_L04 Rev 00
596133_2A080_SHT_PR_L03 Rev 04
596133_2A100_SHT_PR_L04 Rev 00
596133_2A091_SHT_PR_D01 Rev 01
596133_2A030_SHT_PR_D03
596133_2A110_SHT_PR_L03 Rev 02

received by the City Council as local planning authority on 4 June 2025

596133_2A030_SHT_PR_L04
596133_2A130_SHT_PR_E01 Rev 02
596133_2A029_SHT_PR_L04
596133_2A120_SHT_PR_L04
596133_2A091_SHT_PR_D01 Rev 01
596133_2A011_SHT_EX_L01 Rev 00
596133_2A030_SHT_PR_D03
596133_2A110_SHT_PR_L03 Rev 02
596133_2A091_SHT_PR_D02 Rev 01
596133_2A030_SHT_PR_L03
596133_2A030_SHT_PR_L04
596133_2A091_SHT_PR_D02 Rev 01

received by the City Council as local planning authority on 4 July 2025

596133_2A120_SHT_PR_L03 Rev 03
596133_2A120_SHT_PR_L04 Rev 03
596133_2A080_SHT_PR_L04 Rev 04
596133_2A060_SHT_PR_S03 Rev 02

596133_2A091_SHT_PR_D02 Rev 01
596133_2A030-SHT_PR_L04 Rev 04
596133_2A080_SHT_PR_L03 Rev 04
596133_2A080_SHT_PR_L04 Rev 04
596133_2A060_SHT_PR_S03 Rev 02
596133_2A030-SHT_PR_L04 Rev 04

received by the City Council as local planning authority on 10 July 2025

596133_2A091_SHT_PR_D01 Rev 02

received by the City Council as local planning authority on 11 July 2025

The Method Statement & Specification for partition abutments to existing facade Rev 01
prepared by TMT received by the City Council as local planning authority on 11 July 2025

The email from Paul Butler Associates dated 29 July 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9, CC10 and SP1 and saved policy DC18.1 of the Unitary Development Plan.

3) a) The partitions and joinery hereby approved shall be removed from the building within two months of the applicant ending their occupation of the third and fourth floor of the building.

b) Two months prior to the expiration of the period outlined in (a), a method statement for the removal of these items and the making good of the building fabric shall be submitted to and approved in writing by the City Council as local planning authority.

c) The removal and making good works within the statement outlined in (b) shall be implemented within two months of approval.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Historic England (North West)
Heritage & Urban Design

UPROMISE INTERNATIONAL LTD, Unit 22, Express Building, 1 George Leigh Street, Manchester, M4 5DL
EQUITY, Unit 16, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 50, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 38, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 30, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 35, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 213, 5 Luna Street, Manchester, M4 5LX
Flat 3, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 13, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 27, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 19, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 9, Connect House, 1 Henry Street, Manchester, M4 5DA
Second Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 1, 2 George Leigh Street, Manchester, M4 5AL
Flat 3, 2 George Leigh Street, Manchester, M4 5AL
Flat 6, 2 George Leigh Street, Manchester, M4 5AL
Flat 9, 2 George Leigh Street, Manchester, M4 5AL
Lower Ground And First Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
Third And Fourth Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
Ground Floor, 9 Great Ancoats Street, Manchester, M4 5AD
9 Great Ancoats Street, Manchester, M4 5AD
Unit 30, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 23, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 7, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Apartment 204, 5 Luna Street, Manchester, M4 5LX
Apartment 212, 5 Luna Street, Manchester, M4 5LX
Unit 20, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 37, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Unit 4, Express Building, 1 George Leigh Street, Manchester, M4 5DL
First Floor, Express Networks, George Leigh Street, Manchester, M4 5DL
Flat 33, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 45, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 20, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 24, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 1, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 21, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 16, Connect House, 1 Henry Street, Manchester, M4 5DA
Basement, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Basement And Ground Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Suites, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 5, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 48, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 18, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 11, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Apartment 305, 5 Luna Street, Manchester, M4 5LX
Apartment 304, 5 Luna Street, Manchester, M4 5LX
Apartment 205, 5 Luna Street, Manchester, M4 5LX

Unit 19, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 27, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Third Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Unit 15, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 10, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 2, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 34, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 41, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 207, 5 Luna Street, Manchester, M4 5LX
Flat 6, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 5, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 2, 2 George Leigh Street, Manchester, M4 5AL
Cafe, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 26, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 47, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Ground Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Unit 21, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 33, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 11, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 40, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 210, 5 Luna Street, Manchester, M4 5LX
Apartment 307, 5 Luna Street, Manchester, M4 5LX
Flat 12, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 25, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 18, Connect House, 1 Henry Street, Manchester, M4 5DA
CLOUDY LIMITED, First Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
6 George Leigh Street, Manchester, M4 5GW
Flat 8, 2 George Leigh Street, Manchester, M4 5AL
Lower Ground To Second Floor, 27 Great Ancoats Street, Manchester, M4 5AE
Unit 1, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 40 To Unit 42, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 32, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 24, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Apartment 301, 5 Luna Street, Manchester, M4 5LX
Apartment 303, 5 Luna Street, Manchester, M4 5LX
Apartment 302, 5 Luna Street, Manchester, M4 5LX
First Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Unit 17, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 44, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 49, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 14, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 39, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 45, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 38, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 46, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 15, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 206, 5 Luna Street, Manchester, M4 5LX
Flat 37, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 32, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 2, Connect House, 1 Henry Street, Manchester, M4 5DA
Unit 28, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 29, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 29, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 23, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 44, Connect House, 1 Henry Street, Manchester, M4 5DA
 Apartment 201, 5 Luna Street, Manchester, M4 5LX
 Flat 28, Connect House, 1 Henry Street, Manchester, M4 5DA
 Fourth Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AZ
 Flat 5, 2 George Leigh Street, Manchester, M4 5AL
 PRESTIGE FITNESS, Unit 12, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Unit 36, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Unit 6, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Apartment 211, 5 Luna Street, Manchester, M4 5LX
 Apartment 203, 5 Luna Street, Manchester, M4 5LX
 Apartment 306, 5 Luna Street, Manchester, M4 5LX
 Unit 46, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Unit 13, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Flat 36, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 26, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 43, Connect House, 1 Henry Street, Manchester, M4 5DA
 Apartment 209, 5 Luna Street, Manchester, M4 5LX
 Apartment 202, 5 Luna Street, Manchester, M4 5LX
 Flat 31, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 4, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 10, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 7, Connect House, 1 Henry Street, Manchester, M4 5DA
 27 Great Ancoats Street, Manchester, M4 5AJ
 Sixth Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
 Unit 9, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 5 Luna Street, Manchester, M4 5LX
 MONARCH SOLICITORS LTD, Unit 25, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Unit 35, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Unit 3, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Flat 34, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 42, Connect House, 1 Henry Street, Manchester, M4 5DA
 Apartment 208, 5 Luna Street, Manchester, M4 5LX
 Flat 17, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 8, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 14, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 22, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 39, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 4, 2 George Leigh Street, Manchester, M4 5AL
 Flat 7, 2 George Leigh Street, Manchester, M4 5AL
 Fifth Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
 Unit 8, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Unit 43, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Unit 31, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Apartment 214, 5 Luna Street, Manchester, M4 5LX
 Apartment 308, 5 Luna Street, Manchester, M4 5LX

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
 Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
 Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Area Team Boundary - Name: CENTRAL