

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141735/JO/2024 and 141715/JO/2024

Date registered valid: 12 December 2024

Proposal: Variation of condition 2 (Specified Plans) attached to planning permission 132633/JO/2022 to make internal reconfigurations together with elevational alterations including removal of canopy to courtyard.

Variation of condition 2 (Specified Plans) attached to Listed Building Consent 132634/JO/2022 to make internal reconfigurations together with elevational alterations including removal of canopy to courtyard.

Address: Former London Road Fire Station , London Road, Manchester, M1 2PH

Ward(s): Piccadilly Ward

Applicant: Aftab Allied London Fire Station Limited

Agent (if any): Mrs Deborah Baker Barnett Zerum

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit:

Standard consultations:

Printed: 2 January 2025 Expired: 23 January 2025

Neighbour notifications

Printed: 3 January 2025 Expired: 24 January 2025

Site notice

Posted: Expired:

Press advert

Published: 7 January 2025 Expired: 28 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the former London Road Fire Station, a Grade II* Listed former police and fire station within Manchester City Centre.

The building is located within the Whitworth Street Conservation Area.

London Road Fire Station is on an island site, with the A6 to the north, beyond which is midrise apartment buildings and a hotel, to the east is London Road, beyond which is Manchester Piccadilly Rail Station. To the south is Fairfield Street and former warehouse buildings. To the west is Minshull Street West and a former warehouse building.

Listed building: Grade II*

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order:

Description of area

Description of development

Variation of condition 2 (Specified Plans) attached to planning permission 132633/JO/2022 to make internal reconfigurations together with elevational alterations including removal of canopy to courtyard.

Variation of condition 2 (Specified Plans) attached to Listed Building Consent 132634/JO/2022 to make internal reconfigurations together with elevational alterations including removal of canopy to courtyard (the listed building consent)

Consultations & Notification Responses

Publicity The application has been advertised by way of press and site notice. Notification letters have also been sent to local residents and businesses. No comments have been received.

Historic England advise that this application seeks to amend the previously approved design making internal reconfigurations together with elevational alterations including removal of proposed courtyard basement extension, roof terrace and glazed canopy to the full perimeter of the courtyard. The alterations proposed would result in less intervention than the previously approved design and would therefore have a beneficial impact on the scheme.

In summary, HE We welcome the reduction, both in terms of changes to existing fabric but also to the building services strategy. As the application would have the beneficial impact of improving the previously approved design, it would also better preserve the significance of the listed building.

Policy

The development Plan

Places for Everyone relevant policies include JP-Strat1, JP-Strat2, JP-S1, JP-J1, JP-P1, JP-P2, JP-P4

Manchester Core Strategy (2012) relevant policies include SP1, EN1, EN3, CC4, CC9 and DM1

Unitary Development Plan for the City of Manchester (1995) relevant saved policies DC18, DC19, DC26 and E3.3

Other relevant documents

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

National Planning Policy Framework (2024)

Planning Policy Guidance (PPG)

Other legislative requirements

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") states that "in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, the

Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”

This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area

S149 (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.

Issues

The proposed changes are as follows:

- Reduced interventions: The involvement of a new hotel operator results in the need for less cellular spaces, particularly to basement and ground floors. Less partitions are therefore required.
- Vertical risers: A vertical riser solution has been incorporated instead of the previous strategy of horizontal services distribution.
- Courtyard: The glass canopy to the courtyard has been removed. A canopy will be retained to the entrance for convenience and wayfinding.
- Other changes: Changes to the hotel layout due to steelwork positions. To basement, the amended fire strategy has resulted in the introduction of small lobbies and a stair. The consented glass balustrading to roof level is to be replaced with a simple metal balustrade.

Assessment of Impact

Reduced interventions

The reduced interventions into the listed building would result in less partitions thereby reducing the overall level of impact to the listed building. The former cells can now be retained in their original format which is a heritage benefit. In addition, the introduction of two external doors to the first floor workspaces to Whitworth Street means the existing fabric on stairways can be retained.

One of the proposed good lifts is no longer required.

To London Road, lifts have been simplified removing the need for stairs and WC in this location.

To the first and second floors, the WCs located on the corner of Fairfield Street and Minshall Street South have been reworked so as to maximise retention of historic fabric.

Several proposed partitions are to be omitted along the Fairfield Street side at first floor.

These alterations means that there has been a significant reduction in new interventions into the listed building which has reduced the overall harm to the heritage assets.

Vertical risers

A vertical riser solution has been incorporated instead of the previous strategy of horizontal services distribution.

This has resulted in a significant reduction in service penetrations into the fabric of the listed building particularly to the roof area. The Fairfield Street courtyard elevation no longer requires the large vent which was previously approved.

Courtyard

The courtyard glass canopy is no longer required and has therefore been removed from the proposal. A canopy would be retained to the entrance.

This would ensure that the courtyard is retain, as much as possible, in its original form. In addition, the existing external stair to the courtyard would be repaired and retained in situ. It was intended that this stair would be used as part of the circulation / fire strategy. However, it has proved extremely difficult to make the stair safe for use due to inherent structural issues.

Retaining in situ would be a heritage benefit with a minor degree of harm as a result of fixing metal decorative panels to it which prevent its use.

Other changes

To basement, the amended fire strategy has resulted in the introduction of small lobbies and a stair. The lobby at the base of Stair EX02 means that there is no need for intervention at the courtyard level. Slopes are introduced to Unit A and associated back of house (ie the basement to Fairfield Street) to respond to changes in floor level. Stair S11 is removed as the roof terrace is to be removed from the scheme, meaning that access to the roof for the general public is no longer required.

The consented glass balustrading to roof level is to be replaced with a simple metal balustrade.

Historic England have considered the proposal and amendments and have indicated that they are supportive.

It is considered that the overall level of harm as a result of the scheme remains less than substantial, however, the reduction in interventions means that less harm is caused to the fabric of the listed building.

The public benefits of brining the building back into active use, the sensitive repair of key features and spaces together with the socio-economic benefits means sufficiently outweighs the level of harm caused to the listed building.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

Condition(s) to be attached to decision for approval 141735/JO/2024

1) The development must be begun not later than the 17 April 2023.

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:

Drawings and documents approved as part of planning application 141735/JO/2024

LRFS-PUR-00-00-DR-A-0200-Proposed Ground Floor Plan, LRFS-PUR-00-01-DR-A-0201-Proposed First Floor Plan, LRFS-PUR-00-02-DR-A-0202-Proposed Second Floor Plan, LRFS-PUR-00-03-DR-A-0203-Proposed Third Floor Plan, LRFS-PUR-00-B1-DR-A-0199-Proposed Basement Plan, LRFS-PUR-00-RF-DR-A-0204-Proposed Roof Plan, LRFS-PUR-00-ZZ-DR-A-0211-Proposed Whitworth St Elevation, LRFS-PUR-00-ZZ-DR-A-0212-Proposed London Rd Elevation, LRFS-PUR-00-ZZ-DR-A-0213-Proposed Fairfield St Elevation, LRFS-PUR-00-ZZ-DR-A-0214-Proposed Minshull St Elevation, LRFS-PUR-00-ZZ-DR-A-0216-Proposed London Road Courtyard Elevation, LRFS-PUR-00-ZZ-DR-A-0218-Proposed Minshull Street Courtyard Elevation, LRFS-PUR-00-B1-DR-A-2020-Basement Waste, Access and Servicing Strategy,

LRFS-PUR-00-00-DR-A-2021-Ground Floor Waste, Access and Servicing Strategy, LRFS-PUR-00-01-DR-A-2022-First Floor Waste, Access and Servicing Strategy, LRFS-PUR-00-02-DR-A-2023-Second Floor Waste, Access and Servicing Strategy, LRFS-PUR-00-03-DR-A-2024-Third Floor Waste, Access and Servicing Strategy, LRFS-PUR-00-B1-DR-A-1053 REV C.09 - Basement Plan Downtakings & Alteration, LRFS-PUR-00-00-DR-A-1054 Rev C.10 - Ground Floor Plan Downtakings & Alterations, LRFS-PUR-00-01-DR-A-1055 Rev C.12 First Floor Plan Downtakings & Alterations, LRFS-PUR-00-02-DR-A-1056-Second Floor Plan Downtakings & Alterations, LRFS-PUR-00-03-DR-A-1057 REV C.11 - Third Floor Plan Downtakings & Alterations, LRFS-PUR-00-ZZ-DR-A-1063 REV C.01 - Minshull Street Downtakings and Alteration, LRFS-PUR-00-ZZ-DR-A-1064 Rev C.01 – Whitworth Street Courtyard Downtakings and Alterations, LRFS-PUR-00-ZZ-DR-A-1065 Rev C.01 - London Rd Courtyard Downtakings and Alterations, LRFS-PUR-00-ZZ-DR-A-1066 Rev C.01 - Fairfield St Courtyard Downtakings and Alterations, LRFS-PUR-00-ZZ-DR-A-1067 Rev C.01 - Minshull St Courtyard Downtakings and Alterations, LRFS-PUR-00-ZZ-DR-A-1060 Rev C.01 - Whitworth St Downtakings and Alterations, LRFS-PUR-00-ZZ-DR-A-1061 Rev C.01 London Road Downtakings and Alterations, LRFS-PUR-00-ZZ-DR-A-1062 Rev C.01 - Fairfield St Downtakings and Alterations

LRFS-PUR-00-ZZ-DR-A-0215-Proposed Whitworth Street Courtyard Elevation, LRFS-PUR-00-ZZ-DR-A-0217-Proposed Fairfield Street Courtyard Elevation, LRFS-PUR-00-ZZ-DR-A-0215-Proposed Whitworth Street Courtyard Elevation, LRFS-PUR-00-ZZ-DR-A-0217-Proposed Fairfield Street Courtyard Elevation, LRFS-PUR-00-ZZ-DR-A-3400-Proposed Staircase S02 Plan, LRFS-PUR-00-ZZ-DR-A-3401-Proposed Staircase S02 Section, LRFS-PUR-00-ZZ-DR-A-3402-Proposed Staircase S01, LRFS-PUR-00-ZZ-DR-A-3407-Proposed Staircase S07 Plan, LRFS-PUR-00-XX-DR-A-3433-Existing External Stair EX03

Design, access and heritage statement

All received by the City Council, as Local Planning Authority, on the 12 December 2024

LRFS-PUR-01-ZZ-DR-A-4108, LRFS-PUR-00-ZZ-DR-A-4151, LRFS-PUR-00-ZZ-DR-A-4150, LRFS-PUR-00-ZZ-DR-A-4101, LRFS-PUR-00-ZZ-DR-A-4007, LRFS-PUR-00-XX-DR-A-4306, LRFS-PUR-00-XX-DR-A-4302, LRFS-PUR-00-XX-DR-A-4160, LRFS-PUR-00-XX-DR-A-4100, LRFS-PUR-00-03-DR-A-4144, LRFS-PUR-00-03-DR-A-4142, LRFS-PUR-00-03-DR-A-4112, LRFS-PUR-00-02-DR-A-4141, LRFS-PUR-00-02-DR-A-4111, LRFS-PUR-00-01-DR-A-4143, LRFS-PUR-00-01-DR-A-4140, LRFS-PUR-00-01-DR-A-4110, E1 P04, E2 P04, E3 P03 and Longworth Plans received by the City Council, as Local Planning Authority, on the 31 March 2025

Drawing and documents approved as part of 132633/JO/2022

DRAWINGS:

LRFS-PUR-01-B1-DR-A-1053 - Basement Plan Downtakings & Alterations
LRFS-PUR-01-ZZ-DR-A-2017 - Proposed Section D-D & C-C
LRFS-PUR-01-ZZ-DR-A-2018 - Proposed Section F-F & B-B
LRFS-PUR-01-ZZ-DR-A-2011 REV 2 - Minshull Street Elevation
LRFS-PUR-01-ZZ-DR-A-2000 - Proposed Site Plan
LRFS-PUR-01-ZZ-DR-A-7001 - Accommodation Schedule
LRFS-PUR-01-ZZ-DR-A-1000 - Location Plan
2310-LRFS-PUR-01-ZZ-DR-A-2310 - Proposed Substation Elevations
2311-LRFS-PUR-01-00-DR-A-2311 - Proposed Ground Floor Substation Plan
2320-LRFS-PUR-01-00-DR-A-2320 - Hotel Entrance - Proposed Plan

2321-LRFS-PUR-01-ZZ-DR-A-2321 - Hotel Entrance - Existing Elevation
2322-LRFS-PUR-01-ZZ-DR-A-2322 - Hotel Entrance - Proposed Elevation
2323-LRFS-PUR-01-ZZ-DR-A-2323 - Hotel Entrance - Proposed Section
060270-CUR-XX-XX-DR-S-28-608 Indicative Canopy Section
60270-CUR-00-XX-RP-Z-00004-V01_ Balcony Opening-up investigation
1968-ME06 P3 Updated Roof Drawing
1968-ME01 P02 Basement Level Preliminary M&E Space and Volume Layout
1968-ME02 P02 Ground Floor Preliminary M&E Space and Volume Layout
1968-ME03 P02 First Floor Preliminary M&E Space and Volume Layout
1968-ME04 P02 Second Floor Preliminary M&E Space and Volume Layout
1968-ME05 P02 Third Floor Preliminary M&E Space and Volume Layout
1968-ME27 P01 Proposed Workspace Mechanical Servicing
1968-ME29 P02 Ground Floor Engine Restaurant Servicing
LRFS-PUR-01-ZZ-DR-A-2015 Rev 14 - Proposed Minshull Street Courtyard Elevation
LRFS-PUR-01-ZZ-DR-A-3100-07 Rev 7 - Existing Minshull St- South Detail Elevations 1
LRFS-PUR-01-ZZ-DR-A-3101 Rev 6 - Existing Minshull St- South Detail Elevations 2
LRFS-PUR-01-ZZ-DR-A-3102 Rev 06 - Existing Minshull St- South Detail Elevations 3
LRFS-PUR-01-ZZ-DR-A-3103 Rev 4 - Existing Minshull St- South Detail Elevations 4
LRFS-PUR-01-ZZ-DR-A-3104 Rev 5 - Existing Minshull St- South Detail Elevations 5
LRFS-PUR-01-ZZ-DR-A-4003 Rev 5 - Brick Details
LRFS-PUR-01-ZZ-DR-A-4004 Rev 5 - Parapet detail
LRFS-PUR-01-ZZ-DR-A-4008 Rev 2 - Coping details - Drill Tower
LRFS-PUR-01-ZZ-DR-A-4009 Rev 1 - Steel window profile
240242-PUR-01-01-DR-A-9030 Rev P01 Walkway at First Floor

SUPPORTING DOCUMENTS

Consented Design and Access Statement including Lighting and Signage Strategies produced by Levitt Bernstein;
Design and Access Addendum prepared by Purcell;
Fixture and Fitting Strategy prepared by Levitt Bernstein;
Condition and General Fabric Survey and Repair Method Statement prepared by Heritage Architecture;
Structural Report including plans prepared by Curtins;
Flood Risk Assessment prepared by Curtins;
Phase 1 Ground Conditions Survey prepared by Curtins;
Phase 2 Ground Investigation Report;
Heritage Significance Statement prepared by Heritage Architecture;
Heritage Impact Statement prepared by Heritage Architecture;
Tenant Design Guide prepared by OBI;
Archaeological Desk Based Assessment prepared by Salford Archaeology;
Ecological Survey prepared by Tyrer Partnership;
Transport Statement prepared by Vectos;
Framework Travel Plan version 5 prepared by Vectos;
Waste Management Strategy prepared by Vectos;
Acoustic Assessment prepared by Sandy Brown;
Energy Statement prepared by Crookes Walker Consulting;
M&E Strategy including plans and Ventilation Strategy prepared by Crookes Walker Consulting;
Environmental Standards Statement and BREEAM Pre-Assessment prepared by Element Sustainability;
Operations Management Plan prepared by Allied London and All Work & Social;
Coroners Court Document prepared by Allied London;
Essential Fabric Repairs Schedule prepared by Allied London;
Construction Management Plan prepared by Allied London;

Visual Survey Document prepared by Levitt Bernstein;
Conservation and Repair Methodologies and Addendum by SLHA;
LRFS Soft Strip Survey by SLHA;
Canopy Design Proposal;
Façade and Balustrade Options Study by Purcell;
Workplace Design Concept by Allied London;
Outline Construction Management and Phasing Statement Rev 3;
Crime Impact Statement by Greater Manchester Police, ref. 2010/0567/CIS/03, Version B,
dated 13 December 2019

The agent's email of 7 February 2020 with regard to the additional cycle parking

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) Planning Condition 3 (Materials), originally applied to development permitted under 125712/FO/2019 was partially discharged under Discharge of Condition Application CDN/21/0054 on 23 September 2021 and fully discharge under Discharge of Condition Application CDN/21/0307 on 23 September 2021. Further details for the courtyard paving were also discharged under CDN/24/1160.

4) Planning Condition 4 (Archaeology), originally applied to development permitted under 125712/FO/2019 was partially discharged under Discharge of Condition Application CDN/21/0172 on 24 March 2021 and fully discharged under Discharge of Condition Application CDN/21/0717 On 12 November 2021.

///5) The construction management of the development shall be carried out in accordance with the construction management plan approved under condition discharge CDN/21/0546.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Core Strategy.

6) When all construction/fit-out works are complete, the same carriageways/footways as surveyed under Partial Discharge of Condition Application CDN/21/0307 shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

7) a) Before first occupation of any part of the development, a Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The Travel Plan shall also include details of the cycle hire scheme at the hotel and how that will be monitored as part of the Travel Plan process.

b) Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered under part a) shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

//8) Prior to the first use of the development, full detailed designs (including the introduction of traffic regulation orders and other potential traffic measures if required) of all highways works shall be submitted to and approved in writing by the City Council as Local Planning Authority,. The highway works shall be implemented in accordance with the approved details prior to any part of the development being first occupied.

Reason - In the interests of highway safety, and to ensure that the junction operates satisfactorily pursuant to policies T1 and DM1 of the Core Strategy for Manchester.

/// 9) The public realm works shall be carried out in accordance with LRFS-PUR-00-00-DR-A-4121, LRFS-PUR-00-00-DR-A-4122, LRFS-PUR-00-00-DR-A-4123, LRFS-PUR-00-00-DR-A-4124 and LRFS-PUR-00-XX-SH-A-0012 received by the City Council, as Local Planning Authority, on the 8 May 2025

Pavement light supporting information Received by the City Council, as Local Planning Authority, on the 9 April 2025

(both approved under CDN/24/1161)

The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

10) Before the development first becomes operational, full details of a servicing strategy for each part of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The servicing strategy shall ensure that all vehicles requiring loading access to the site are scheduled and managed appropriately.

Reason - In the interests of public safety, pursuant to policy DM1 of the Core Strategy.

11) The cycle parking areas shown on the approved plans shall be made available at all times whilst the site is occupied.

Reason - To ensure that there is adequate cycle parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Manchester Core Strategy.

12) Before the development is first brought into use, an event management plan for full capacity events shall be submitted to and approved in writing by the City Council as Local Planning Authority. The plan shall include information on pedestrian numbers and movements, vehicle parking, drop off/pick up, coach parking, event vehicle loading/unloading and vehicle access to

the internal courtyard within the site. The development shall be carried out in accordance with the event management plan at all times thereafter.

Reason - To ensure an acceptable development in the interests of amenity and highway safety, pursuant to policy DM1 of the Unitary Development Plan.

13) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

///14) The drainage shall be carried out in accordance with the details received by the City Council, as Local Planning Authority, on the 19 February and 9 April 2025 (as approved under CDN/24/1159).

15) The development hereby permitted shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- A verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings (if different from design construction drawings).
- A management and maintenance plan for the lifetime of the development which shall include the arrangement for adoption by an appropriate public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution, to ensure that a managing body is in place for the sustainable drainage system and to ensure there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies EN8 and EN14 of the Core Strategy.

16) Within 3 months of first occupation of the building, written evidence shall be provided to the City Council as local planning authority that the development has been built in accordance with the recommendations contained within the submitted Crime Impact Statement, ref. 2010/0567/CIS/03, Version B, dated 13 December 2019, and that a secured by design accreditation has been awarded for the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

17) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to information and documents submitted under Discharge of Condition Application CDN/21/0307 and relating to Local Labour shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

18) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of Practical Completion of the building hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to the principles contained in the Guide to Development in Manchester 2 and policies SP1, DM1 and EN8 of the Core Strategy.

19) Planning Condition 19 (Piling) as attached to development approved under planning application 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0739 on 12 April 2022.

20) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the City Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the City Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

21) Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday
10.00 to 18.00 on Sundays and Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Manchester Core Strategy.

22) Before any of the commercial units including a kitchen or the hotel within the development first become operational, a scheme for the extraction of any fumes, vapours and odours from any kitchen areas within these parts of the development shall be submitted to, and approved in writing by, the City Council as local planning authority. An odour impact assessment is required together with suitable mitigation measures, information regarding the proposed cleaning/maintenance regime for the fume extraction equipment, and details in relation to replacement air. Mixed use schemes should ensure provision for internal ducting in risers that terminate at roof level where practicably possible. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eaves level where practicably possible and/or any openable windows/ventilation intakes of nearby properties. Any scheme should make reference to risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems', dated September 2018. The scheme shall be implemented in accordance with the approved details prior to first occupancy of each of the commercial units including a kitchen and the hotel and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC10 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

23) Before each of the commercial units within the ground floor of the premises, together with any of the event spaces (including the courtyard (excluding any external areas within the demise of the commercial units) and the Coroners Court), are first brought into use, full details of the hours of use proposed for these areas shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved hours.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

24) Before any external seating areas within the courtyard within the demise of the commercial units and hotel are first brought into use, full details of the hours of use proposed for these areas shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved hours.

For the avoidance of doubt, the external seating areas associated with the commercial units and hotel shall not include any amplified sound.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

25) a) Before works to the residential units commences, a scheme for acoustically insulating the proposed residential accommodation against noise from Fairfield Street and London Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criteria are as follows:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Upon completion of the development and before any of the apartments are first occupied, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall give the results of post-completion testing to confirm that the required internal noise criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. The report and any necessary measures shall be approved in

writing by the City Council as Local Planning Authority and the development shall be implemented in full in accordance with the approved details before the development is first occupied.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

26) a) Any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Before development commences on any external plant, the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Upon completion of the development and before any of the external plant is first operational, a verification report will be required to validate that the work undertaken confirms to the above noise criteria. The report shall give the results of post-completion testing to confirm that the proposed noise limits are being achieved once the plant and any mitigation measures have been installed. Any instances of non-conformity with the above criteria shall be detailed along with any measures required to ensure compliance. The report and any necessary measures shall be approved in writing by the City Council as Local Planning Authority and the development shall be implemented in full in accordance with the approved details before the plant is first brought into use.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

27) a) Prior to any 'leisure' use (use Class D2) coming into operation in each of the commercial units within the development hereby approved, full details of the leisure uses(s) proposed in each of the units shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

b) Each unit containing a leisure use shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the unit and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

c) Upon completion of the development and before each of the new leisure uses becomes operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. The report and any necessary measures shall be approved in writing by the City Council as

Local Planning Authority and the development shall be implemented in full in accordance with the approved details before the new use becomes operational.

Reason - In the interests of amenity and having an acceptable development, pursuant to policy DM1 of the Core Strategy.

28) No part of the development shall be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for both the residential and commercial elements of the development (including the hotel) hereby approved has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. The scheme shall include:

- Estimated volumes and types of waste produced by the development
- Details of internal and external stores for both waste and recycling, including any plans and designs,
- Location of the proposed collection point and details of the route the collection vehicle will take,
- Details of how waste will be transferred between stores and to the collection location,
- Details of number and capacity of bins proposed and collection frequency.

Reason - To ensure an acceptable development and to protect amenity, pursuant to policy DM1 of the Manchester Core Strategy.

29) Planning Condition 29 (Balcony Supports) as attached to development approved under planning application 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0053 on 14 January 2021.

30) Planning Condition 30 (Canopies) as attached to development approved under planning application 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0053 on 14 January 2021.

///31) The substation gates shall be carried out in accordance with the Substation gates details x3 received by the City Council, as Local Planning Authority, on the 9 December 2025

- SK-13 Rev B received by the City Council, as Local Planning Authority, on the 27 January 2025 (as approved under CDN/24/1162).

The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan

32) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of all mechanical and electrical installations commence, full details of the works proposed (including routes through the building and locations of the plant on/within the roof) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

33) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of:

- a. signage
- b. lighting
- c. CCTV

are commenced, full details giving a strategy and specifications for each of these around the building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

34) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the fitout of the approved workspaces commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The proposed works shall build on the 'Working at London Road Workspace Concept Design' document as referenced in condition 2 and shall include information on what is proposed for all walls, floors and ceilings. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

35) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the fitout of the approved commercial units commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The proposed works shall include information on what is proposed for all walls, floors and ceilings. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

///36) The landscaping for the courtyard shall be carried out in accordance with the courtyard paving details received by the City Council, as Local Planning Authority, on the 9 December 2024 (as approved under CDN/24/1160).

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

37) Condition 37 (Internal Walls) as attached to development approved under planning application 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0053 on 14 January 2021.

38) Condition 38 (Ceilings) as attached to development approved under planning application 125712/FO/2019 was fully discharged under Discharge of Condition Application CDN/21/0307 on 23 September 2021.

39) Within one month prior to construction work being completed and notwithstanding the details shown on/within the approved drawings and documents listed in Condition 2 of this approval or the information submitted under Partial Discharge of Condition Application CDN/21/0138 relating to the strip out works, full and final details regarding where the retained/stored items will be re-used within the site or off-site at another development shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

40) Notwithstanding the information shown on/within the approved drawings and documents listed in condition 2 of this approval, before commencement of any works to the Coroner's Court, full details of the refurbishment and alteration works proposed to secure its sustainable re-use, and an ongoing management strategy for the flexible use of the Coroner's Court area, shall be submitted to, and approved in writing by, the City Council as Local Planning Authority. The works within the Coroner's Court, and the operation and use of this area, shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

41) No externally mounted telecommunications equipment, except that relating to the servicing of the building hereby approved, shall be mounted on any part of the building, including the roof.

Reason - In the interests of visual amenity, pursuant to Core Strategy Policies DM1 and SP1.

42) The apartments within the development hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/aparthotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/aparthotels do not commence without prior approval, pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

43) The residential apartments shall not be occupied until a Residents' Management Strategy has been submitted to, and approved in writing by, the City Council, as local planning authority. The Residents' Management Strategy shall include details of maintenance, security, energy management, janitorial services, common parts cleaning, exterior services, and building policies in relation to waste disposal, storage and deliveries. The Residents' Management Strategy shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter.

Reason - To ensure the development is managed in the interests of the general amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval 141715/JO/2024

1) The development must be begun not later than the 17 April 2023.

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:

Drawings and documents approved as part of planning application 141715/JO/2024

LRFS-PUR-00-00-DR-A-0200-Proposed Ground Floor Plan, LRFS-PUR-00-01-DR-A-0201-Proposed First Floor Plan, LRFS-PUR-00-02-DR-A-0202-Proposed Second Floor Plan, LRFS-PUR-00-03-DR-A-0203-Proposed Third Floor Plan, LRFS-PUR-00-B1-DR-A-0199-Proposed Basement Plan, LRFS-PUR-00-RF-DR-A-0204-Proposed Roof Plan, LRFS-PUR-00-ZZ-DR-A-0211-Proposed Whitworth St Elevation, LRFS-PUR-00-ZZ-DR-A-0212-Proposed London Rd Elevation, LRFS-PUR-00-ZZ-DR-A-0213-Proposed Fairfield St Elevation, LRFS-PUR-00-ZZ-DR-A-0214-Proposed Minshull St Elevation, LRFS-PUR-00-ZZ-DR-A-0216-Proposed London Road Courtyard Elevation, LRFS-PUR-00-ZZ-DR-A-0218-Proposed Minshull Street Courtyard Elevation, LRFS-PUR-00-B1-DR-A-2020-Basement Waste, Access and Servicing Strategy, LRFS-PUR-00-00-DR-A-2021-Ground Floor Waste, Access and Servicing Strategy, LRFS-PUR-00-01-DR-A-2022-First Floor Waste, Access and Servicing Strategy, LRFS-PUR-00-02-DR-A-2023-Second Floor Waste, Access and Servicing Strategy, LRFS-PUR-00-03-DR-A-2024-Third Floor Waste, Access and Servicing Strategy, LRFS-PUR-00-B1-DR-A-1053 REV C.09 - Basement Plan Downtakings & Alteration, LRFS-PUR-00-00-DR-A-1054 Rev C.10 - Ground Floor Plan Downtakings & Alterations, LRFS-PUR-00-01-DR-A-1055 Rev C.12 First Floor Plan Downtakings & Alterations, LRFS-PUR-00-02-DR-A-1056-Second Floor Plan Downtakings & Alterations, LRFS-PUR-00-03-DR-A-1057 REV C.11 - Third Floor Plan Downtakings & Alterations, LRFS-PUR-00-ZZ-DR-A-1063 REV C.01 - Minshull Street Downtakings and Alteration, LRFS-PUR-00-ZZ-DR-A-1064 Rev C.01 – Whitworth Street Courtyard Downtakings and Alterations, LRFS-PUR-00-ZZ-DR-A-1065 Rev C.01 - London Rd Courtyard Downtakings and Alterations, LRFS-PUR-00-ZZ-DR-A-1066 Rev C.01 - Fairfield St Courtyard Downtakings and Alterations, LRFS-PUR-00-ZZ-DR-A-1067 Rev C.01 - Minshull St Courtyard Downtakings and Alterations, LRFS-PUR-00-ZZ-DR-A-1060 Rev C.01 - Whitworth St Downtakings and Alterations, LRFS-PUR-00-ZZ-DR-A-1061 Rev C.01 London Road Downtakings and Alterations, LRFS-PUR-00-ZZ-DR-A-1062 Rev C.01 - Fairfield St Downtakings and Alterations

LRFS-PUR-00-ZZ-DR-A-0215-Proposed Whitworth Street Courtyard Elevation, LRFS-PUR-00-ZZ-DR-A-0217-Proposed Fairfield Street Courtyard Elevation, LRFS-PUR-00-ZZ-DR-A-0215-Proposed Whitworth Street Courtyard Elevation, LRFS-PUR-00-ZZ-DR-A-0217-Proposed Fairfield Street Courtyard Elevation, LRFS-PUR-00-ZZ-DR-A-3400-Proposed Staircase S02 Plan, LRFS-PUR-00-ZZ-DR-A-3401-Proposed Staircase S02 Section, LRFS-PUR-00-ZZ-DR-A-3402-Proposed Staircase S01, LRFS-PUR-00-ZZ-DR-A-3407-Proposed Staircase S07 Plan, LRFS-PUR-00-XX-DR-A-3433-Existing External Stair EX03

Design, access and heritage statement

All received by the City Council, as Local Planning Authority, on the 12 December 2024

LRFS-PUR-01-ZZ-DR-A-4108, LRFS-PUR-00-ZZ-DR-A-4151, LRFS-PUR-00-ZZ-DR-A-4150, LRFS-PUR-00-ZZ-DR-A-4101, LRFS-PUR-00-ZZ-DR-A-4007, LRFS-PUR-00-XX-DR-A-4306, LRFS-PUR-00-XX-DR-A-4302, LRFS-PUR-00-XX-DR-A-4160, LRFS-PUR-00-XX-DR-A-4100, LRFS-PUR-00-03-DR-A-4144, LRFS-PUR-00-03-DR-A-4142, LRFS-PUR-00-03-DR-A-4112, LRFS-PUR-00-02-DR-A-4141, LRFS-PUR-00-02-DR-A-4111, LRFS-PUR-00-01-DR-A-4143, LRFS-PUR-00-01-DR-A-4140, LRFS-PUR-00-01-DR-A-4110, E1 P04, E2 P04, E3 P03 and Longworth Plans received by the City Council, as Local Planning Authority, on the 31 March 2025

Drawings and documents approved as part of 132634/JO/2022

DRAWINGS:

LRFS-PUR-01-B1-DR-A-1053 - Basement Plan Downtakings & Alterations
LRFS-PUR-01-ZZ-DR-A-2017 - Proposed Section D-D & C-C
LRFS-PUR-01-ZZ-DR-A-2018 - Proposed Section F-F & B-B
LRFS-PUR-01-ZZ-DR-A-2011 REV 2 - Minshull Street Elevation
LRFS-PUR-01-ZZ-DR-A-2000 - Proposed Site Plan
LRFS-PUR-01-ZZ-DR-A-7001 - Accommodation Schedule
LRFS-PUR-01-ZZ-DR-A-1000 - Location Plan
2310-LRFS-PUR-01-ZZ-DR-A-2310 - Proposed Substation Elevations
2311-LRFS-PUR-01-00-DR-A-2311 - Proposed Ground Floor Substation Plan
2320-LRFS-PUR-01-00-DR-A-2320 - Hotel Entrance - Proposed Plan
2321-LRFS-PUR-01-ZZ-DR-A-2321 - Hotel Entrance - Existing Elevation
2322-LRFS-PUR-01-ZZ-DR-A-2322 - Hotel Entrance - Proposed Elevation
2323-LRFS-PUR-01-ZZ-DR-A-2323 - Hotel Entrance - Proposed Section
060270-CUR-XX-XX-DR-S-28-608 Indicative Canopy Section
60270-CUR-00-XX-RP-Z-00004-V01_ Balcony Opening-up investigation
1968-ME06 P3 Updated Roof Drawing
1968-ME01 P02 Basement Level Preliminary M&E Space and Volume Layout
1968-ME02 P02 Ground Floor Preliminary M&E Space and Volume Layout
1968-ME03 P02 First Floor Preliminary M&E Space and Volume Layout
1968-ME04 P02 Second Floor Preliminary M&E Space and Volume Layout
1968-ME05 P02 Third Floor Preliminary M&E Space and Volume Layout
1968-ME27 P01 Proposed Workspace Mechanical Servicing
1968-ME29 P02 Ground Floor Engine Restaurant Servicing
LRFS-PUR-01-ZZ-DR-A-2015 Rev 14 - Proposed Minshull Street Courtyard Elevation
LRFS-PUR-01-ZZ-DR-A-3100-07 Rev 7 - Existing Minshull St- South Detail Elevations 1
LRFS-PUR-01-ZZ-DR-A-3101 Rev 6 - Existing Minshull St- South Detail Elevations 2
LRFS-PUR-01-ZZ-DR-A-3102 Rev 06 - Existing Minshull St- South Detail Elevations 3
LRFS-PUR-01-ZZ-DR-A-3103 Rev 4 - Existing Minshull St- South Detail Elevations 4
LRFS-PUR-01-ZZ-DR-A-3104 Rev 5 - Existing Minshull St- South Detail Elevations 5
LRFS-PUR-01-ZZ-DR-A-4003 Rev 5 - Brick Details
LRFS-PUR-01-ZZ-DR-A-4004 Rev 5 - Parapet detail
LRFS-PUR-01-ZZ-DR-A-4008 Rev 2 - Coping details - Drill Tower
LRFS-PUR-01-ZZ-DR-A-4009 Rev 1 - Steel window profile
240242-PUR-01-01-DR-A-9030 Rev P01 Walkway at First Floor

SUPPORTING DOCUMENTS

Consented Design and Access Statement including Lighting and Signage Strategies produced by Levitt Bernstein;
Design and Access Addendum prepared by Purcell;
Fixture and Fitting Strategy prepared by Levitt Bernstein;
Condition and General Fabric Survey and Repair Method Statement prepared by Heritage Architecture;
Structural Report including plans prepared by Curtins;
Flood Risk Assessment prepared by Curtins;
Phase 1 Ground Conditions Survey prepared by Curtins;
Phase 2 Ground Investigation Report;
Heritage Significance Statement prepared by Heritage Architecture;
Heritage Impact Statement prepared by Heritage Architecture;
Tenant Design Guide prepared by OBI;

Archaeological Desk Based Assessment prepared by Salford Archaeology;
 Ecological Survey prepared by Tyrer Partnership;
 Transport Statement prepared by Vectos;
 Framework Travel Plan version 5 prepared by Vectos;
 Waste Management Strategy prepared by Vectos;
 Acoustic Assessment prepared by Sandy Brown;
 Energy Statement prepared by Crookes Walker Consulting;
 M&E Strategy including plans and Ventilation Strategy prepared by Crookes Walker Consulting;
 Environmental Standards Statement and BREEAM Pre-Assessment prepared by Element Sustainability;
 Operations Management Plan prepared by Allied London and All Work & Social;
 Coroners Court Document prepared by Allied London;
 Essential Fabric Repairs Schedule prepared by Allied London;
 Construction Management Plan prepared by Allied London;
 Visual Survey Document prepared by Levitt Bernstein;
 Conservation and Repair Methodologies and Addendum by SLHA;
 LRFS Soft Strip Survey by SLHA;
 Canopy Design Proposal;
 Façade and Balustrade Options Study by Purcell;
 Workplace Design Concept by Allied London;
 Outline Construction Management and Phasing Statement Rev 3;
 Crime Impact Statement by Greater Manchester Police, ref. 2010/0567/CIS/03, Version B, dated 13 December 2019
 The agent's email of 7 February 2020 with regard to the additional cycle parking

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) Condition 3 (Materials) as attached to works consented under listed building consent application 125714/LO/2019 was partially discharged under Discharge of Condition Application CDN/21/0054 on 23 September 2021 fully discharged under Discharge of Condition Application CDN/21/0308 on 23 September 2021. The courtyard paving shall be carried out in accordance with the details approved as part of CDN/24/1148.

4) Condition 4 (Balcony Supports) as attached to works consented under listed building consent application 125714/LO/2019 was fully discharged under Discharge of Condition Application CDN/21/0054 on 23 September 2021.

5) Condition 5 (Canopies) as attached to works consented under listed building consent application 125714/LO/2019 was fully discharged under Discharge of Condition Application CDN/21/0054 on 23 September 2021.

//6) The substation gates shall be carried out in accordance with the Substation gates details x3 received by the City Council, as Local Planning Authority, on the 9 December 2025
 - SK-13 Rev B received by the City Council, as Local Planning Authority, on the 27 January 2025 (as approved CDN/24/1147). The development shall be carried out in accordance with this information and be in place prior to the first use of the development.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

7) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of all mechanical and electrical installations commence, full details of the works proposed (including routes through

the building and locations of the plant on/within the roof) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

8) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the installation of:

- a. signage
- b. lighting
- c. CCTV

are commenced, full details giving a strategy and specifications for each of these around the building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

9) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the fitout of the approved workspaces commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The proposed works shall build on the 'Working at London Road Workspace Concept Design' document as referenced in condition 2 and shall include information on what is proposed for all walls, floors and ceilings. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

10) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the fitout of the approved commercial units commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The proposed works shall include information on what is proposed for all walls, floors and ceilings. The works shall be implemented in accordance with the approved details.

////11) The courtyard paving shall be carried out in accordance with the Courtyard paving details received by the City Council, as Local Planning Authority, on the 9 December 2024 (as approved under CDN/24/1148). The works shall be implemented in accordance with the approved details and be in place prior to the first use of the development.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

12) Condition 12 (Internal Walls) as attached to works consented under Listed Building Consent Application 125714/LO/2019 was fully discharged under Discharge of Condition Application CDN/21/0054 on 23 September 2021.

13) Condition 13 (Ceiling Strategy) as attached to works consented under Listed Building Consent Application 125714/LO/2019 was fully discharged under Discharge of Condition Application CDN/21/0308 on 23 September 2021.

14) Within one month prior to construction work being completed and notwithstanding the details shown on/within the approved drawings and documents listed in Condition 2 of this approval or the information submitted under Partial Discharge of Condition Application CDN/20/0328 relating to the strip out works, full and final details regarding where the retained/stored items will be re-used within the site or off-site at another development shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan

15) Notwithstanding the information shown on/within the approved drawings and documents listed in condition 2 of this approval, before commencement of any works to the Coroner's Court, full details of the refurbishment and alteration works proposed to secure its sustainable re-use, and an ongoing management strategy for the flexible use of the Coroner's Court area, shall be submitted to, and approved in writing by, the City Council as Local Planning Authority. The works within the Coroner's Court, and the operation and use of this area, shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

///16) Prior to any works to install louvres within the pavement light areas, prior to the installation of the louvre, further details shall be submitted showing the final appearance of the louvre and associated screen. The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

////17) Prior to the installation of the metal balustrade to the roof, final details of the siting, scale, appearance and materiality shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

////18) Prior to the repair of the external stair to the courtyard, final details of the repair works and installation of metal work to the structure shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 and CC9 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)
National Amenity Societies

Flat 23, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 703, 5 Piccadilly Place, Manchester, M1 3BP
Flat 515, 5 Piccadilly Place, Manchester, M1 3BR
Flat 507, 5 Piccadilly Place, Manchester, M1 3BR
Flat 801, 5 Piccadilly Place, Manchester, M1 3BP
Flat 803, 5 Piccadilly Place, Manchester, M1 3BP
Flat 816, 5 Piccadilly Place, Manchester, M1 3BP
Flat 517, 5 Piccadilly Place, Manchester, M1 3BR
Flat 106, 5 Piccadilly Place, Manchester, M1 3BR
Flat 912, 5 Piccadilly Place, Manchester, M1 3BP
Flat 113, 5 Piccadilly Place, Manchester, M1 3BR
Flat 10, 14 Whitworth Street, Manchester, M1 3BS
Flat B4, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat B8, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat G8, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat E6, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat E5, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat F3, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat 405, 5 Piccadilly Place, Manchester, M1 3BR
Flat 607, 5 Piccadilly Place, Manchester, M1 3BP
Flat 6, 14 Whitworth Street, Manchester, M1 3BS
Flat 24, 14 Whitworth Street, Manchester, M1 3BS
Flat 704, 5 Piccadilly Place, Manchester, M1 3BP
Flat 212, 5 Piccadilly Place, Manchester, M1 3BR
Flat 210, 5 Piccadilly Place, Manchester, M1 3BR
Flat 408, 5 Piccadilly Place, Manchester, M1 3BR
Flat 909, 5 Piccadilly Place, Manchester, M1 3BP
Flat 315, 5 Piccadilly Place, Manchester, M1 3BR
Flat 202, 5 Piccadilly Place, Manchester, M1 3BR
Flat 114, 5 Piccadilly Place, Manchester, M1 3BR
Flat 201, 5 Piccadilly Place, Manchester, M1 3BR
Flat 215, 5 Piccadilly Place, Manchester, M1 3BR
Flat 707, 5 Piccadilly Place, Manchester, M1 3BP
Flat 303, 5 Piccadilly Place, Manchester, M1 3BR
Flat 601, 5 Piccadilly Place, Manchester, M1 3BP
Flat 804, 5 Piccadilly Place, Manchester, M1 3BP
Flat 305, 5 Piccadilly Place, Manchester, M1 3BR
3 Piccadilly Place, Manchester, M1 3BN
Flat A8, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat C5, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat B3, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat 1E, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 16, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 24, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 25, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 22, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 37, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 19, 3 Cobourg Street, Manchester, M1 3GY

Flat 18, 3 Cobourg Street, Manchester, M1 3GY
Flat 9, 3 Cobourg Street, Manchester, M1 3GY
Flat 37, 3 Cobourg Street, Manchester, M1 3GY
Fire Station Junction Fairfield Street, London Road, Manchester, M1 2PQ
Flat 8, 3 Cobourg Street, Manchester, M1 3GY
Flat 17, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 1014, 5 Piccadilly Place, Manchester, M1 3BP
Flat 406, 5 Piccadilly Place, Manchester, M1 3BR
Flat A6, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat F7, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat 308, 5 Piccadilly Place, Manchester, M1 3BR
Flat 702, 5 Piccadilly Place, Manchester, M1 3BP
4A Piccadilly Place, Manchester, M1 3BN
Flat 107, 5 Piccadilly Place, Manchester, M1 3BR
Flat 510, 5 Piccadilly Place, Manchester, M1 3BR
Flat 809, 5 Piccadilly Place, Manchester, M1 3BP
Eighth Floor, 3 Piccadilly Place, Manchester, M1 3BN
Flat 2, 14 Whitworth Street, Manchester, M1 3BS
Flat 313, 5 Piccadilly Place, Manchester, M1 3BR
Flat 205, 5 Piccadilly Place, Manchester, M1 3BR
Flat 905, 5 Piccadilly Place, Manchester, M1 3BP
Flat 509, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1007, 5 Piccadilly Place, Manchester, M1 3BP
Flat 709, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1002, 5 Piccadilly Place, Manchester, M1 3BP
Flat 608, 5 Piccadilly Place, Manchester, M1 3BP
Flat 705, 5 Piccadilly Place, Manchester, M1 3BP
Flat 513, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1005, 5 Piccadilly Place, Manchester, M1 3BP
Flat 609, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1003, 5 Piccadilly Place, Manchester, M1 3BP
Flat 204, 5 Piccadilly Place, Manchester, M1 3BR
Flat 413, 5 Piccadilly Place, Manchester, M1 3BR
Flat 904, 5 Piccadilly Place, Manchester, M1 3BP
Flat 111, 5 Piccadilly Place, Manchester, M1 3BR
Flat 602, 5 Piccadilly Place, Manchester, M1 3BP
Flat 701, 5 Piccadilly Place, Manchester, M1 3BP
Flat B6, Lambert Hall, Granby Row, Manchester, M60 7LH
8 Fairfield Street, Manchester, M1 3GF
Flat 2B, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat F8, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat 63, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 11, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 43, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat G1, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat G6, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat G5, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 15, 3 Cobourg Street, Manchester, M1 3GY
Flat 12, 3 Cobourg Street, Manchester, M1 3GY
Flat 1D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
84 London Road, Manchester, M1 2PN
Flat 21, 3 Cobourg Street, Manchester, M1 3GY
Flat 27, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 17, 14 Whitworth Street, Manchester, M1 3BS

Flat 104, 5 Piccadilly Place, Manchester, M1 3BR
Flat B2, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat E2, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat E8, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat D3, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat F1, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat D7, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat F2, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat 2F, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 13, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 21, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 35, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 61, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 6, 3 Cobourg Street, Manchester, M1 3GY
Flat B, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
3A Cobourg Street, Manchester, M1 3GY
Flat 30, 3 Cobourg Street, Manchester, M1 3GY
Costa Coffee, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
Flat 24, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 15, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 16, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 14, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 29, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 28, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 10, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 211, 5 Piccadilly Place, Manchester, M1 3BR
Flat 216, 5 Piccadilly Place, Manchester, M1 3BR
Flat 907, 5 Piccadilly Place, Manchester, M1 3BP
Flat 206, 5 Piccadilly Place, Manchester, M1 3BR
Flat 22, 14 Whitworth Street, Manchester, M1 3BS
Flat 23, 14 Whitworth Street, Manchester, M1 3BS
Flat 203, 5 Piccadilly Place, Manchester, M1 3BR
Second Floor, 3 Piccadilly Place, Manchester, M1 3BN
Flat 417, 5 Piccadilly Place, Manchester, M1 3BR
Flat 301, 5 Piccadilly Place, Manchester, M1 3BR
Flat 606, 5 Piccadilly Place, Manchester, M1 3BP
Flat 911, 5 Piccadilly Place, Manchester, M1 3BP
Flat 410, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1013, 5 Piccadilly Place, Manchester, M1 3BP
Flat 708, 5 Piccadilly Place, Manchester, M1 3BP
Flat 807, 5 Piccadilly Place, Manchester, M1 3BP
Flat 812, 5 Piccadilly Place, Manchester, M1 3BP
Flat 409, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1015, 5 Piccadilly Place, Manchester, M1 3BP
Flat 604, 5 Piccadilly Place, Manchester, M1 3BP
Flat C4, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat A7, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat G4, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat G7, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat D1, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat G2, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat D4, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat 1G, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 1F, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF

Flat F4, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat 54, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 31, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 52, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 26, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 56, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 41, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 46, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 33, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 11, 3 Cobourg Street, Manchester, M1 3GY
Flat 2, 3 Cobourg Street, Manchester, M1 3GY
Flat 35, 3 Cobourg Street, Manchester, M1 3GY
Flat 29, 3 Cobourg Street, Manchester, M1 3GY
Flat 22, 3 Cobourg Street, Manchester, M1 3GY
Flat 25, 3 Cobourg Street, Manchester, M1 3GY
82 London Road, Manchester, M1 2PN
Flat 2A, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 1B, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 4C, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 23, 3 Cobourg Street, Manchester, M1 3GY
Greater Manchester Police, Whitworth Street, Manchester, M1 3QW
Flat 13, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 20, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 9, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 414, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1009, 5 Piccadilly Place, Manchester, M1 3BP
Flat 716, 5 Piccadilly Place, Manchester, M1 3BP
Flat 316, 5 Piccadilly Place, Manchester, M1 3BR
Flat 814, 5 Piccadilly Place, Manchester, M1 3BP
Flat 208, 5 Piccadilly Place, Manchester, M1 3BR
Flat 508, 5 Piccadilly Place, Manchester, M1 3BR
Flat 913, 5 Piccadilly Place, Manchester, M1 3BP
Flat 214, 5 Piccadilly Place, Manchester, M1 3BR
Flat 108, 5 Piccadilly Place, Manchester, M1 3BR
Flat 11, 14 Whitworth Street, Manchester, M1 3BS
Flat 806, 5 Piccadilly Place, Manchester, M1 3BP
Flat 503, 5 Piccadilly Place, Manchester, M1 3BR
Flat 21, 14 Whitworth Street, Manchester, M1 3BS
Flat 8, 14 Whitworth Street, Manchester, M1 3BS
Flat 26, 14 Whitworth Street, Manchester, M1 3BS
Flat 402, 5 Piccadilly Place, Manchester, M1 3BR
Flat 109, 5 Piccadilly Place, Manchester, M1 3BR
Flat 605, 5 Piccadilly Place, Manchester, M1 3BP
Flat 617, 5 Piccadilly Place, Manchester, M1 3BP
Flat 117, 5 Piccadilly Place, Manchester, M1 3BR
Flat 808, 5 Piccadilly Place, Manchester, M1 3BP
Flat 802, 5 Piccadilly Place, Manchester, M1 3BP
Flat 307, 5 Piccadilly Place, Manchester, M1 3BR
Flat 314, 5 Piccadilly Place, Manchester, M1 3BR
Fifth Floor, 3 Piccadilly Place, Manchester, M1 3BN
Flat C7, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat B5, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat C2, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat B7, Lambert Hall, Granby Row, Manchester, M60 7LH

Flat G1, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat F6, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat G6, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat 4B, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 2C, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 51, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 34, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 45, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 27, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 23, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 42, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat D2, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat E1, Fairfiled Hall, Granby Row, Manchester, M60 7LH
Flat 4D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat D6, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat 3B, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 4A, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 15, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 12, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 55, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 47, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 62, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 14, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat G3, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 14, 3 Cobourg Street, Manchester, M1 3GY
Flat 33, 3 Cobourg Street, Manchester, M1 3GY
Flat 4, 3 Cobourg Street, Manchester, M1 3GY
Flat 4G, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 26, 3 Cobourg Street, Manchester, M1 3GY
Flat 34, 3 Cobourg Street, Manchester, M1 3GY
Flat 2, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 4, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 7, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 21, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 6, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 53, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat G2, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 39, 3 Cobourg Street, Manchester, M1 3GY
Flat 40, 3 Cobourg Street, Manchester, M1 3GY
Flat 13, 3 Cobourg Street, Manchester, M1 3GY
Flat 7, 3 Cobourg Street, Manchester, M1 3GY
Flat 2D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 1A, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat At, 84 London Road, Manchester, M1 2PN
Flat 10, 3 Cobourg Street, Manchester, M1 3GY
Flat 24, 3 Cobourg Street, Manchester, M1 3GY
Flat 22, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 25, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 26, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 3, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 12, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 18, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 311, 5 Piccadilly Place, Manchester, M1 3BR
Flat 309, 5 Piccadilly Place, Manchester, M1 3BR

Flat 317, 5 Piccadilly Place, Manchester, M1 3BR
Flat 116, 5 Piccadilly Place, Manchester, M1 3BR
Flat 5, 14 Whitworth Street, Manchester, M1 3BS
Flat 19, 14 Whitworth Street, Manchester, M1 3BS
Flat 105, 5 Piccadilly Place, Manchester, M1 3BR
Flat 712, 5 Piccadilly Place, Manchester, M1 3BP
38 London Road, Manchester, M1 2PF
Flat 16, 14 Whitworth Street, Manchester, M1 3BS
Flat 711, 5 Piccadilly Place, Manchester, M1 3BP
Flat 717, 5 Piccadilly Place, Manchester, M1 3BP
Flat 404, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1006, 5 Piccadilly Place, Manchester, M1 3BP
Flat 401, 5 Piccadilly Place, Manchester, M1 3BR
Flat 810, 5 Piccadilly Place, Manchester, M1 3BP
Flat 817, 5 Piccadilly Place, Manchester, M1 3BP
Flat 306, 5 Piccadilly Place, Manchester, M1 3BR
Flat 902, 5 Piccadilly Place, Manchester, M1 3BP
Flat 914, 5 Piccadilly Place, Manchester, M1 3BP
Flat 407, 5 Piccadilly Place, Manchester, M1 3BR
Flat 603, 5 Piccadilly Place, Manchester, M1 3BP
Flat 908, 5 Piccadilly Place, Manchester, M1 3BP
Flat 713, 5 Piccadilly Place, Manchester, M1 3BP
Flat 714, 5 Piccadilly Place, Manchester, M1 3BP
Flat 412, 5 Piccadilly Place, Manchester, M1 3BR
Flat 715, 5 Piccadilly Place, Manchester, M1 3BP
Flat 415, 5 Piccadilly Place, Manchester, M1 3BR
First Floor, 3 Piccadilly Place, Manchester, M1 3BN
Flat C3, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat 15, 14 Whitworth Street, Manchester, M1 3BS
Flat 7, 14 Whitworth Street, Manchester, M1 3BS
Flat 18, 14 Whitworth Street, Manchester, M1 3BS
Flat 1, 14 Whitworth Street, Manchester, M1 3BS
Flat 1012, 5 Piccadilly Place, Manchester, M1 3BP
Flat 512, 5 Piccadilly Place, Manchester, M1 3BR
Flat 416, 5 Piccadilly Place, Manchester, M1 3BR
Flat 901, 5 Piccadilly Place, Manchester, M1 3BP
Flat 213, 5 Piccadilly Place, Manchester, M1 3BR
Flat 112, 5 Piccadilly Place, Manchester, M1 3BR
Flat 506, 5 Piccadilly Place, Manchester, M1 3BR
Flat 612, 5 Piccadilly Place, Manchester, M1 3BP
Flat 906, 5 Piccadilly Place, Manchester, M1 3BP
Flat 710, 5 Piccadilly Place, Manchester, M1 3BP
Flat A5, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat C8, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat A1, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat A3, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat D5, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat E4, Fairfield Hall, Granby Row, Manchester, M60 7LH
First And Second Floor, 8 Fairfield Street, Manchester, M1 3GF
Flat 3A, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 3D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat C, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 32, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 65, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB

Flat 36, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 17, 3 Cobourg Street, Manchester, M1 3GY
Flat 38, 3 Cobourg Street, Manchester, M1 3GY
Flat 28, 3 Cobourg Street, Manchester, M1 3GY
Flat 3, 3 Cobourg Street, Manchester, M1 3GY
Flat 17, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat A, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 4F, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 3F, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 1C, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 27, 3 Cobourg Street, Manchester, M1 3GY
Flat 32, 3 Cobourg Street, Manchester, M1 3GY
Flat 1, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 511, 5 Piccadilly Place, Manchester, M1 3BR
Flat 915, 5 Piccadilly Place, Manchester, M1 3BP
Flat 614, 5 Piccadilly Place, Manchester, M1 3BP
Flat 12, 14 Whitworth Street, Manchester, M1 3BS
14 Whitworth Street, Manchester, M1 3BS
Flat 103, 5 Piccadilly Place, Manchester, M1 3BR
Flat 115, 5 Piccadilly Place, Manchester, M1 3BR
34 London Road, Manchester, M1 2PF
Flat 3, 14 Whitworth Street, Manchester, M1 3BS
Flat 610, 5 Piccadilly Place, Manchester, M1 3BP
Flat 813, 5 Piccadilly Place, Manchester, M1 3BP
Flat 217, 5 Piccadilly Place, Manchester, M1 3BR
Flat 502, 5 Piccadilly Place, Manchester, M1 3BR
Flat 516, 5 Piccadilly Place, Manchester, M1 3BR
Flat 207, 5 Piccadilly Place, Manchester, M1 3BR
Flat 110, 5 Piccadilly Place, Manchester, M1 3BR
Flat 616, 5 Piccadilly Place, Manchester, M1 3BP
Flat 501, 5 Piccadilly Place, Manchester, M1 3BR
Flat 811, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1011, 5 Piccadilly Place, Manchester, M1 3BP
Flat 514, 5 Piccadilly Place, Manchester, M1 3BR
Flat 805, 5 Piccadilly Place, Manchester, M1 3BP
Flat 815, 5 Piccadilly Place, Manchester, M1 3BP
Flat 310, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1010, 5 Piccadilly Place, Manchester, M1 3BP
Flat 504, 5 Piccadilly Place, Manchester, M1 3BR
Flat 102, 5 Piccadilly Place, Manchester, M1 3BR
Sixth And Seventh Floor, 3 Piccadilly Place, Manchester, M1 3BN
Flat A4, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat A2, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat C6, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat E3, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat E7, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat F5, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat D8, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat G5, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat G3, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat 2G, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 66, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 44, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB

Flat 64, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat G4, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 5, 3 Cobourg Street, Manchester, M1 3GY
Flat 20, 3 Cobourg Street, Manchester, M1 3GY
Flat 1, 3 Cobourg Street, Manchester, M1 3GY
Flat 36, 3 Cobourg Street, Manchester, M1 3GY
Flat 16, 3 Cobourg Street, Manchester, M1 3GY
Flat 4E, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 2E, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 3C, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 3G, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 3E, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 31, 3 Cobourg Street, Manchester, M1 3GY
Flat 19, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 8, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 5, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 11, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 101, 5 Piccadilly Place, Manchester, M1 3BR
Flat 505, 5 Piccadilly Place, Manchester, M1 3BR
Flat 706, 5 Piccadilly Place, Manchester, M1 3BP
Flat 14, 14 Whitworth Street, Manchester, M1 3BS
Flat 9, 14 Whitworth Street, Manchester, M1 3BS
Eleventh Floor, 3 Piccadilly Place, Manchester, M1 3BN
Flat 4, 14 Whitworth Street, Manchester, M1 3BS
14 - 16 Whitworth Street, Manchester, M1 3BS
Flat 25, 14 Whitworth Street, Manchester, M1 3BS
Flat 20, 14 Whitworth Street, Manchester, M1 3BS
Flat 615, 5 Piccadilly Place, Manchester, M1 3BP
Flat 209, 5 Piccadilly Place, Manchester, M1 3BR
Flat 312, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1008, 5 Piccadilly Place, Manchester, M1 3BP
Flat 304, 5 Piccadilly Place, Manchester, M1 3BR
Flat 403, 5 Piccadilly Place, Manchester, M1 3BR
Flat 302, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1004, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1001, 5 Piccadilly Place, Manchester, M1 3BP
Flat 903, 5 Piccadilly Place, Manchester, M1 3BP
Flat 611, 5 Piccadilly Place, Manchester, M1 3BP
Flat 411, 5 Piccadilly Place, Manchester, M1 3BR
Flat 910, 5 Piccadilly Place, Manchester, M1 3BP
Flat 613, 5 Piccadilly Place, Manchester, M1 3BP
Flat 916, 5 Piccadilly Place, Manchester, M1 3BP
Fourth Floor, 3 Piccadilly Place, Manchester, M1 3BN
Third Floor, 3 Piccadilly Place, Manchester, M1 3BN

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 - Whitworth Street Conservation Area 1985
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL