

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 142404/LO/2025

**Date registered valid:** 24 March 2025

**Proposal:** Listed Building Consent for replacement of existing security gates to Auburn Street bridge entrance and installation of new handrail to steps in basement.

**Address:** The Crown Court, Minshull Street, Manchester, M1 3FS

**Ward(s):** Piccadilly Ward

**Applicant:** The Secretary of State for Justice Ministry of Justice

**Agent (if any):** Mr Rob Firman Firman Consulting Ltd

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

**Recommendation:** Approve

**Date of recommendation:** 06/05/2025

## Application details

**Type of application:** Listed Building Consent

**Development type:** Listed building alteration

**Date of site visit:**

### Standard consultations:

Printed: 31 March 2025      Expired: 23 April 2025

### Neighbour notifications

Printed: 31 March 2025      Expired: 23 April 2025

### Site notice

Posted: 4 April 2025      Expired: 27 April 2025

### Press advert

Published: 8 April 2025      Expired: 29 April 2025

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

The application relates to the basement and external Auburn Street gate of the Grade II\* listed Crown Court building. The property dates from 1868-1871 and is completed in a Gothic revival style with impressive corner tower. The property is completed in red brick, sandstone and features fantastically ornate carvings within its window and door surrounds. To the north features a contemporary extension that mimics the style of the original build, with a more contemporary simpler appearance. The application site lies adjacent to the Rochdale Canal, with an access bridge spanning over it onto Auburn Street.

**Listed building:** Grade II\*

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## Description of area

The application site lies within the heart of Manchester City Centre, lying within walking distance of Piccadilly Gardens and Piccadilly Train Station. Neighbouring properties to the south-west along Bloom Street and Richmond Street are typically older Victorian and Edwardian buildings, completed in red brick. To the east, north and south, properties are typically more contemporary in appearance, with their material palette largely consisting of a variety of different types of cladding. Neighbouring uses largely comprise of a variety of commercial retail and office uses, though residential properties are present to the south-west and south of the application site along Minshull Street and Richmond Street.

## **Description of development**

The application seeks listed building consent for the installation a replacement security gate to Auburn Street bridge entrance and installation of a new handrail to steps within the property's basement.

The proposed replacement security gate would be a like for like replacement for the existing, this being a timber gate topped with cast metal spikes.

The proposed handrail would be located on a staircase within the western corner of the property's basement. The handrail would be contemporary in design and be completed in oak.

## **Planning History**

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

110257/LO/2015/C2 - Replacement of 3 No. existing lifts - Lift No. 1, Lift No. 5 & Lift No. 6. Replacement of existing CCTV system, new cameras and associated works. Installation of 2 No. new panic alarm buttons and associated works – Approved January 2016.

092269/LO/2010/C2 - LISTED BUILDING CONSENT for the replacement of 5no. modern doors within circulation spaces, the addition of floor springs to 4no. existing court room doors and door closers to 5no existing doors within circulation spaces and the installation of 2no. sets of handrails within corridors – Approved April 2010.

030433 - NOTICE OF INTENDED CROWN DEVELOPMENT Extension to the Minshull Street Crown Court building after demolition of Solway House to provide an additional 5 courts and ancillary accommodation – No objection February 1988.

## **Consultations & Notification Responses**

Historic England – No objection.

Publicity – None received.

## **Policy**

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

- Policy SP1 – Spatial Principles
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy EN3 – Heritage
- Policy DM1 – Development Management

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

## - Policy DC19 – Listed Buildings

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

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

National Planning Policy Framework (NPPF)

- Chapter 16 – Conserving the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority 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 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

## Issues

### Impact upon the Heritage Asset

The proposal would see the like for like replacement of an external gates, as well as the installation of a handrail to improve access to the basement space of the property.

Externally, the existing timber gate is in poor condition, showing visible signs of rot. It is not considered that the gate is of any historical value, with it dating from the site's remodelling during the early 1990s. The proposed gate is to be timber and feature the same metal spikes atop it. The RAL colour will match that of the existing, this being dark green. On this basis the proposal is considered would have a neutral impact on the significance of the listed building.

Internally, the property's basement staircase is relatively small and unassuming, only comprising of six steps. Along one side of the staircase an original ornate handrail is situated. Taking into account the small size of the staircase it can be said that the larger size of the handrail is somewhat disproportionate. The proposed handrail in contrast to that of the existing would be a more minimalist modern edition to the property, consisting of a simple curved design that would then be finished in oak. It is considered that whilst the proposed handrail would be a modern intervention in the same design and would cause a very low level of less than substantial harm that would however be outweighed by the improvement in accessibility to the basement space.

In light of the above, the proposal would cause a very small amount of less than substantial harm to the significance of the listed building, though this would be outweighed by the public benefits the proposal would bring about. In light of this the proposal would accord with the Planning (Listed Building and Conservation Areas) Act 1990 and as such is in accordance with policies SP1, EC2, EC3, CC1, CC9, CC10, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2 and the National Planning Policy Framework.

## Conclusion

In light of the above and subject to appropriate planning condition, the proposal has been found to be acceptable and have a minimal impact on the historical significance of the Grade II listed building in accordance with policies SP1, EC2, EC3, CC1, CC9, CC10, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2, the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis permission is recommended for approval.

## **Other Legislative Requirements**

### **Equality Act 2010**

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

### **Human Rights Act 1998 considerations**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Approve

### **Article 35 Declaration**

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

### **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 be carried out in accordance with the following drawings and documents:

- o 25-03-DWG-05-01: External Gates Location
- o 25-03-DWG-06-01: Location Plan
- o 25-03-DWG-04-01: CPS Room Steps - Proposed Handrail
- o 25-03-DWG-07-01: External Gates - Front Elevation - Proposed (Received 24/03/2025)
- o 25-03-DWG-08-01: External Gates - Rear Elevation - Proposed (Received 24/03/2025)
- o 25-03-DWG-09-01: External Gates - Sections - Ex'g & Proposed (Received 24/03/2025)
- o 326944-0000-MoJ-OLD-B1-DR-A-0001-CR-02-0D100 Rev 02: Basement Layout (Received 04/04/2025)
- o Statement of Significance & Heritage Impact Assessment (Prepared by Firman Consulting; Dated and Received 04/04/2025)
- o Email Correspondence RE replacement gate materials (Prepared by Firman Consulting; Dated & Received 06/05/2025)

Stamped as received by the City Council as Local Planning Authority on 12/03/2025, unless specified otherwise.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework

## **Appendix 1 – List of consultees & neighbours notified**

Heritage & Urban Design  
Historic England (North West)

Part Ground Floor, Saco House, 6 Minshull Street, Manchester, M1 3ED  
8 Minshull Street, Manchester, M1 3EF  
Flat 25, 12 Minshull Street, Manchester, M1 3FP  
20 Minshull Street, Manchester, M1 3EF  
Flat 28, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 4, Roby Court, 14 Roby Street, Manchester, M1 3AG  
Flat 41, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 1, Roby Court, 14 Roby Street, Manchester, M1 3AG  
Flat 48, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Mindel House, 10 Minshull Street, Manchester, M1 3EF  
Flat 26, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
First Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF  
Flat 18, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 16, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 14, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 19, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 13, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 20, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 21, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Ground Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF  
BEECHHAWK LIMITED, Fourth Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF  
Flat 13, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Second Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF  
Basement, Mindel House, 10 Minshull Street, Manchester, M1 3EF  
Flat 14, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 27, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 11, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 15, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 12, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 7, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 4, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 6, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 7, Roby Court, 14 Roby Street, Manchester, M1 3AG  
Flat 11, Roby Court, 14 Roby Street, Manchester, M1 3AG  
Flat 3, Roby Court, 14 Roby Street, Manchester, M1 3AG  
Flat 10, Roby Court, 14 Roby Street, Manchester, M1 3AG  
Flat 2, Roby Court, 14 Roby Street, Manchester, M1 3AG  
Flat 8, Roby Court, 14 Roby Street, Manchester, M1 3AG  
Flat 5, Roby Court, 14 Roby Street, Manchester, M1 3AG  
Crown Courts, Minshull Street, Manchester, M1 3FS  
Flat 27, 12 Minshull Street, Manchester, M1 3FP  
Flat 26, 12 Minshull Street, Manchester, M1 3FP  
Flat 20, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 45, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 22, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 23, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 24, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 21, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 25, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL

Flat 44, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 34, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 38, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 39, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 17, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 43, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 10, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 40, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 25, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 39, 12 Minshull Street, Manchester, M1 3FP  
Flat 1, 12 Minshull Street, Manchester, M1 3FP  
Flat 14, 12 Minshull Street, Manchester, M1 3FP  
Flat 17, 12 Minshull Street, Manchester, M1 3FP  
Flat 1, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 48, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 52, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 2, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 45, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 23, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 32, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 33, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 26, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 6, 12 Minshull Street, Manchester, M1 3FP  
Flat 11, 12 Minshull Street, Manchester, M1 3FP  
Flat 2, 1A Canal Street, Manchester, M1 3HE  
Flat 8, 1A Canal Street, Manchester, M1 3HE  
Flat 9, 12 Minshull Street, Manchester, M1 3FP  
Flat 34, 12 Minshull Street, Manchester, M1 3FP  
Flat 30, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 54, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 29, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 44, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 6, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 2, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 29, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 56, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 35, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 3, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 37, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 38, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 19, 12 Minshull Street, Manchester, M1 3FP  
Flat 37, 12 Minshull Street, Manchester, M1 3FP  
Flat 10, 12 Minshull Street, Manchester, M1 3FP  
Flat 30, 12 Minshull Street, Manchester, M1 3FP  
Flat 31, 12 Minshull Street, Manchester, M1 3FP  
Flat 7, 12 Minshull Street, Manchester, M1 3FP  
Flat 24, 12 Minshull Street, Manchester, M1 3FP  
Flat 55, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 50, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 33, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 3, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 49, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 17, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 11, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT

Flat 36, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 41, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 6, Roby Court, 14 Roby Street, Manchester, M1 3AG  
Saco House, 6 Minshull Street, Manchester, M1 3ED  
Flat 23, 12 Minshull Street, Manchester, M1 3FP  
Flat 18, 12 Minshull Street, Manchester, M1 3FP  
Flat 3, 12 Minshull Street, Manchester, M1 3FP  
Flat 33, 12 Minshull Street, Manchester, M1 3FP  
Flat 36, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 5, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 43, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 46, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 27, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 46, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 4, 12 Minshull Street, Manchester, M1 3FP  
Flat 5, 1A Canal Street, Manchester, M1 3HE  
Flat 16, 12 Minshull Street, Manchester, M1 3FP  
Flat 5, 12 Minshull Street, Manchester, M1 3FP  
Flat 2, 12 Minshull Street, Manchester, M1 3FP  
Flat 31, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 4, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 1, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 31, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 10, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 8, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 42, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 5, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 7, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 40, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 13, 12 Minshull Street, Manchester, M1 3FP  
Flat 8, 12 Minshull Street, Manchester, M1 3FP  
Flat 3, 1A Canal Street, Manchester, M1 3HE  
1 Canal Street, Manchester, M1 3HE  
Flat 20, 12 Minshull Street, Manchester, M1 3FP  
Flat 35, 12 Minshull Street, Manchester, M1 3FP  
Flat 18, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 35, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 12, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 12, Roby Court, 14 Roby Street, Manchester, M1 3AG  
Flat 8, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 9, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 9, Roby Court, 14 Roby Street, Manchester, M1 3AG  
Roby Court, 14 Roby Street, Manchester, M1 3AG  
Flat 29, 12 Minshull Street, Manchester, M1 3FP  
Flat 28, 12 Minshull Street, Manchester, M1 3FP  
Flat 32, 12 Minshull Street, Manchester, M1 3FP  
Flat 39, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 47, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 42, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 30, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 15, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 9, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 53, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 51, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL

Flat 37, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 32, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 19, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 16, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL  
Flat 24, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 34, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 22, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 28, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Holiday Inn Manchester City Centre, 25 Aytoun Street, Manchester, M1 3AE  
Third Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF  
Flat 22, 12 Minshull Street, Manchester, M1 3FP  
Flat 21, 12 Minshull Street, Manchester, M1 3FP  
Aytoun Building, Aytoun Street, Manchester, M1 3GH  
Flat 6, 1A Canal Street, Manchester, M1 3HE  
Flat 7, 1A Canal Street, Manchester, M1 3HE  
Flat 4, 1A Canal Street, Manchester, M1 3HE  
Flat 1, 1A Canal Street, Manchester, M1 3HE  
Flat 47, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT  
Flat 12, 12 Minshull Street, Manchester, M1 3FP  
Flat 38, 12 Minshull Street, Manchester, M1 3FP  
Flat 15, 12 Minshull Street, Manchester, M1 3FP  
Flat 36, 12 Minshull Street, Manchester, M1 3FP

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (More) -  
Susceptible to Surf Water Flood (More) -  
Area Team Boundary - Name: CENTRAL