

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142298/LO/2025
Date registered valid: 3 March 2025
Proposal: Listed Building Consent for the installation of fibre optic cable.
Address: Printing Press House, 17 School Street, Manchester, M4 4HD
Ward(s): Piccadilly Ward

Applicant: E&M Ltd
Agent (if any): Mr Usman Hafejee 53 Degrees North UK Ltd
Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 28 April 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 11 March 2025

Standard consultations:

Printed: 7 March 2025 Expired: 28 March 2025

Neighbour notifications

Printed: 7 March 2025 Expired: 28 March 2025

Site notice

Posted: 10 March 2025 Expired: 31 March 2025

Press advert

Published: 11 March 2025 Expired: 1 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site is located at Printing Press House, a Grade II listed building which is off Ludgate St and New Mount Street. The site is within Manchester City Centre and is adjacent to the Ancoats conservation area.

The building was converted into residential following the approval of planning application 120881/FO/2018 to create 66 residential apartments.

Description of development

Listed Building Consent is sought for the installation of a fibre optic cable.

The installation consists of new external cabling to match existing cable.

The internal cabling route is shown in red on the below floor plans.

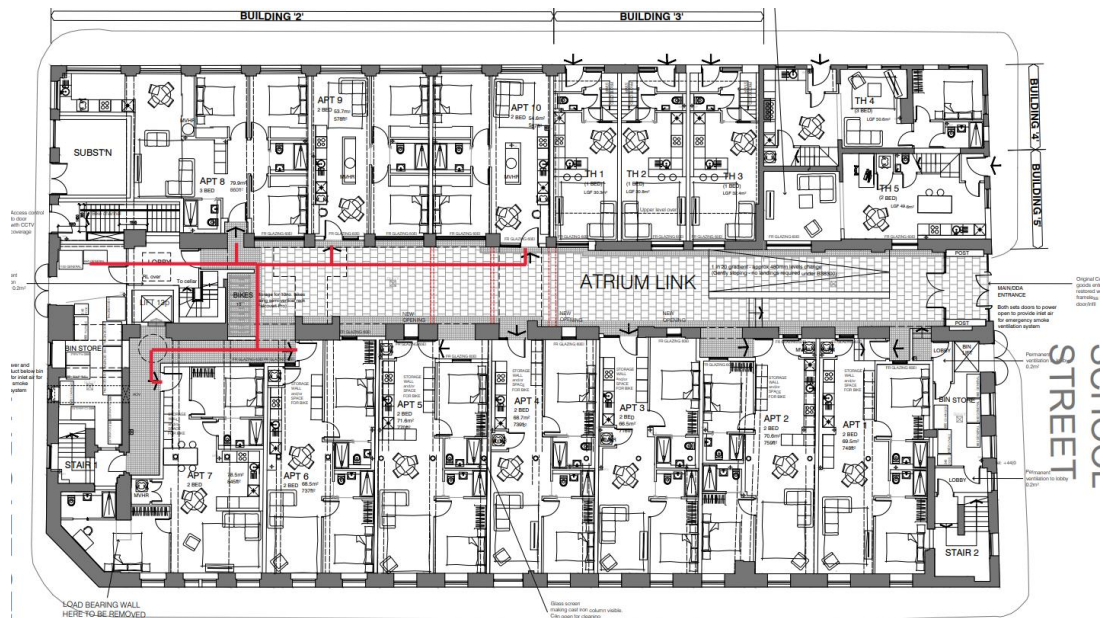


Figure 1 – Lower ground floor plan

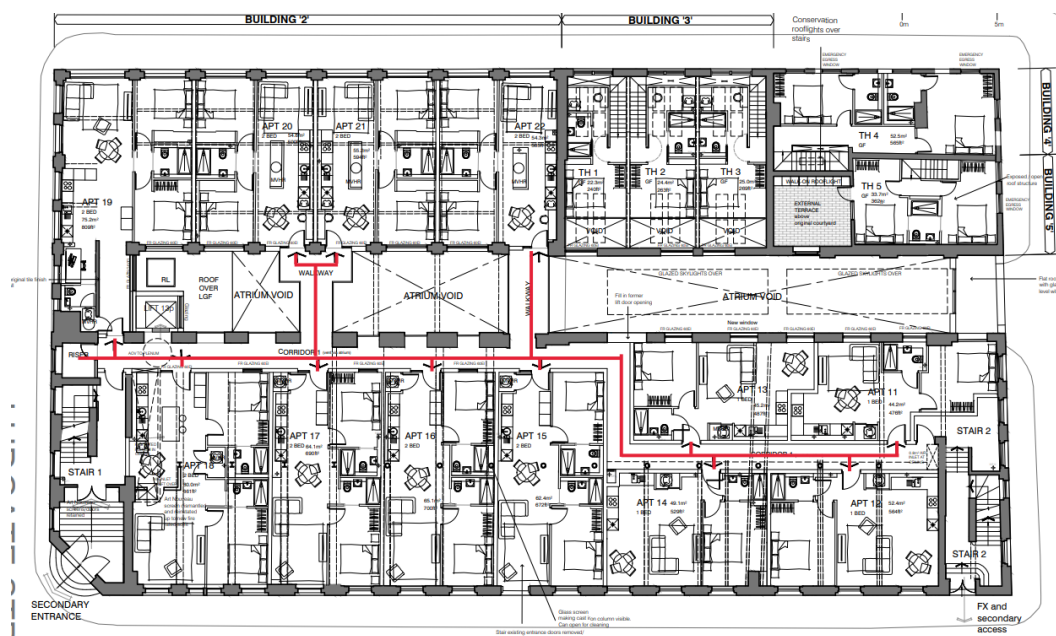


Figure 2 – Proposed ground floor plan

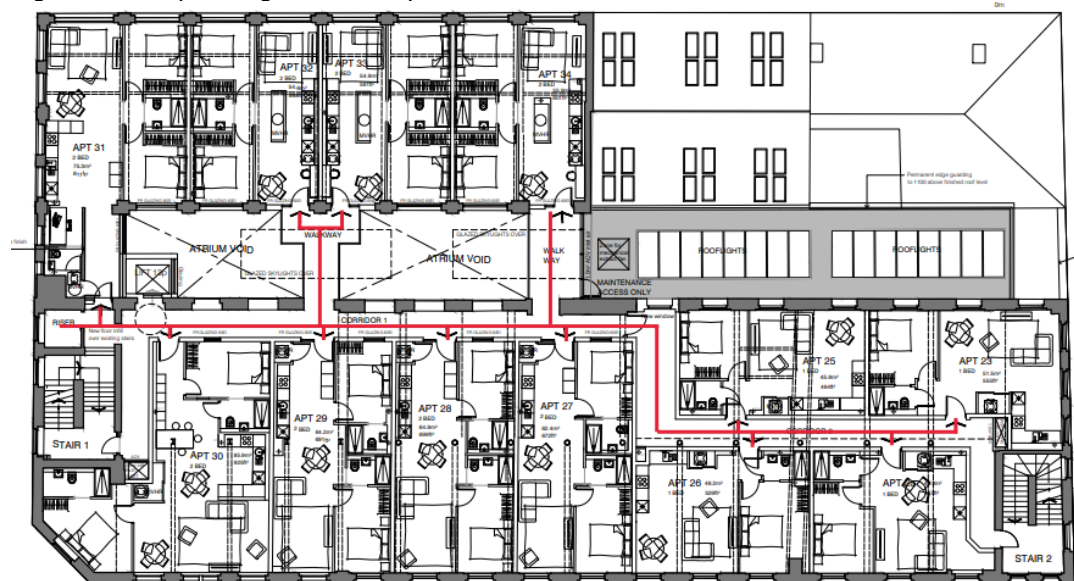


Figure 3 – Proposed first floor plan

Consultations & Notification Responses

Publicity – The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Policy

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 DM1 – Development Management
- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

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

- Policy DC18 – Conservation Areas
- 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-P1 - Sustainable Places
- Policy JP-P1 – Sustainable Development
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Issues

Impacts of listed building

The external cabling will follow the lines of existing external cabling and will be enter into the lower ground bin storeroom. This will require an intervention through historic fabric and will result in a low level of harm to the listed building.

The cabling will travel between floors following existing cables or through existing risers. This will minimise any physical interventions into historic fabric and will ensure any cabling is discreet.

The majority of the cabling will travel along the existing cable trays within the apartment corridors. The coils will be stored outside each apartment and only once each apartment requires the new installation, a new box would be fitted above the doorway (example shown below in Figure 7).

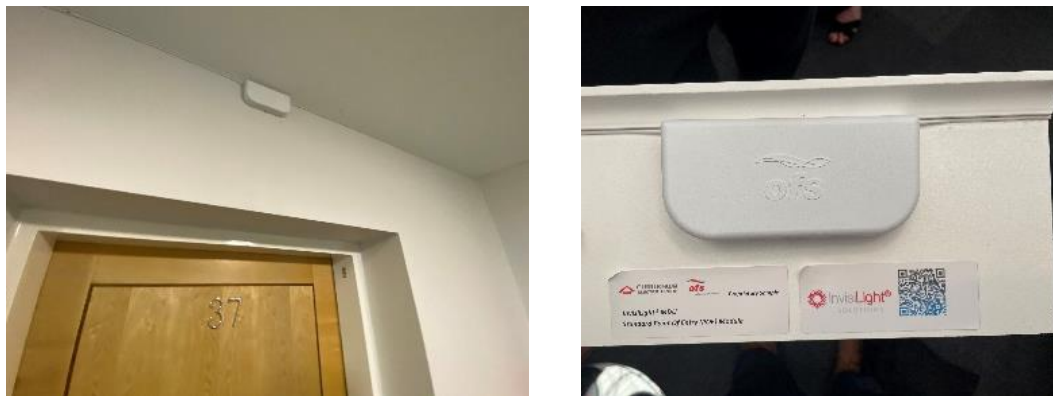


Figure 7 – Example of type of box above apartment doorway.

A previous application at the site was withdrawn earlier this year (141791/LO/2024). Since this application has been submitted, the internal cabling route has been amended and does not include a section of apartments on the lower ground floor. Previously the Council expressed concerns regarding new wiring appearance unduly prominent and detracting significantly from this significance and setting of this area of the listed building.

Any wiring which is not located within a ceiling tray or within the ceiling void will be painted in a colour to match the paint of the modern wall it is against. This will minimise any visual impact of the wiring and allow it to blend seamlessly with the modern walls.

The proposed cable from the atrium to the lower ground floor apartments will be fixed against the historic brick and the archway as shown on the dashed line below in Figure 8.

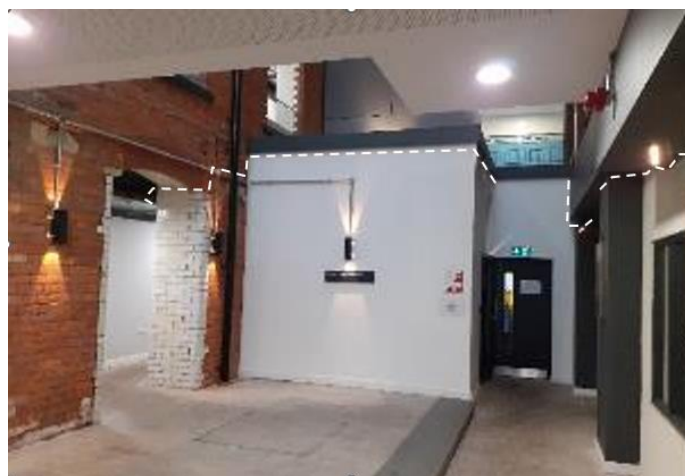


Figure 8 – Dashed line showing route of the cabling through archway

Following discussions with the applicant, it is understood there is no alternative route, and this would amount to the least harmful intervention to historic fabric. Nevertheless, there would be a low level of less than substantial harm as the wiring would be visible and would detract from this feature within the atrium of the listed building.

Heritage assessment

Having assessed the impact on the heritage of the building, negative impacts have been minimized as far as is reasonably practical, but the proposal would amount to a low level of less than substantial harm.

In accordance with requirements of paragraph 215 of the NPPF, where less than substantial harm occurs this must be set against the public benefits of the scheme.

The existing building already has an existing Wi-fi using copper cables. The proposal seeks to introduce a faster internet service through the installation of a Fibre optic cable. If an occupier/apartment chooses this new Wi-fi alternative, it would be installed directly into their apartment, improving speed and connection.

Although there is already existing Wi-fi within this listed building, as there increase in homeworking, the applicant has identified a requirement for a second alternative Wi-fi. This Wi-fi would be an upgrade, therefore improving speed and connectivity for residents. This is considered to be public benefit to those apartments/occupiers that would be able to access this Wi-fi.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a low amount of less than substantial harm to the special interest and the historic character of the Grade II listed building. Any less than substantial harm is considered to be outweighed by the public benefit gained to the residents by the upgraded Wi-fi.

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 based on seeking solutions to problems arising in relation to dealing with the application.

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:

- Email dated 25th April 2025 with details of boxes and cabling

All received by the City Council, as Local Planning Authority on 3 March 2025:

- Proposed Lower Ground Floor Plan
- Proposed Ground Floor Plan
- Proposed First Floor Plan
- Proposed Second Floor
- Proposed Third Floor Plan
- Proposed Fourth/Fifth Floor Plan
- Installation Proposal, prepared by Hyperoptic

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) External cabling shall be black to match existing and the colour of internal cabling should match the wall finish colour it is attached to.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 21, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 15, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 16, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 312, The Linx, 10 Naples Street, Manchester, M4 4AR
Apartment 309, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 12, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 113, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 6, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 1, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 14, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 33, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 47, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 12, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 48, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 26, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 44, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 17, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Apartment 410, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 112, The Linx, 10 Naples Street, Manchester, M4 4AR
Serviced Apartment 49, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 3, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 12, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 28, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 205, 2 Old Mount Street, Manchester, M4 4GP
Flat 307, 2 Old Mount Street, Manchester, M4 4GP
Flat 411, 2 Old Mount Street, Manchester, M4 4GP
Flat 214, 2 Old Mount Street, Manchester, M4 4GP
Flat 502, 2 Old Mount Street, Manchester, M4 4GP
Flat 809, 2 Old Mount Street, Manchester, M4 4GQ
Flat 807, 2 Old Mount Street, Manchester, M4 4GQ
Flat 33, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 11, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 212, 2 Old Mount Street, Manchester, M4 4GP
Flat 814, 2 Old Mount Street, Manchester, M4 4GQ
Flat 715, 2 Old Mount Street, Manchester, M4 4GQ
Flat 516, 2 Old Mount Street, Manchester, M4 4GP
Flat 209, 2 Old Mount Street, Manchester, M4 4GP
Flat 902, 2 Old Mount Street, Manchester, M4 4GQ
Flat 316, 2 Old Mount Street, Manchester, M4 4GP
Flat 402, 2 Old Mount Street, Manchester, M4 4GP
Flat 614, 2 Old Mount Street, Manchester, M4 4GQ
Flat 605, 2 Old Mount Street, Manchester, M4 4GQ
Flat 702, 2 Old Mount Street, Manchester, M4 4GQ
Flat 810, 2 Old Mount Street, Manchester, M4 4GQ
Flat 505, 2 Old Mount Street, Manchester, M4 4GP
Flat 22, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 10, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 1, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 5, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 8, Meadow View, 21 Naples Street, Manchester, M4 4BJ

Flat 316, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 414, The Linx, 10 Naples Street, Manchester, M4 4AR
Apartment 411, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 15, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 314, The Linx, 10 Naples Street, Manchester, M4 4AR
Serviced Apartment 24, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 43, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 37, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 9, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 50, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 2, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 27, Halo House, 27 Simpson Street, Manchester, M4 4GB
Serviced Apartment 65, Halo House, 27 Simpson Street, Manchester, M4 4GB
The Ragged School, School Street, Manchester, M4 4HD
Flat 10, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 13, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 38, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 57, Halo House, 27 Simpson Street, Manchester, M4 4GB
Apartment 413, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 14, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 313, The Linx, 10 Naples Street, Manchester, M4 4AR
20 Naples Street, Manchester, M4 4HG
Flat 40, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 13, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 47, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 56, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 20, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 46, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 7, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 24, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 15, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 30, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 6, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 1002, 2 Old Mount Street, Manchester, M4 4GQ
Flat 304, 2 Old Mount Street, Manchester, M4 4GP
Flat 709, 2 Old Mount Street, Manchester, M4 4GQ
Flat 202, 2 Old Mount Street, Manchester, M4 4GP
Flat 607, 2 Old Mount Street, Manchester, M4 4GQ
Flat 204, 2 Old Mount Street, Manchester, M4 4GP
Flat 711, 2 Old Mount Street, Manchester, M4 4GQ
Flat 512, 2 Old Mount Street, Manchester, M4 4GP
Flat 309, 2 Old Mount Street, Manchester, M4 4GP
Flat 409, 2 Old Mount Street, Manchester, M4 4GP
Flat 218, 2 Old Mount Street, Manchester, M4 4GP
Flat 604, 2 Old Mount Street, Manchester, M4 4GQ
Flat 503, 2 Old Mount Street, Manchester, M4 4GP
Flat 1003, 2 Old Mount Street, Manchester, M4 4GQ
Flat 318, 2 Old Mount Street, Manchester, M4 4GP
Flat 407, 2 Old Mount Street, Manchester, M4 4GP
Flat 616, 2 Old Mount Street, Manchester, M4 4GQ
Flat 414, 2 Old Mount Street, Manchester, M4 4GP
Flat 3, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 19, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 116, The Linx, 10 Naples Street, Manchester, M4 4AR

Flat 211, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 218, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 18, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 22, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 52, Halo House, 27 Simpson Street, Manchester, M4 4GB
Serviced Apartment 61, Halo House, 27 Simpson Street, Manchester, M4 4GB
Serviced Apartment 35, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 4, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 3, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Serviced Apartment 40, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 16, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 34, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 58, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 1, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 62, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 5, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 21, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
22 Naples Street, Manchester, M4 4HG
Flat 6, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 26, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 37, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 1, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 53, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 44, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 28, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 18, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 22, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 4, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 16, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 1101, 2 Old Mount Street, Manchester, M4 4GQ
Flat 312, 2 Old Mount Street, Manchester, M4 4GP
Flat 514, 2 Old Mount Street, Manchester, M4 4GP
Flat 501, 2 Old Mount Street, Manchester, M4 4GP
Flat 710, 2 Old Mount Street, Manchester, M4 4GQ
Flat 609, 2 Old Mount Street, Manchester, M4 4GQ
Flat 611, 2 Old Mount Street, Manchester, M4 4GQ
Flat 208, 2 Old Mount Street, Manchester, M4 4GP
Flat 717, 2 Old Mount Street, Manchester, M4 4GQ
Flat 213, 2 Old Mount Street, Manchester, M4 4GP
Flat 513, 2 Old Mount Street, Manchester, M4 4GP
Flat 606, 2 Old Mount Street, Manchester, M4 4GQ
Flat 602, 2 Old Mount Street, Manchester, M4 4GQ
Flat 310, 2 Old Mount Street, Manchester, M4 4GP
Flat 18, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 7, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 4, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 13, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 109, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 9, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 17, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 217, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 24, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 19, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 21, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ

Flat 49, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 31, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 21, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 8, Halo House, 27 Simpson Street, Manchester, M4 4GB
Serviced Apartment 6, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 46, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 45, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 55, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 28, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 9, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 212, The Linx, 10 Naples Street, Manchester, M4 4AR
Apartment 310, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 51, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 2, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 50, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 25, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 35, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 23, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 20, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 32, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 27, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 802, 2 Old Mount Street, Manchester, M4 4GQ
Flat 317, 2 Old Mount Street, Manchester, M4 4GP
Flat 508, 2 Old Mount Street, Manchester, M4 4GP
Flat 408, 2 Old Mount Street, Manchester, M4 4GP
Flat 206, 2 Old Mount Street, Manchester, M4 4GP
Flat 413, 2 Old Mount Street, Manchester, M4 4GP
Flat 714, 2 Old Mount Street, Manchester, M4 4GQ
Flat 618, 2 Old Mount Street, Manchester, M4 4GQ
Flat 314, 2 Old Mount Street, Manchester, M4 4GP
Flat 803, 2 Old Mount Street, Manchester, M4 4GQ
Flat 412, 2 Old Mount Street, Manchester, M4 4GP
Flat 315, 2 Old Mount Street, Manchester, M4 4GP
Flat 211, 2 Old Mount Street, Manchester, M4 4GP
Flat 417, 2 Old Mount Street, Manchester, M4 4GP
Flat 704, 2 Old Mount Street, Manchester, M4 4GQ
Flat 517, 2 Old Mount Street, Manchester, M4 4GP
Flat 11, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 110, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 114, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 315, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 415, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 14, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 15, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 27, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 9, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 10, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 30, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 42, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 5, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Serviced Apartment 19, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 22, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 31, Angel Meadows, 23 Naples Street, Manchester, M4 4HA

Flat 29, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
16 Naples Street, Manchester, M4 4HG
Flat 111, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 7, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 41, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 21, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 12, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 52, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 9, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 57, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 32, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 16, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 34, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 19, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 36, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 11, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 812, 2 Old Mount Street, Manchester, M4 4GQ
Flat 703, 2 Old Mount Street, Manchester, M4 4GQ
Flat 708, 2 Old Mount Street, Manchester, M4 4GQ
Flat 515, 2 Old Mount Street, Manchester, M4 4GP
Flat 216, 2 Old Mount Street, Manchester, M4 4GP
Flat 511, 2 Old Mount Street, Manchester, M4 4GP
Flat 804, 2 Old Mount Street, Manchester, M4 4GQ
Flat 811, 2 Old Mount Street, Manchester, M4 4GQ
Flat 416, 2 Old Mount Street, Manchester, M4 4GP
Flat 403, 2 Old Mount Street, Manchester, M4 4GP
Flat 705, 2 Old Mount Street, Manchester, M4 4GQ
Flat 308, 2 Old Mount Street, Manchester, M4 4GP
Flat 808, 2 Old Mount Street, Manchester, M4 4GQ
Flat 504, 2 Old Mount Street, Manchester, M4 4GP
Flat 410, 2 Old Mount Street, Manchester, M4 4GP
Flat 613, 2 Old Mount Street, Manchester, M4 4GQ
Flat 11, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 10, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 24, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 16, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 23, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 13, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 210, The Linx, 10 Naples Street, Manchester, M4 4AR
Apartment 412, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 9, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 2, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 4, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 56, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 51, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 5, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 7, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 64, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 25, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 39, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 32, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 1, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 209, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 39, Printing Press House, 17 School Street, Manchester, M4 4HD

Flat 48, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 5, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 19, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 16, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 3, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 27, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 38, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 55, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 60, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 58, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 37, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 23, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 14, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 615, 2 Old Mount Street, Manchester, M4 4GQ
Flat 301, 2 Old Mount Street, Manchester, M4 4GP
Flat 901, 2 Old Mount Street, Manchester, M4 4GQ
Flat 603, 2 Old Mount Street, Manchester, M4 4GQ
Flat 1001, 2 Old Mount Street, Manchester, M4 4GQ
Flat 716, 2 Old Mount Street, Manchester, M4 4GQ
Flat 215, 2 Old Mount Street, Manchester, M4 4GP
Flat 305, 2 Old Mount Street, Manchester, M4 4GP
Flat 712, 2 Old Mount Street, Manchester, M4 4GQ
Flat 612, 2 Old Mount Street, Manchester, M4 4GQ
Flat 406, 2 Old Mount Street, Manchester, M4 4GP
Flat 1103, 2 Old Mount Street, Manchester, M4 4GQ
Flat 806, 2 Old Mount Street, Manchester, M4 4GQ
Flat 415, 2 Old Mount Street, Manchester, M4 4GP
Flat 608, 2 Old Mount Street, Manchester, M4 4GQ
Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 14, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 6, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 20, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Apartment 409, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 213, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 12, Halo House, 27 Simpson Street, Manchester, M4 4GB
Serviced Apartment 63, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 8, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 17, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 66, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 20, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 59, Halo House, 27 Simpson Street, Manchester, M4 4GB
Serviced Apartment 3, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 36, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 15, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 23, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 29, Halo House, 27 Simpson Street, Manchester, M4 4GB
18 Naples Street, Manchester, M4 4HG
Flat 45, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 59, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 15, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 29, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 54, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 4, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 23, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ

Flat 13, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 26, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 33, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 35, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 10, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 38, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 601, 2 Old Mount Street, Manchester, M4 4GQ
Flat 303, 2 Old Mount Street, Manchester, M4 4GP
Flat 617, 2 Old Mount Street, Manchester, M4 4GQ
Flat 313, 2 Old Mount Street, Manchester, M4 4GP
Flat 801, 2 Old Mount Street, Manchester, M4 4GQ
Flat 706, 2 Old Mount Street, Manchester, M4 4GQ
Flat 311, 2 Old Mount Street, Manchester, M4 4GP
Flat 507, 2 Old Mount Street, Manchester, M4 4GP
Flat 404, 2 Old Mount Street, Manchester, M4 4GP
Flat 405, 2 Old Mount Street, Manchester, M4 4GP
Flat 203, 2 Old Mount Street, Manchester, M4 4GP
Flat 713, 2 Old Mount Street, Manchester, M4 4GQ
Flat 1102, 2 Old Mount Street, Manchester, M4 4GQ
Flat 418, 2 Old Mount Street, Manchester, M4 4GP
Flat 306, 2 Old Mount Street, Manchester, M4 4GP
Flat 12, Meadow View, 21 Naples Street, Manchester, M4 4BJ
Flat 416, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 214, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 215, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 115, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 20, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 26, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 11, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 25, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 54, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 60, Halo House, 27 Simpson Street, Manchester, M4 4GB
Serviced Apartment 17, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 11, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 2, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
36 New Mount Street, Manchester, M4 4DE
Flat 18, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 41, Halo House, 27 Simpson Street, Manchester, M4 4GB
Flat 53, Halo House, 27 Simpson Street, Manchester, M4 4GB
Apartment 311, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 10, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 216, The Linx, 10 Naples Street, Manchester, M4 4AR
Flat 22, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 24, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 36, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 31, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 43, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 8, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 17, Printing Press House, 17 School Street, Manchester, M4 4HD
19 School Street, Manchester, M4 4HD
Flat 30, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 42, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 34, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 61, Printing Press House, 17 School Street, Manchester, M4 4HD

Flat 18, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 8, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 25, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 7, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 2, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 207, 2 Old Mount Street, Manchester, M4 4GP
Flat 217, 2 Old Mount Street, Manchester, M4 4GP
Flat 707, 2 Old Mount Street, Manchester, M4 4GQ
Flat 201, 2 Old Mount Street, Manchester, M4 4GP
Flat 302, 2 Old Mount Street, Manchester, M4 4GP
Flat 509, 2 Old Mount Street, Manchester, M4 4GP
Flat 813, 2 Old Mount Street, Manchester, M4 4GQ
Flat 718, 2 Old Mount Street, Manchester, M4 4GQ
Flat 510, 2 Old Mount Street, Manchester, M4 4GP
Flat 518, 2 Old Mount Street, Manchester, M4 4GP
Flat 805, 2 Old Mount Street, Manchester, M4 4GQ
Flat 401, 2 Old Mount Street, Manchester, M4 4GP
Flat 610, 2 Old Mount Street, Manchester, M4 4GQ
Flat 210, 2 Old Mount Street, Manchester, M4 4GP
Flat 903, 2 Old Mount Street, Manchester, M4 4GQ
Flat 701, 2 Old Mount Street, Manchester, M4 4GQ
Flat 506, 2 Old Mount Street, Manchester, M4 4GP

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) 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
Area Team Boundary - Name: CENTRAL