

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142049/FO/2025
Date registered valid: 14 February 2025
Proposal: Installation of 4 no. air-conditioning condenser units to roof.
Address: Westminster House, 11 Portland Street, Manchester,
Ward(s): Piccadilly Ward

Applicant: Lloyds Banking Group
Agent (if any): Hayley Velasquez HLN Ltd
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 27 March 2025

Application Details

Type of application: Full Application Consent

Development type: Minor Industry

Date of site visit: 20 February 2025

Standard consultations:

Printed: 20 February 2025 Expired: 13 March 2025

Neighbour notifications

Printed: 20 February 2025 Expired: 13 March 2025

Site notice

Posted: 20 February 2025 Expired: 13 March 2025

Press advert

Published: 25 February 2025 Expired: 18 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to Westminster House is a 1970s office building situated in a prominent location in Manchester's city centre, bounded by Minshull Street, Portland Street and Aytoun Street. It is a nine-storey office building providing circa 15,100 sq. m lettable space, including A3 space at ground floor along Portland Street, and B1 office space along Aytoun Street and Minshull Street. Above this are eight storeys of B1 office accommodation.

The site is enclosed to the southeast by mature trees which line Major Street and the entrance to Major Street car park.

Description of Development

The application seeks permission for the installation of 4 no. air-conditioning condenser units to roof.

Two existing AC units will also be removed as a part of these works.

Relevant Site History

139383/FO/2024 - Replacement of 5no existing AC units and the installation of 18no additional roof mounted AC Units within existing dedicated roof plant area.

Approved April 2024.

137739/FO/2023 - Installation of 3 no. louvered sections within existing glazed facade to the rear courtyard. Replacement of 14 no. air conditioning units and installation of 20 no. air conditioning units at roof level within the designated plant area.
Approved January 2024.

Consultations & Notification Responses

Environmental Health - Have accepted the submitted acoustic report, but still require a verification report to be added as a condition prior to the operation of the scheme to show that the noise levels will be least 5dB below the typical back

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The following policy and guidance are considered relevant to the consideration of this application:

The Adopted Core Strategy for the City of Manchester (2012)

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

CC9 (Design and Heritage) advises that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to improve access to jobs, services and open space, and provide good access to sustainable transport provision.

EN1 (Design Principles and Strategic Character Areas) advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also advises that developer's will be

expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

EN3 (Heritage) advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre and that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

DM1 (Development Management) states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

The Unitary Development Plan (UDP) for the City of Manchester (1995)

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced; however, a number of policies were saved on 11 July 2012 and remain extant.

DC19.1 (Listed Buildings) states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

DC26.1 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Places for Everyone (2024)

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

The following policies are considered relevant to this application:

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and asset.

JP-P1 (Sustainable Places) states an aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

JP-P2 (Heritage) states an aim to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

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

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures, and environmental sustainability.

In Chapter 2 'Design', paragraph 2.7 outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment and encourages "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing, and orientation of its buildings should achieve a unified form which blends in with and links to adjacent areas.

National Planning Policy Framework (NPPF) (2024)

Decisions should accord with the requirements of the National Planning Policy Framework (NPPF) (2024), which sets out the Government's Planning Policies for England and how these are expected to be applied.

The following sections are of relevance to this application:

Section 12 (Achieving well-designed places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It specifically states that:

"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings" (paragraph 139).

At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

This is further explored in paragraph 8, which confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

Section 16 (Conserving and Enhancing the Historic Environment) addresses how proposals that affect heritage assets should be considered.

Paragraph 207 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 208 advises that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 advises that in determining applications, local planning authorities should take account of:

1. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
2. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
3. the desirability of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance (NPPG)

The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.

The National Design Guide (January 2021)

Illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

- Context - enhances the surroundings
- Identity - attractive and distinctive
- Built form - a coherent pattern of development
- Movement - accessible and easy to move around
- Nature - enhanced and optimised
- Public Spaces - safe, social, and inclusive
- Uses - mixed and integrated
- Homes and buildings - functional, healthy, and sustainable
- Resources - efficient and resilient
- Lifespan - made to last

Other Legislation

Sections 16, 66, and 72 of the Listed Buildings and Conservation Areas Act 1990 require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

Principle of the Development

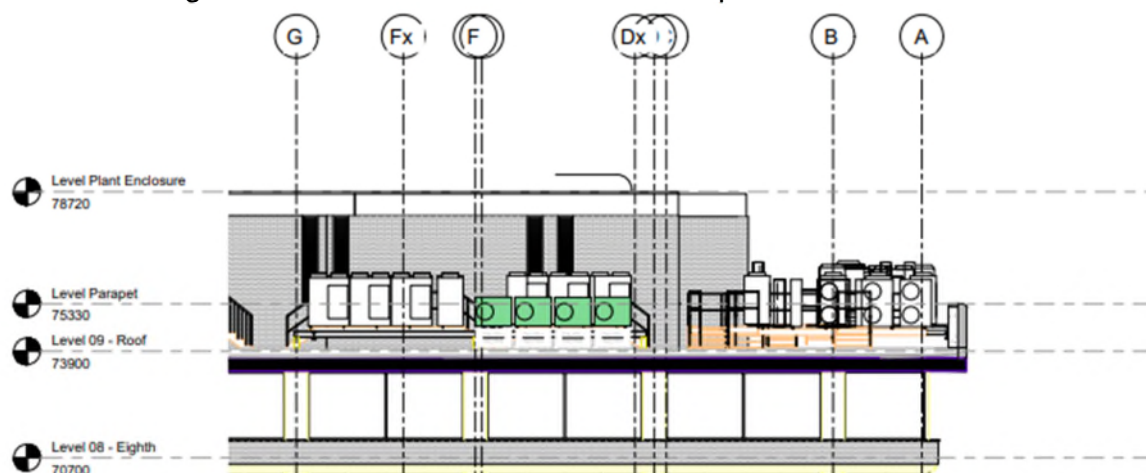
The principle of having AC units in the locations is considered to be appropriate. There is already plant in place in this location and so it is considered an appropriate place to locate such plant.

Visual Amenity

Consideration has been given to the siting of the unit in order to limit the impact when viewed from surrounding buildings, and the units are to be located alongside existing equipment.

The unit would not be visible from street level as they are set back from the parapet. Given the existing air conditioning units in place in the proposed locations, it is not considered that the additional proposed air conditioning would have a significant negative effect on the visual amenity of the host building itself, or upon the surrounding street scene. Current units in place are well screened from view on street level.

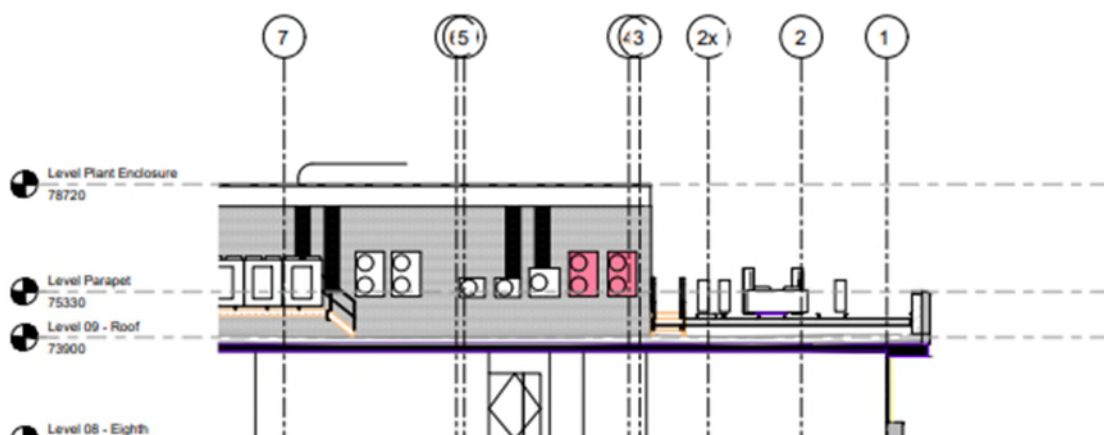
The replacement of the existing air conditioning units is not considered to have any impact of the visual amenity of the building itself or the surrounding street scene, as the units are of a similar size and design and are located in the exact same place.



Proposed Elevation Aytoun Street

The proposals will also see the removal of 2no. AC units (highlighted in red below) which are orientated vertically and situated slightly higher, so are actually less well screened than the proposed units.

There overall be an increase in 2no. AC units, given the installation of 4no. AC units and the removals of 2no. AC units.



Proposed Elevation Portland Street

Noise

A noise impact assessment and acoustic report were submitted along with the application. Whilst the information included in these documents was signed off as satisfactory by Manchester City Council's Environmental Health team, it was requested that a verification report be submitted post the installation of the equipment. This has been included as a condition.

Conclusion

Given the above, it is considered that the proposal is in accordance with the above policies and should be approved.

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 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, received by Manchester City Council as the Local Planning Authority on 03 February 2025:

- Location Plan

- Design and Access Statement
- Wall mounted Alpha
- Wall mounted unit Air Conditioning Technical Data FAA-B
- Roof Mechanical Services Condenser Layout 50960488-LBG-CP-02-M2-ML-2001

Received by Manchester City Council as the Local Planning Authority on 14 February 2025:

- Portland Street-condenser Removal Section and Elevation 50960488-HLN-XX-S1-M2-AR01-7306 A
- Aytoun Street-condenser Installation Section and Elevation 50960488-HLN-XX-S2-M2-AR01-7305 A
- Acoustic Planning Report

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) a) Externally mounted ancillary plant, equipment and servicing shall carried out in accordance with 'Acoustic planning report - LBG, 11 Portland Street, Manchester 023358-R04-D' produced by Sandy Brown dated 05 February 2025, received by the City Council as the Local Planning Authority on 07 February 2025. The scheme shall be implemented in full before the use commences.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been 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 agreed noise criteria.

Reason - To safeguard residential amenity by minimising the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and Unitary Development Plan saved policy DC26.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

10 New York Street, Manchester, M1 4JD
PaddyPower, 44 Piccadilly Plaza, Manchester, M1 4AJ
Ground Floor, Westminster House, 11 Portland Street, Manchester, M1 3PL
Huxters, Minshull Street, Manchester, M1 3EF
Part Ground Floor, Saco House, 6 Minshull Street, Manchester, M1 3ED
The Crown Court, Minshull Street, Manchester, M1 3FS
8 Minshull Street, Manchester, M1 3EF
Flat 310, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Aytoun Street Wing Ninth Floor, Westminster House, 11 Portland Street, Manchester, M1 3BH
Flat 216, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Fourth Floor, 9 Portland Street, Manchester, M1 3BE
Flat 402, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 704, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 109, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 401, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 107, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 502, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 318, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 209, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 409, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 215, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 416, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 218, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Gourmet Society, Fifth Floor, 9 Portland Street, Manchester, M1 3BE
Fourth Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY
Second Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Flat 206, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 514, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 301, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 518, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 307, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 405, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 706, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 510, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Ground Floor, Westminster House, Aytoun Street, Manchester, M1 3DL
Flat 613, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Sixth Floor, 9 Portland Street, Manchester, M1 3BE
Third Floor, 9 Portland Street, Manchester, M1 3BE
Flat 608, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 204, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 602, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 607, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 210, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 417, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 605, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 300, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 506, The Grand, 1 Aytoun Street, Manchester, M1 3DB
The Thrift Shop, 45 - 50 Piccadilly Plaza, Manchester, M1 4AJ
Seventh Floor, Westminster House, 11 Portland Street, Manchester, M1 3HU
Fifth Floor, Westminster House, 11 Portland Street, Manchester, M1 3HU

Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Flat 504, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Ground Floor Office, 7 Chatham Street, Manchester, M1 3AY
New College Group, Ground And First Floor, 9 Portland Street, Manchester, M1 3BE
Flat 200, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 110, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 703, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 315, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 713, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 505, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 103, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 308, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 313, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 41, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Second Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY
Third Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Saco House, 6 Minshull Street, Manchester, M1 3ED
Flat 203, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 212, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 201, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 412, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 701, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 309, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 404, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 710, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 312, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 205, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 411, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 104, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 601, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 305, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 304, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 712, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Ground Floor, Westminster House, Minshull Street, Manchester, M60 1HY
First Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Flat 711, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 702, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 311, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 611, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 108, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 214, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 408, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 415, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 517, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 112, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 403, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 511, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 400, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 418, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Manchester Souvenirs And News, Unit F4, City Tower, Piccadilly Plaza, Manchester, M1 4AL
Third Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY
Ninth Floor, Westminster House, 11 Portland Street, Manchester, M1 3BH
First Floor, Westminster House, 11 Portland Street, Manchester, M1 3PL
Westminster House, Minshull Street, Manchester, M60 1HY

Flat 302, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 603, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 512, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 111, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 316, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 604, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 705, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 610, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 606, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 106, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 213, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 513, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 211, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 709, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 208, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 516, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 207, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 507, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 39, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 47, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Edwards, Westminster House, 11 Portland Street, Manchester, M1 3HU
Eighth Floor, Westminster House, 11 Portland Street, Manchester, M1 3BH
Fourth Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Fifth Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Flat 317, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 314, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Second Floor, 9 Portland Street, Manchester, M1 3BE
Flat 407, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 303, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 202, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 500, The Grand, 1 Aytoun Street, Manchester, M1 3DR
Flat 707, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 515, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 509, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 508, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 503, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 600, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 306, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 406, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 105, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Britannia Hotel, 35 Portland Street, Manchester, M1 3LA
Sixth Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Flat 217, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 410, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 501, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 101, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 102, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 612, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 609, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 708, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 413, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 414, The Grand, 1 Aytoun Street, Manchester, M1 3DA

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

Area Team Boundary - Name: CENTRAL