

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142038/LO/2025 & 142037/FO/2025

Date registered valid: 31 January 2025

Proposal: Listed Building Consent for the internal refurbishment works(142038/LO/2025)
Installation of planters and external alterations (142037/FO/2025)

Address: 97 Piccadilly, Manchester, M1 2DB

Ward(s): Piccadilly Ward

Applicant: Paul Tunstall o.b.o Trust Inns

Agent (if any): Mr Paul Tunstall JWPC Ltd

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve 142038/LO/2025 & Approve 142037/FO/2025

Date of recommendation: **26/03/2025**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 17 February 2025

Standard consultations:

Printed: 6 February 2025 Expired: 27 February 2025 (142038/LO/2025)

Posted: 6 February 2025 Expired: 27 February 2025 (142037/FO/2025)

Neighbour notifications

Printed: 6 February 2025 Expired: 27 February 2025 (142038/LO/2025)

Posted: 6 February 2025 Expired: 27 February 2025 (142037/FO/2025)

Site notice

Posted: 6 February 2025 Expired: 27 February 2025 (142038/LO/2025)

Posted: 6 February 2025 Expired: 27 February 2025 (142037/FO/2025)

Press advert

Published: 11 February 2025 Expired: 4 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to an early 19th century Grade II Listed Building formerly domestic dwellings which comprises a now merged former hotel (converted in 1840) and 2 former townhouses, collectively known as 97 Piccadilly and the Brunswick Hotel. The building has elevations to Piccadilly, Paton Street and Back Piccadilly and lies within the Stevenson Square Conservation Area. The building is 3 storeys above cellars with a slate roof set around a flat roofed single storey element abutting the adjacent Adobe Hotel on Piccadilly. The ground floor of the building is much altered and is currently used as a public house.

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

The area relates to Manchester Piccadilly, the main national transport hub in Manchester. The area comprises many different uses, including transport, drinking, dining, office, hotel and residential.

Description of development

The application seeks listed building for internal and external refurbishment works. Externally, new lighting, signage and paintwork is proposed to reinvigorate the façade. The windows are to be made good and repainted. Internally, more intrusive works are proposed. The ground floor flooring is in a state of significant disrepair, and it is proposed to replace this flooring and repair any underlying damage to the joists. The modern, unsympathetic bar is to be removed and the modern bulkhead in this area to be reduced. New decorative finishes are to be applied to the walls and the existing exposed areas of brickwork are to be left exposed.

Consultations & Notification Responses

142038/LO/2025

Publicity – a notice was displayed adjacent to the site advertising the application to passers-by. A notice was placed in the local press advertising the works as those affecting a listed building and conservation area. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

142037/FO/2025

Publicity – a notice was displayed adjacent to the site advertising the application to passers-by. A notice was placed in the local press advertising the works as those affecting a listed building and conservation area. Letters were sent to surrounding occupiers notifying them of the development.

One representation has been received as a result of this publicity. The nature of the comment is neutral, stating that there should not be noise emitted from the site before 9am or after 10pm. As the application does not pertain to a change of use, there is no control of hours associated with the application.

Manchester City Council Highways Services – Projecting over licence required for new advertisements (covered by separate advertisement consent application), informative required regarding scaffold licencing and footway stopping up.

Issues

The main policies that are relevant to the consideration of this application are DM1 (Development Management), SP1 (Spatial Principles), EC1 (Employment and Economic Growth in Manchester), EC2 (Existing Employment Space), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), EN19 (Waste), C10 (Leisure and the Evening Economy), CC7 (Mixed Use Development) and CC9 (Design and Heritage) of the Manchester Core Strategy (2012), saved policies DC19 (Listed Buildings) and DC26 (Development and Noise) of the Unitary Development Plan for the City of Manchester (1995), policy JP-P2 (Heritage) of the Places for Everyone Joint Development Plan and Section 16 of the National Planning Policy Framework.

Principle

The development relates to an internal and external refit of the Brunswick public house at 97 Piccadilly. The building is currently somewhat rundown in appearance and has a particularly

unsympathetic internal bar fitout. The ground floor flooring is in a poor state of repair and needs to be repaired or replaced. Although originally domestic dwellings, the works would help the Brunswick to continue to operate as the public house and hotel it has historically operated since the Victorian period, thereby ensuring the building is in a use consistent with its conservation. The principle of the works is therefore supported pursuant to saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995), which supports the retention, restoration, maintenance and continued use of listed buildings and paragraph 210 of the NPPF, which requires consideration of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Impact on the listed building

External

The external works include the installation of new signage, the installation of new lighting, new tiling to the front steps, new fittings to the front doorway, the repair of render, repainting and making good of windows.

With the exception of any works to the windows, these works would be light touch and reversible in nature, comprising the application of decorative finishes, fixtures and fittings.

The proposed signage is timber painted signage to the front of the building on Piccadilly and individual letter signage to the Paton Street elevation. Both of these forms of signage are considered to be traditional in nature and acceptable for use on a listed building and within a conservation area. New lighting for the signage is to be restricted to a maximum of illuminance of 350 cd/m², ensuring the signage itself would be subtly illuminated. Fixtures could be removed and made good at a later date.

The existing render is to be patch repaired and made good to allow the application of new paintwork. This would follow the established 'two-tone' scheme, with a maroon colour to the ground floor and cream up above. This would not be harmful to the character of the building and could be repainted over at a later date, whilst creating a visual uplift to the appearance of the building through the refreshment of the external decoration.

The historic timber windows are to be made good and repainted. At present, it has not been possible to undertake a full survey of the windows without scaffolding in place. This scaffolding is to be agreed by a condition attached to this approval. Once this has been erected, a full survey is to be submitted along with a schedule of repair works for the windows. A condition attached to this approval would require the agreement of these works to the windows.

Internal

The interior of the building has been much altered structurally and visually. There are columns and beams present throughout where rooms have been amalgamated over time to create the bar. Modern plasterwork, paintwork and cornices are present throughout. There is a modern bar in the centre of the floorplate which has an unsympathetic mirrored shelving and spotted led feature lighting. A variety of different, modern timber panelling and doors are used at different points throughout the floor plate. Some historic brickwork has been exposed around the chimney breasts.

The ground floor timber flooring is in a poor condition and requires significant repair works. At present it has not been possible to undertake a full structural survey to ascertain the condition of the floor and the underlying joists due to asbestos installed within the modern basement ceiling. This asbestos is currently being removed, after which a full structural survey would be

undertaken. Therefore, a condition attached to this approval would require the submission of the outcome of this survey, together with a scheme of repair works, for agreement with the Local Planning Authority (LPA). An appropriate condition is attached to this approval.

There is an existing central bar, which is of low-quality modern appearance and materiality and entirely unsympathetic to the character of the building, thereby significantly detracting from its appearance. The proposal would see the removal of this bar and its replacement by a new, traditional timber bar. This would help enhance the appearance of the space and afford it a more traditional appearance and thus is supported.

The main bar seating area currently has a suspended ceiling that houses a redundant ventilation system. It is proposed to reduce the extent of this suspended ceiling to form a service bulkhead above the bar itself. A new cornice would be formed to match the existing, non-original cornices present throughout the pub. The removal of a portion of this suspended ceiling and the redundant ventilation system is supported as it would better reveal the original proportions of the space.

Doors are to be replaced throughout with new hardwood doors with brass fittings. The existing doors on the ground floor are not original and lack a cohesive appearance having been replaced at various points in the building's history. The new doors would help improve the aesthetic coherence of the building's interior. Externally, the existing front double doors are to be retained, repaired and refinished.

Internally, some low quality shutters which have been placed over the ground floor front windows would be removed, which is considered beneficial as it would improve visibility into, and out of, the building thereby allowing for it to be better appreciated.

There are 3no. existing fireplaces which house stoves with metal flues that run inside the chimney breasts. The stoves are to be replaced, with the existing flues retained. The chimney breast to the southern interior wall are exposed brick and it is proposed to retain these as they are currently. Should it be discovered during the course of the works that any repair work be necessary, an appropriate condition is attached to this approval requiring the submission of a scheme of repair to be agreed with the LPA.

Other elements of the works are largely decorative in nature. It is proposed to refinish the internal walls and ceilings. This would include the use of floral anaglypta above half height timber panelling which would either be repaired or newly introduced to match existing. This is of a traditional design that is sympathetic to the public house use of the space. There would be two areas of timber panelling introduced to the dining area and southern wall of the raised bar seating area. Wall tiles would be introduced to pillars around the bar.

Given the highly modified nature of the space and the modern nature of the existing wall finishes, it is considered that installation of new finishes would help improve the overall appearance of the space by affording it a more traditional, visually coherent appearance sympathetic to its history as a Victorian public house. The works would impact modern finishes and would thus be reversible without impact historic fabric. Where historic brickwork remains it is proposed that this remain exposed.

Conclusion on works requiring listed building consent

By virtue of the enhancement to the appearance and character the interior of the building, it is considered that the proposed works are considered acceptable pursuant to saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and policy EN3 of the Manchester Core Strategy (2012) which supports works to listed buildings which preserve or

enhance their character and appearance. The signage is further supported pursuant to policy 15.2 of the Unitary Development Plan for Manchester and section 6.3 of the Shopfront and Signage Design Guide (2024).

Visual amenity

In relation to the works considered under the application for planning permission, he proposed external works would be largely beneficial to the visual amenity of the building and Stevenson Square Conservation Area. The building currently has a rundown appearance and requires freshening up.

The general repair and redecoration of the external façade would result in a general uplift of the building's appearance and have a contingent positive effect on the conservation area. This would include the installation of new tiling to the front steps and the installation of new window boxes with live planting to the ground floor windows would create a degree of visual interest on the elevation. An unsightly canopy would be removed from a window of Paton Street.

Any lighting would have its illuminance controlled to 350 cd/m², ensuring that the façade is not overly brightly lit and thus the façade would not be overly prominent in the wider street scene.

By virtue of improvements to the buildings general appearance that would result from the works to the elevation, they are considered acceptable pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012), which require the City Council to have general regard to the impacts of development on visual amenity.

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 142038/LO/2025 & Approve 142037/FO/2025

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval 142038/LO/2025

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 approved drawings and documents:

- Drawing - Proposed 22108-102 CEILING INVESTIGATION
- Drawing - Proposed 22108-401 M & E PLAN
- Drawing - Proposed 22108-403 WALL FINISHES PLAN
- Drawing - Proposed 22108-404 CEILING PLAN
- Drawing - Proposed 22108-406 JOINERY DETAILS 1 OF 2
- Drawing - Proposed 22108-407 JOINERY DETAILS 2 OF 2
- Drawing - Proposed 22108-408 FIREPLACE AND DISPLAY DETAILS
- Drawing - Proposed 22108-409 BAR DETAILS
- Drawing - Proposed 22108-410 BAR SECTIONS
- Drawing - Proposed 22108-412 GENTS WC DETAILS
- Drawing - Proposed 22108-413 LADIES WC DETAILS
- Drawing - Existing & Proposed 22108-302 A ELEVATIONS WITH DILAPS
- Drawing - Existing & Proposed 22108-701 A GF WINDOW AND DOOR SCHEDULE
- Drawing - Existing & Proposed 22108-702 A FF WINDOW SCHEDULE
- Drawing - Existing & Proposed 22108-703 SF WINDOW SCHEDULE

All received by the City Council, as Local Planning Authority, on 31/01/2025

-Drawing - Proposed 22108-303 REV B ELEVATIONS WITH DILAPS received by the City Council, as Local Planning Authority, on 25/03/2025

- Drawing - Proposed 22108-103 REV A REMOVALS PLAN
- Drawing - Proposed 2025 22108-201 REV C GF AND BASEMENT PLAN
- Drawing - Proposed 22108-411 REV A DOOR DETAILS

All received by the City Council, as Local Planning Authority, on 26/03/2025

- Drawing - Proposed 211 A REV C SIGNAGE
 - Drawing - Proposed 211 B REV C SIGNAGE
 - Drawing - Proposed 211 I REV C ELEVATIONS
 - Drawing - Proposed 211 M REV C SIGNAGE
 - Drawing - Proposed 211 N REV C SIGNAGE
 - Drawing - Proposed 211 O REV C SIGNAGE
 - Supporting Information 211 G REV C METHOD OF FIXING DRAWING
- All received by the City Council, as Local Planning Authority, on 28/03/2025

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) Prior to the commencement of any works hereby approved a scheme, including a detailed methodology and specification, for any scaffolding and support structures required in order to carry out the approved works shall be submitted to and approved in writing by the City Council as local planning authority.

The scheme shall explore options considered in order to minimise any potential harm to the asset, and include details of any means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following the removal of the scaffold. Any associated scaffold shall be implemented and subsequently removed in accordance with the approved scheme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

4) a) Excluding asbestos removal works, prior to the commencement of any works to the joists and floorboards associated with the ground floor flooring/ basement ceiling, a structural survey shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a survey of all flooring and its underlying structure. The approved details shall be implemented as part of the development.

b) Prior to the commencement of any works to the joists and floorboards associated with the ground floor flooring/ basement ceiling, a scheme to repair or replace any unviable elements shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a method statement, scaled drawings and cross sections (1:5 scale), joinery details, fixings and fittings, specifications of materials and measures to protect historic fabric in situ. The approved details shall be implemented as part of the development.

5) Prior to the commencement of any works to the floors and underlying structure, physical samples of any materials to be used in the repair and/or replacement of flooring approved under condition 4 shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in full as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

6) a) Notwithstanding the approved drawings (Drawing - Existing & Proposed 22108-701 A GF WINDOW AND DOOR SCHEDULE; Drawing - Existing & Proposed 22108-702 A FF WINDOW SCHEDULE; Drawing - Existing & Proposed 22108-703 SF WINDOW SCHEDULE received by the City Council, as Local Planning Authority, on 31/01/2025), prior to the commencement of any works to the windows, a survey of the windows shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the identification of any windows to be replaced.

b) Prior to the commencement of any works to the windows, a scheme to repair or replace the windows shall be submitted to and approved in writing by the City Council, as Local Planning

Authority. This shall include the provision of a method statement, scaled drawings and cross sections (1:5 scale), joinery details, fixings and fittings, specifications of materials and measures to protect historic fabric in situ. The approved details shall be implemented in full as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

7) Prior to the commencement of any repairs to the external render, full and final details shall be submitted to and approved in writing by the City Council as LPA. This shall include analysis of the existing render and product specifications of the products to be used for repairs. The approved details shall be implemented in full as part of the development.

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

8) Notwithstanding the drawings approved under Condition 2, prior to the installation of any MEP services to the listed building, full and final specifications and details (including scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation) shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to first occupation of the development.

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

9) Prior to the commencement of any repair work to the exposed chimney breasts, full and final details shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a method statement, product specifications and an in situ repair sample as appropriate. The approved details shall be implemented in full as part of the development.

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

Condition(s) to be attached to decision for approval 142037/FO/2025

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:

- Drawing - Proposed 211 B REV B PROPOSED LANTERNS AND PLANTERS
- Drawing - Proposed 211 E REV B PROPOSED LEDS
- Drawing - Proposed 211 F REV B PROPOSED HIGH LEVEL LIGHTS
- Drawing - Proposed 211 I REV B PROPOSED LIGHTING SCHEME ELEVATIONS

All received by the City Council, as Local Planning Authority, on 18/03/2025

-Drawing - Proposed 22108-303 REV B ELEVATIONS WITH DILAPS received by the City Council, as Local Planning Authority, on 25/03/2025

-Drawing - Proposed 22108-103 REMOVALS PLAN
-Drawing - Proposed 22108-201 A GF AND BASEMENT PLAN
Both received by the City Council, as Local Planning Authority, on 26/03/2025

Reason - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

3) Lighting shall be installed in accordance with the approved scheme (). The illuminance level of the approved lighting scheme shall be controlled to a level of no more than 350cd/m2.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

4) Prior to the installation of any planters to the ground floor windows, a physical sample of the proposed planter shall be submitted to and approved by the City Council, as Local Planning Authority. The approved details shall be implemented in full as part of the development.

Reason - in the interest of visual amenity pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Brunswick Chambers, 4 Paton Street, Manchester, M1 2BA

Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

15 Paton Street, Manchester, M1 2BA

22 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

21 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

19 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

18 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

16 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

14 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

12 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

10 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

8 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

7 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

5 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

4 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

2 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

64 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

62 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

61 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

59 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

57 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

56 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

54 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

52 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

51 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

49 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

47 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

46 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

44 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

43 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

41 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

39 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

38 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

37 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

36 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

35 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

34 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

33 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

32 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

31 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

30 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

29 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

28 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

27 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

26 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

24 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE

5 Paton Street, Manchester, M1 2BA

7 Paton Street, Manchester, M1 2BA

Caxton Buildings, 3 Paton Street, Manchester, M1 2BA

95 Piccadilly, Manchester, M1 2DA

Flat A, Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
63 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
60 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
58 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
55 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
93 Piccadilly, Manchester, M1 2DA
53 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
50 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
48 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
45 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
42 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
40 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
25 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
23 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
20 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
17 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
15 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
11 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
9 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
6 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
3 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
1 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE
68 Dale Street, Manchester, M1 2HR
9 - 11 Paton Street, Manchester, M1 2BA
Flat At, 97 Piccadilly, Manchester, M1 2DB
12 Piccadilly, Manchester, M1 3AN
The Manchester Abode Ltd, 107 Piccadilly, Manchester, M1 2DB

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
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL