

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 142078/FO/2025  
**Date registered valid:** 19 February 2025  
**Proposal:** Replacement of timber boards to external staircases.  
**Address:** The Arthouse, 43 George Street, Manchester, M1 4AB  
**Ward(s):** Deansgate Ward

**Applicant:** Mr Robert Hutton, Grey GR Limited Partnership  
**Agent (if any):** Mrs Nicola Applebey, IDP  
**Case officer:** Jack Naven  
Tel: 0161 219 2095  
Email: jack.naven@manchester.gov.uk

**Recommendation:** Approve  
**Date of recommendation:** 10 April 2025

## **Application Details**

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 21 February 2025

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

Printed: 21 February 2025 Expired: 14 March 2025

### **Site notice**

Posted: 21 February 2025 Expired: 14 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:** Grade II

**Conservation area:** George Street Conservation Area 1985

**Tree Preservation Order:** Not applicable

The Arthouse comprises former warehouse buildings, located at the junction of Princess Street and constructed circa 1845, which were converted to residential use circa 2007.

The building is constructed out of sandstone ashlar on the ground floor, with red brick with sandstone dressings above. The basement and ground floor treated as tall arcade of round-headed arches, with moulded impost band to the piers, arches with stepped voussoirs and set-in reveals which have imposts and volute keystones, the 3rd bay containing a doorway and the other bays divided equally between basement and ground floor windows.

There are large round-headed windows at 1st and 2nd floors, with keystones and linking impost bands, and pairs of small round-headed windows at 3rd floor, also with keystones.

## **Description of Development**

The proposal seeks planning permission for the replacement of timber boards to external staircases.

## **Related Applications**

**142079/LO/2025** - Listed Building Consent for replacement of timber boards to external staircases.

***To be approved in tandem with this application.***

## **Consultations & Notification Responses**

**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.

**DC18.1 (Conservation Areas)** states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

**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.

### **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 assets.

**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.

**Paragraph 2.14** states that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

**Paragraph 2.16** The impact of site boundaries can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well-designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment

### **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 proposal is for the removal of the timber boards at the top of the external staircases. The three staircases are located in the rear courtyard.

The reason is to remove all combustible materials from the building facade in line with the Building Safety Act.

The principle of the development is considered to be acceptable on these grounds

### **Visual Amenity**

The proposal seeks to replace the finishing material of a balcony floor that was added as part of the conversion of this building into flats.

The current material is timber, and the application is to remove and replace with metal checker plate.

The metal checkerboard has been used elsewhere in the courtyard and on the steps (approved under 060093/FO/CITY2/00) and as such there is a precedent for this material and its use would read alongside the existing.

Overall, the proposed works will have a minimal impact upon the visual amenity of the building and the surrounding street scene.

### **Access**

There is no proposed change to the pedestrian or vehicular access onto and around the site and building.

### **Refuse**

There is no proposed change to the existing refuse strategy.

### **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 the City Council as Local Planning Authority on 05 February 2025:

- Location Plan C6095
- Site Plan
- Proposed Staircase 01 Proposed Refurbishment 010
- Proposed Staircase 02 Proposed Refurbishment 011
- Proposed Staircase 03 Proposed Refurbishment 012
- Proposed Courtyard Plan 04
- Design and Access Statement

And the following drawings and documents received by the City Council as Local Planning Authority on 21 February 2025:

- Heritage Statement

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

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

Basement, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 112, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 6, 30 Princess Street, Manchester, M1 4DA  
Apartment 302, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 205, The Arthouse, 43 George Street, Manchester, M1 4AB  
Ground Floor, The Arthouse, 43 George Street, Manchester, M1 4AB  
50 Faulkner Street, Manchester, M1 4FH  
First Floor, 50 Faulkner Street, Manchester, M1 4FH  
52A Faulkner Street, Manchester, M1 4HF  
52 - 54 Faulkner Street, Manchester, M1 4FH  
Third Floor, 16 Nicholas Street, Manchester, M1 4EJ  
Ground Floor, 48 Faulkner Street, Manchester, M1 4FH  
Apartment 12, 30 Princess Street, Manchester, M1 4DA  
Apartment 209, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 201, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 7, 30 Princess Street, Manchester, M1 4DA  
Apartment 24, 30 Princess Street, Manchester, M1 4DA  
Apartment 104, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 208, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 407, The Arthouse, 43 George Street, Manchester, M1 4AB  
33 George Street, Manchester, M1 4HQ  
35A - 39A George Street, Manchester, M1 4HQ  
16 Nicholas Street, Manchester, M1 4EJ  
Second Floor, 48 Faulkner Street, Manchester, M1 4FH  
Apartment 32, 30 Princess Street, Manchester, M1 4DA  
Apartment 21, 30 Princess Street, Manchester, M1 4DA  
Apartment 101, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 16, 30 Princess Street, Manchester, M1 4DA  
Apartment 107, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 309, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 109, The Arthouse, 43 George Street, Manchester, M1 4AB  
XiongQi Hot Pot, 56B Faulkner Street, Manchester, M1 4FH  
Unit 4, 85 - 87 Princess Street, Manchester, M1 4HT  
Basement Store, 85 - 87 Princess Street, Manchester, M1 4HT  
Apartment 19, 30 Princess Street, Manchester, M1 4DA  
Apartment 27, 30 Princess Street, Manchester, M1 4DA  
Apartment 11, 30 Princess Street, Manchester, M1 4DA  
Apartment 110, The Arthouse, 43 George Street, Manchester, M1 4AB  
83 Princess Street, Manchester, M1 4HH  
Apartment 5, 30 Princess Street, Manchester, M1 4DA  
Apartment 31, 30 Princess Street, Manchester, M1 4DA  
Apartment 405, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 305, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 103, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 404, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 401, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 108, The Arthouse, 43 George Street, Manchester, M1 4AB  
Unit 2, 85 - 87 Princess Street, Manchester, M1 4HT  
Unit 6, 85 - 87 Princess Street, Manchester, M1 4HT  
89 Princess Street, Manchester, M1 4HT  
Part First Floor Right Hand Side, 16 Nicholas Street, Manchester, M1 4EJ

First Floor, 48 Faulkner Street, Manchester, M1 4FH  
Fifth Floor, 16 Nicholas Street, Manchester, M1 4EJ  
32 Princess Street, Manchester, M1 4LB  
Apartment 8, 30 Princess Street, Manchester, M1 4DA  
Apartment 20, 30 Princess Street, Manchester, M1 4DA  
Apartment 406, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 203, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 303, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 102, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 310, The Arthouse, 43 George Street, Manchester, M1 4AB  
Basement, 50 Faulkner Street, Manchester, M1 4FH  
Apartment 210, The Arthouse, 43 George Street, Manchester, M1 4AB  
China City, 56A Faulkner Street, Manchester, M1 4FH  
85 - 87 Princess Street, Manchester, M1 4HT  
Unit 3, 85 - 87 Princess Street, Manchester, M1 4HT  
First Floor Front Left, 16 Nicholas Street, Manchester, M1 4EJ  
Third Floor Left, 16 Nicholas Street, Manchester, M1 4EJ  
Second Floor Right Hand Side, 16 Nicholas Street, Manchester, M1 4EJ  
Apartment 14, 30 Princess Street, Manchester, M1 4DA  
Apartment 17, 30 Princess Street, Manchester, M1 4DA  
The Alan Hotel, 18 Princess Street, Manchester, M1 4LG  
Apartment 207, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 29, 30 Princess Street, Manchester, M1 4DA  
Apartment 23, 30 Princess Street, Manchester, M1 4DA  
Apartment 4, 30 Princess Street, Manchester, M1 4DA  
Apartment 105, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 304, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 402, The Arthouse, 43 George Street, Manchester, M1 4AB  
Ground Floor, 50 Faulkner Street, Manchester, M1 4FH  
Second Floor Left Hand Side, 16 Nicholas Street, Manchester, M1 4EJ  
Basement Floor Office, 48A Faulkner Street, Manchester, M1 4FH  
48 Faulkner Street, Manchester, M1 4FH  
Apartment 28, 30 Princess Street, Manchester, M1 4DA  
Apartment 15, 30 Princess Street, Manchester, M1 4DA  
Apartment 25, 30 Princess Street, Manchester, M1 4DA  
Apartment 10, 30 Princess Street, Manchester, M1 4DA  
Basement, 28 - 32 Princess Street, Manchester, M1 4LB  
Apartment 408, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 18, 30 Princess Street, Manchester, M1 4DA  
Apartment 307, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 306, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 204, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 111, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 106, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 202, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 301, The Arthouse, 43 George Street, Manchester, M1 4AB  
Part First Floor, 16 Nicholas Street, Manchester, M1 4EJ  
Fourth Floor, 16 Nicholas Street, Manchester, M1 4EJ  
Apartment 30, 30 Princess Street, Manchester, M1 4DA  
28 - 32 Princess Street, Manchester, M1 4LB  
Apartment 403, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 26, 30 Princess Street, Manchester, M1 4DA  
Apartment 9, 30 Princess Street, Manchester, M1 4DA  
Apartment 22, 30 Princess Street, Manchester, M1 4DA

Apartment 308, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 410, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 409, The Arthouse, 43 George Street, Manchester, M1 4AB  
Apartment 206, The Arthouse, 43 George Street, Manchester, M1 4AB  
Spice City, 56 Faulkner Street, Manchester, M1 4FH  
Ground Floor Unit 1, 85 - 87 Princess Street, Manchester, M1 4HT  
Unit 5, 85 - 87 Princess Street, Manchester, M1 4HT  
Betfred, 14 Nicholas Street, Manchester, M1 4EJ  
Basement, 16 Nicholas Street, Manchester, M1 4EJ  
Ground Floor, 16 Nicholas Street, Manchester, M1 4EJ  
48A Faulkner Street, Manchester, M1 4FH  
First Floor Rear Left, 16 Nicholas Street, Manchester, M1 4EJ

## **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 - George Street Conservation Area 1985  
Area Team Boundary - Name: CENTRAL