

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140382/JO/2024

Date registered valid: 8 July 2024

Proposal: Variation of application 119374/FO/2018, as varied by 133975/JO/2022, to amend conditions 2 (Specified Plans), 10 (Construction Management Plan), 11 (Heritage), and 13 (Environmental Standards).

Address: Mindel House (10 Minshull Street) And 11 Bloom Street, Manchester, M1 3EF

Ward(s): Piccadilly Ward

Applicant: Mr Neil Baumber Beech Holdings

Agent (if any): Mr Ralph Taylor Paul Butler Associates

Case officer: Michael Pearson
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Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 02/12/2024

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit:

Standard consultations:

Printed: 12 July 2024 Expired: 2 August 2024

Neighbour notifications

Printed: 12 July 2024 Expired: 2 August 2024

Site notice

Posted: 16 July 2024 Expired: 6 August 2024

Press advert

Published: 16 July 2024 Expired: 6 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is a 0.13 hectares plot fronting Bloom Street, Minshull Street and Richmond Street. It contains two five storey (set above a basement) vacant grade II listed buildings, former warehouses occupied predominately until vacancy as office accommodation, known as Mindel House and 11 Bloom Street. The buildings are redbrick with sandstone dressing and are set at the back of pavement. There is a gated passageway between the two buildings, which was utilised as a yard area. The application site is subject to an extant planning permission and listed building consents for the conversion of both buildings to form 80no residential apartments (Class C3), as well as the erection of a roof top extension to 11 Bloom Street.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site lies within the heart of Manchester City Centre. The site is not within but is visible from the Whitworth Conservation Area, which is characterised by Victorian and Edwardian architecture constructed between 1850 and 1920 and has historical importance due to its significance for the textile industry in Manchester. The site is opposite the Grade II* Listed Crown Courts on Minshull Street and opposite the Grade II Listed 8 Minshull Street and 42 Bloom Street. A surface car park lies adjacent to the site to the south-west. Neighbouring uses comprise of a variety of commercial office uses (Class E) to the north and north-west, with a large number of drinking establishments and nightclubs (Sui Generis) situated to the south along Canal Street.

Description of development

The application seeks consent to amend conditions 2 (Specified Plans), 10 (Construction Management Plan), 11 (Heritage), and 13 (Environmental Standards) of planning permission 133975/JO/2022.

The proposed amendments consist of the following:

- Layout changes to internal partitions forming approved residential apartments to both buildings.
- Roof extension design change, including removal of balconies, fins, plant screen and reduction in rooftop plant to 11 Bloom Street
- Alleyway access and elevational alterations to both buildings
- Alterations to ventilation strategy to both buildings
- Removal of dryer inlet from façade to 11 Bloom Street
- Demolition of non-original alleyway facing section of brickwork to the former lift hoist shaft housing at roof level to 11 Bloom Street
- Proposed demolition of existing redundant lift hoist brick shaft housing above central valley roof to Mindel House
- Retention of blind windows to Richmond Street elevation on Mindel House
- Relocation of proposed AOV to above staircase to ensure functionality to Mindel House

Planning History

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

140357/JO/2024 - Variation of Listed Building Consent 119373/LO/2018, as amended by 133905/JO/2022, to amend conditions 2 (Specified Plans), 4 (Heritage) and 5 (Scaffolding) – Application under consideration.

140356/JO/2024 - Variation of Listed Building Consent 119375/LO/2018, as amended by 133906/JO/2022, to amend conditions 2 (Specified Plans), 4 (Heritage) and 5 (Scaffolding) – Application under consideration.

133975/JO/2022 - Variation of Conditions 3 (Materials) and 11 (Heritage) of application referenced 119374/FO/2018 to amend the wording of these conditions – Approved October 2022.

133906/JO/2022 - Variation of Condition 3 (Materials) of application 119375/LO/2018 to amend the wording – Approved October 2022.

133905/JO/2022 - Variation of Condition 3 (Materials) of application 119373/LO/2018 to amend the wording – Approved October 2022.

119375/LO/2018 - Listed Building Consent associated with change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street – Approved November 2020.

119374/FO/2018 - Change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street – Approved November 2020.

119373/LO/2018 - Listed Building Consent associated with change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street – Approved November 2020.

Consultations & Notification Responses

Environmental Health – No objection subject to conditions relating to waste management, acoustics, plant and construction management plan.

Greater Manchester Ecology Unit – No objection subject to an informative relating to bats.

Greater Manchester Police – No objection received.

Health & Safety Executive – The original permission on site was approved prior to the formation of the Health and Safety Executive. Notwithstanding the applicant may wish to consider some alterations that may be subject to later regulatory consideration.

Highways – No objection.

Publicity – None received.

Policy

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

- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC3 – Housing
- Policy CC6 – City Centre High Density Development
- Policy CC9 – Design and Heritage
- Policy H1 – Overall Housing Provision
- Policy H2 – Strategic Housing Provision
- Policy T1 – Sustainable Transport
- Policy T2 – Accessible Areas of Opportunity and Need
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN6 – Target Framework for CO2 reductions from low or zero carbon energy supplies
- Policy EN16 – Air Quality
- Policy EN19 – Waste
- Policy DM1 – Development Management

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

- Policy DC7 – New Housing Developments
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

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

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

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy for Waste

Issues

Principle of the development

The proposal would see the alteration of an existing planning permission which approved the creation of 80no flats within two Grade II listed buildings in Manchester City Centre. As the proposal would not alter the fundamental principles of the proposal, it is considered it accords with Core Strategy Policies SP1, CC1, CC3, CC6, H1, H2 and DM1, and Places for Everyone Plan Policy JP-Strat2, subject to the matters discussed below.

Residential Amenity

The number of residential dwellings would remain unaltered, with the proposed amendments only concerning the internal layout of apartments, bedroom composition and general amenities. External balconies to 11 Bloom Street have been omitted in favour of an expanded roof extension, which in turn would allow for a larger and more useable internal layout to the fifth floor apartments in the building. It is considered that due to the vast majority of apartments approved under the original permission not benefiting from balconies and how the floorspace of the apartments affected by this change not being altered significantly, occupiers would still benefit from high amenity. Other internal changes to apartments includes the alteration of the layout of apartments in 11 Bloom Street that would face onto the property's proposed lightwell. The change includes the relocation of the internal partition between the apartments' bedroom and living space. Both rooms that would make up a lightwell apartment, a bedroom and kitchen/living space, would benefit from fronting out onto the building's lightwell, thereby having access to an outlook and a source of natural light. It is therefore considered that the proposed amendments are acceptable.

In the event of an approval, it is considered necessary to condition the proposal so that details regarding the maintenance of the lightwell and final details of lightwell windows, as well as those to the rear stair be submitted to and approved in writing by the City Council as Local Planning Authority. Subject to such conditions, as well as those previously listed on the last decision notice, it is considered the development is acceptable with regard to residential amenity and is therefore in accordance with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC26.

Visual Amenity and Heritage

The development would see a number of external amendments when compared to the previous permission on site, these concern the approved roof extension to 11 Bloom Street, Mindel House's redundant central lift shaft, curtain walling and alleyway elevations. Proposed design amendments to the property's roof extension have seen the omission of alleyway facing balconies and fin details, the inclusion of a low-lying louvre and the reduction of rooftop plant, as well as the retrospective removal of 11 Bloom Street's redundant lift overrun. The design amendments to the roof extension are considered to be acceptable, with the removal of balconies, fin details and reduction of rooftop plant, simplifying the design the overall design of the extension. The proposed

louvre would be screened from view by the property's parapet, thereby having no visual impact on the host property or wider street scene. The removal of 11 Bloom Street's redundant lift overrun is considered to have caused a level of less than substantial harm to be caused to the significance of the listed building, notwithstanding this however, it is considered the proposal would still have enough public benefit to outweigh this harm.

11 Bloom Street's curtain walling to Bloom Street would also be simplified, with the removal of a dry riser inlet, ensuring a more seamless and uninterrupted appearance. This is considered to be a positive change which will have a beneficial impact on both the appearance of 11 Bloom Street and the local street scene.

Both Mindel House's and 11 Bloom Street's alleyway elevations have undergone design changes, with 11 Bloom Street's ground floor extension seeing a smaller entrance being proposed and as a result of this a larger portion of brickwork being retained. Mindel House would see a design amendment to its Juliet balcony doors and minor works to its new alleyway entrance. Both changes are considered to be positive, with the design of both elevations now being more historically sensitive.

Mindel House features a redundant central lift hoist shaft which is screened from view from the public highway by the property's roof. This element of the property is non-original and likely dates from the 1910s-1920s. The shaft is in poor physical condition features unsympathetic patch repairs, including concrete slabs. Its location would mean ongoing maintenance would be difficult once the proposed development is occupied. It is considered that the removal of the shaft would cause a low-level of less than substantial harm to be caused to the significance of the Mindel House, with no wider impact being caused to the street scene due to its concealed location. On this basis the public benefits of the proposal are considered to outweigh the recognised harm.

Other general amendments include the addition of various ventilation louvres and grilles across both property's elevations. The submitted supporting information states that the louvres and grates are to be of a heritage design. Subject to a condition requiring the submission of material samples of such details, this element of the proposal is considered to be acceptable.

In light of the above, the proposal would cause some less than substantial harm to the significance of the listed building but this would be outweighed by the public benefits of the proposal, and as such is in accordance with policies SP1, CC1, CC3, CC6, CC9, H1, H2, H4, T1, T2, EN1, EN3, EN16, EN19 and DM1 of the Manchester Core Strategy (2012), saved policies DC7, DC19.1 and DC26 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2, Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Sustainable Design and Construction

An amended Environmental Standards Statement has accompanied the submission. Due to the age of the buildings and their grade II listed status, it is inevitable that there will be a limit on the extent to which heat loss can be maximised. Notwithstanding this, the proposal would utilise energy saving design, build, and construction, supporting the transition to a low carbon future and would re-use previously developed land. Subject to a condition requiring the submission of a post-construction review, the development accords with Core Strategy Policies EN4 and EN6.

Highway Safety

The application site lies within Manchester City Centre, a highly accessible location within walking distance of public transport links and local amenities. Under the original permission on site no parking provision was included and a segmented bike store was approved. The proposal would

see no loss or provision of car parking spaces but would see the creation of single unified cycle storage room accessible via a platform lift within 11 Bloom Street. A 1:1 ratio of cycle storage spaces to proposed apartments would be achieved. Subject to a condition that would require the provision of the cycle store prior to the occupation of the development, it is considered that the development is acceptable in this regard.

A new construction management plan has been submitted as part of the proposed works, which Highways and Environmental Health have stated is acceptable. The management plan will be conditioned as part of any approval.

Subject to the aforementioned conditions, the development is acceptable with regard to its impact on highway safety and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

The proposed waste store for the development is to be relocated to the ground level of 11 Bloom Street, originally approved within the property's basement. This relocation has been brought about by a desire to decrease the amount of manoeuvring required to present bins for collection, as well as residents to travel to the bin store. Environmental Health do not object to this amended arrangement. Subject to a condition that would require the proposed store to be implemented and made available for use prior to the first occupation of the development, the development is acceptable in this regard and accords with Core Strategy Policies EN19 and DM1, and the National Planning Policy for Waste.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Core Strategy Policies SP1, CC1, CC3, CC6, CC9, H1, H2, T1, T2, EN1, EN3, EN4, EN6, EN16, EN19 and DM1, Saved Unitary Development Plan Policies DC7, DC19 and DC26, Places for Everyone Plan Policies, JP-Strat2 and JP-P2, National Planning Policy for Waste, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

Other Legislative Requirements **Equality Act 2010**

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

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

Condition(s) to be attached to decision for approval

- 1) The development must be begun not later than 17 November 2023.

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:

- o 061_001 A LOCATION & SITE PLAN
- o BS-UG-DR-A-9000 P2 Upper Ground Floor_GAs (Received 19/11/2024)
- o BS-01-DR-A-9001 P2 First Floor_GAs (Received 19/11/2024)
- o BS-02-DR-A-9002 P2 Second Floor_GAs (Received 19/11/2024)
- o BS-03-DR-A-9003 P2 Third Floor_GAs (Received 19/11/2024)
- o BS-04-DR-A-9004 P2 Fourth Floor_GAs (Received 19/11/2024)
- o BS-05-DR-A-9005 P1 Fifth Floor_GAs (Received 08/07/2024)
- o BS-LG-DR-A-9006 P3 Lower Ground Floor_GAs (Received 19/11/2024)
- o BS-RP-DR-A-9007 P2 Roof plan - GAs (Received 25/09/2024)
- o BS-ZZ-DR-A-9010 P2 Proposed North-West Elevation (Received 25/09/2024)
- o BS-ZZ-DR-A-9011 P2 Proposed North-East Elevation (Received 25/09/2024)
- o BS-ZZ-DR-A-9012 P2 Proposed South- East Elevation (Received 25/09/2024)
- o BS-ZZ-DR-A-9013 P2 Proposed South- West Elevation (Received 25/09/2024)
- o BS-ZZ-DR-A-9014 P2 Alleyway Elevations (Received 25/09/2024)
- o BS-ZZ-DR-A-9015 P2 Section A-A' (Received 25/09/2024)

o BS-ZZ-DR-A-9016 P2	Section B-B' (Received 25/09/2024)
o BS-UG-DR-A-9020 P1 08/07/2024)	Upper Ground Floor Demolition Plan (Completed) (Received
o BS-01-DR-A-9021 P1 08/07/2024)	First Floor Demolition Plan (Completed) (Received
o BS-02-DR-A-9022 P1 08/07/2024)	Second Floor Demolition Plan (Completed) (Received
o BS-03-DR-A-9023 P1 08/07/2024)	Third Floor Demolition Plan (Completed) (Received
o BS-04-DR-A-9024 P1 08/07/2024)	Fourth Floor Demolition Plan (Completed) (Received
o BS-LG-DR-A-9025 P1 08/07/2024)	Lower Ground Floor Demolition Plan (Completed) (Received
o BS-RP-DR-A-9026 P1	Roof Demolition Plan (Received 08/07/2024)
o BS-UG-DR-A-9030 P2 02/12/2024)	Upper Ground Floor Demolition Plan (Proposed) (Received
o BS-01-DR-A-9031 P1	First Floor Demolition Plan (Proposed) (Received 08/07/2024)
o BS-02-DR-A-9032 P1 08/07/2024)	Second Floor Demolition Plan (Proposed) (Received
o BS-03-DR-A-9033 P1 08/07/2024)	Third Floor Demolition Plan (Proposed) (Received
o BS-04-DR-A-9034 P1 08/07/2024)	Fourth Floor Demolition Plan (Proposed) (Received
o BS-LG-DR-A-9035 P1 08/07/2024)	Lower Ground Floor Demolition Plan (Proposed) (Received
o BS-RP-DR-A-9036 P1	Roof Demolition Plan (Proposed) (Received 08/07/2024)
o BS-UG-DR-A-9040 P1 08/07/2024)	Upper Ground Floor Retention Plan (Received
o BS-01-DR-A-9041 P1	First Floor Retention Plan (Received 08/07/2024)
o BS-02-DR-A-9042 P1	Second Floor Retention Plan (Received 08/07/2024)
o BS-03-DR-A-9043 P1	Third Floor Retention Plan (Received 08/07/2024)
o BS-04-DR-A-9044 P1	Fourth Floor Retention Plan (Received 08/07/2024)
o BS-LG-DR-A-9045 P1	Lower Ground Floor Retention Plan (Received 08/07/2024)
o BS-UG-DR-A-9050 P2	Upper Ground Floor Heritage Plan (Received 25/09/2024)
o BS-01-DR-A-9051 P2	First Floor Heritage Plan (Received 25/09/2024)
o BS-02-DR-A-9052 P2	Second Floor Heritage Plan (Received 25/09/2024)
o BS-03-DR-A-9053 P2	Third Floor Heritage Plan (Received 25/09/2024)
o BS-04-DR-A-9054 P2	Fourth Floor Heritage Plan (Received 25/09/2024)
o BS-LG-DR-A-9055 P2 25/09/2024)	Lower Ground Floor Heritage Plan (Received
o PW-XX-DR-A-9060 P1	Alleyway Design Intent - Plan (Received 08/07/2024)
o PW-XX-DR-A-9061 P1 08/07/2024)	Alleyway Design Intent - Lower Ground Plan (Received
o PW-XX-DR-A-9062 P2 (Received 25/09/2024)	Alleyway Design Intent - Bloom Street - Elevation and section

- o PW-XX-DR-A-9063 P1 Alleyway Design Intent - Cross Section (Received 08/07/2024)
- o PW-XX-DR-A-9064 P1 Ironwork gates (Received 08/07/2024)
- o BS-XX-DR-A-9070 P1 Roof sections - design intent (Received 08/07/2024)
- o BS-XX-DR-A-9071 P1 Roof details 1/2 (Received 08/07/2024)
- o BS-XX-DR-A-9072 P3 Roof details 2/2 (Received 25/09/2024)
- o BS-ZZ-DR-A-9080 P1 Remedial works - External Elevations (Received 08/07/2024)
- o BS-ZZ-DR-A-9081 P1 Remedial works - Internal Elevations (Received 08/07/2024)
- o BS-ZZ-DR-A-9082 P1 Cleaning works - Plans (Received 08/07/2024)
- o BS-ZZ-DR-A-9083 P1 Cleaning works - Internal elevations (Received 08/07/2024)
- o BS-ZZ-DR-A-9084 P1 Cleaning works - Ceilings (Received 08/07/2024)
- o BS-ZZ-DR-A-9090 P3 Lightwell floor plans (Received 18/10/2024)
- o BS-XX-DR-A-9091 P4 Lightwell Elevations (Received 18/10/2024)
- o BS-UG-DR-A-9100 P1 Upper Ground Floor Existing Plan (Received 08/07/2024)
- o BS-01-DR-A-9101 P1 First Floor Existing Plan (Received 08/07/2024)
- o BS-02-DR-A-9102 P1 Second Floor Existing Plan (Received 08/07/2024)
- o BS-03-DR-A-9103 P1 Third Floor Existing Plan (Received 08/07/2024)
- o BS-04-DR-A-9104 P1 Fourth Floor Existing Plan (Received 08/07/2024)
- o BS-LG-DR-A-9105 P1 Lower Ground Floor Existing Plan (Received 08/07/2024)
- o BS-ZZ-DR-A-9110 P1 North-West Elevation Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9111 P1 North-East Elevation Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9112 P1 South- East Elevation Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9113 P1 South- West Elevation Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9114 P1 Alleyway Elevations Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9115 P1 Cross Section Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9116 P1 Long Section Existing (Received 08/07/2024)
- o BS-ZZ-DR-A-9120 P1 Main Entrance External Wall (Received 08/07/2024)
- o BS-ZZ-DR-A-9121 P1 Alleyway External Wall (Received 08/07/2024)
- o BS-ZZ-DR-A-9122 P1 Rear Exit External Wall (Received 08/07/2024)
- o BS-ZZ-DR-A-9123 P1 Former Entrance External Wall (Received 08/07/2024)
- o BS-ZZ-DR-A-9124 P1 Bloom St. External Wall (Received 08/07/2024)
- o BS-ZZ-DR-A-9125 P1 Penthouse Extension (Received 08/07/2024)
- o BS-UG-DR-A-9130 P1 Upper Ground Floor_RCP (Received 08/07/2024)

- o BS-01-DR-A-9131 P1 First Floor_RCP (Received 08/07/2024)
- o BS-02-DR-A-9132 P1 Second Floor_RCP (Received 08/07/2024)
- o BS-03-DR-A-9133 P1 Third Floor_RCP (Received 08/07/2024)
- o BS-04-DR-A-9134 P1 Fourth Floor_RCP (Received 08/07/2024)
- o BS-05-DR-A-9135 P1 Fifth Floor_RCP (Received 08/07/2024)
- o BS-06-DR-A-9136 P1 Lower Ground Floor_RCP (Received 08/07/2024)
- o BS-UG-DR-A-9140 P2 Upper Ground Floor_Floor types and finishes (Received 25/09/2024)
- o BS-01-DR-A-9141 P2 First Floor_Floor types and finishes (Received 25/09/2024)
- o BS-02-DR-A-9142 P2 Second Floor_Floor types and finishes (Received 25/09/2024)
- o BS-03-DR-A-9143 P2 Third Floor_Floor types and finishes (Received 25/09/2024)
- o BS-04-DR-A-9144 P2 Fourth Floor_Floor types and finishes (Received 25/09/2024)
- o BS-05-DR-A-9145 P2 Fifth Floor_Floor types and finishes (Received 25/09/2024)
- o BS-LG-DR-A-9146 P2 Lower Ground Floor_Floor types and finishes (Received 25/09/2024)
- o BS-UG-DR-A-9150 P1 Upper Ground Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o BS-01-DR-A-9151 P1 First Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o BS-02-DR-A-9152 P1 Second Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o BS-03-DR-A-9153 P1 Third Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o BS-04-DR-A-9154 P1 Fourth Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o BS-05-DR-A-9155 P1 Fifth Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o BS-LG-DR-A-9156 P1 Lower Ground Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o BS-XX-DR-A-9157 P1 Internal Wall Types (Received 08/07/2024)
- o PW-XX-DR-A-9158 P1 Bloom Street and Mindel shadow gap detail (Received 08/07/2024)
- o BS-XX-DR-A-9159 P1 Tanking detail (Received 08/07/2024)
- o BS-UG-DR-A-9160 P1 Main Entrance Stair and Ramp (Received 08/07/2024)
- o BS-ZZ-DR-A-9161 P1 Main staircase plans 1/2 (Received 08/07/2024)
- o BS-ZZ-DR-A-9162 P1 Main staircase plans 2/2 (Received 08/07/2024)
- o BS-ZZ-DR-A-9163 P1 Main staircase sections (Received 08/07/2024)
- o BS-ZZ-DR-A-9164 P1 Rear staircase plans (Received 08/07/2024)
- o BS-ZZ-DR-A-9165 P1 Rear staircase sections (Received 08/07/2024)
- o BS-XX-DR-A-9166 P1 Core Arrangement_Plan 1/2 (Received 08/07/2024)
- o BS-XX-DR-A-9167 P1 Core Arrangement_Plan 2/2 (Received 08/07/2024)

o BS-XX-SH-A-9168 P1	Core Arrangement_Sections (Received 08/07/2024)
o BS-XX-DR-A-9170 P1	Existing Windows Elevations (Received 08/07/2024)
o BS-XX-DR-A-9171 P1	Secondary and New Windows Elevations (Received 08/07/2024)
o BS-XX-SH-A-9172 P1	Existing Window schedule (Received 08/07/2024)
o BS-XX-SH-A-9173 P2	Secondary window schedule (Received 25/09/2024)
o BS-XX-SH-A-9174 P1	Proposed new window schedule (Received 08/07/2024)
o BS-05-DR-A-9175 P2	Fifth Floor Curtain Walling (Received 25/09/2024)
o BS-XX-DR-A-9176 P1	Bin Store Curtain Walling (Received 08/07/2024)
o BS-XX-DR-A-9177 P1	Window detail - LGF Richmond St. (Received 08/07/2024)
o BS-XX-DR-A-9178 P1	Window detail - LGF Bloom St. (Received 08/07/2024)
o BS-XX-DR-A-9179 P1	Window detail - UGF Richmond St. (Received 08/07/2024)
o BS-XX-DR-A-9180 P1	Window detail - UGF Bloom St. (Received 08/07/2024)
o BS-XX-DR-A-9181 P1	Window detail - 1st floor Richmond St. (Received 08/07/2024)
o BS-05-DR-A-9182 P1	Window detail - 1st floor Bloom St. (Received 08/07/2024)
o BS-XX-DR-A-9183 P1	Window detail - 2nd floor Bloom St. (Received 08/07/2024)
o BS-XX-DR-A-9184 P1	Window detail - 3rd floor Bloom St. (Received 08/07/2024)
o BS-05-DR-A-9185 P1	Window detail - 4th floor Bloom St. (Received 08/07/2024)
o BS-XX-DR-A-9186 P1	Basement Grille (Received 08/07/2024)
o BS-XX-DR-A-9190 P1	External Doors Elevations (Received 08/07/2024)
o BS-XX-SH-A-9191 P1	External Doors Schedules (Received 08/07/2024)
o MH-UG-DR-A-9000 P1	Upper Ground Floor_GAs (Received 08/07/2024)
o MH-01-DR-A-9001 P1	First Floor_GAs (Received 08/07/2024)
o MH-02-DR-A-9002 P1	Second Floor_GAs (Received 08/07/2024)
o MH-03-DR-A-9003 P1	Third Floor_GAs (Received 08/07/2024)
o MH-04-DR-A-9004 P1	Fourth Floor_GAs (Received 08/07/2024)
o MH-LG-DR-A-9005 P1	Lower Ground Floor_GAs (Received 08/07/2024)
o MH-RP-DR-A-9006 P2	Roof plan - GAs (Received 25/09/2024)
o MH-ZZ-DR-A-9010 P2	Proposed North-West Elevation (Received 25/09/2024)
o MH-ZZ-DR-A-9011 P1	Proposed North-East Elevation (Received 08/07/2024)
o MH-ZZ-DR-A-9012 P1	Proposed South- East Elevation (Received 08/07/2024)
o MH-ZZ-DR-A-9013 P2	Proposed South- West Elevation (Received 25/09/2024)
o MH-ZZ-DR-A-9014 P1	Alleyway Elevations (Received 08/07/2024)
o MH-ZZ-DR-A-9015 P1	Section A-A' (Received 08/07/2024)
o MH-ZZ-DR-A-9016 P1	Section B-B' (Received 08/07/2024)
o MH-UG-DR-A-9020 P1	Upper Ground Floor Demolition Plan (Completed) (Received 08/07/2024)
o MH-01-DR-A-9021 P1	First Floor Demolition Plan (Completed) (Received 08/07/2024)
o MH-02-DR-A-9022 P1	Second Floor Demolition Plan (Completed) (Received 08/07/2024)
o MH-03-DR-A-9023 P1	Third Floor Demolition Plan (Completed) (Received 08/07/2024)

o MH-04-DR-A-9024 P1	Fourth Floor Demolition Plan (Completed) (Received 08/07/2024)
o MH-LG-DR-A-9025 P1	Lower Ground Floor Demolition Plan (Completed) (Received 08/07/2024)
o MH-RP-DR-A-9026 P1	Roof Demolition Plan (Received 08/07/2024)
o MH-UG-DR-A-9030 P2	Upper Ground Floor Demolition Plan (Proposed) (Received 25/09/2024)
o MH-01-DR-A-9031 P2	First Floor Demolition Plan (Proposed) (Received 25/09/2024)
o MH-02-DR-A-9032 P2	Second Floor Demolition Plan (Proposed) (Received 25/09/2024)
o MH-03-DR-A-9033 P2	Third Floor Demolition Plan (Proposed) (Received 25/09/2024)
o MH-04-DR-A-9034 P1	Fourth Floor Demolition Plan (Proposed) (Received 08/07/2024)
o MH-LG-DR-A-9035 P1	Lower Ground Floor Demolition Plan (Proposed) (Received 08/07/2024)
o MH-RP-DR-A-9036 P1	Roof Demolition Plan (Proposed) (Received 08/07/2024)
o MH-UG-DR-A-9040 P1	Upper Ground Floor Retention Plan (Received 08/07/2024)
o MH-01-DR-A-9041 P1	First Floor Retention Plan (Received 08/07/2024)
o MH-02-DR-A-9042 P1	Second Floor Retention Plan (Received 08/07/2024)
o MH-03-DR-A-9043 P1	Third Floor Retention Plan (Received 08/07/2024)
o MH-04-DR-A-9044 P1	Fourth Floor Retention Plan (Received 08/07/2024)
o MH-LG-DR-A-9045 P1	Lower Ground Floor Retention Plan (Received 08/07/2024)
o MH-RP-DR-A-9046 P1	Roof Retention Plan (Received 08/07/2024)
o MH-UG-DR-A-9050 P1	Upper Ground Floor Heritage Plan (Received 08/07/2024)
o MH-01-DR-A-9051 P1	First Floor Heritage Plan (Received 08/07/2024)
o MH-02-DR-A-9052 P1	Second Floor Heritage Plan (Received 08/07/2024)
o MH-03-DR-A-9053 P1	Third Floor Heritage Plan (Received 08/07/2024)
o MH-04-DR-A-9054 P1	Fourth Floor Heritage Plan (Received 08/07/2024)
o MH-LG-DR-A-9055 P1	Lower Ground Floor Heritage Plan (Received 08/07/2024)
o PW-XX-DR-A-9060 P1 (Received 08/07/2024)	Alleyway Design Intent - Mindel House - Elevation and section
o MH-XX-DR-A-9070 P2	Roof sections - design intent (Received 25/09/2024)
o MH-XX-DR-A-9071 P3	Roof details 1/2 (Received 25/09/2024)
o MH-XX-DR-A-9072 P1	Roof details 2/2 (Received 08/07/2024)
o MH-ZZ-DR-A-9080 P1	Remedial works - External Elevations (Received 08/07/2024)
o MH-ZZ-DR-A-9081 P1 (Received 08/07/2024)	Remedial works - Internal Elevations (Received 08/07/2024)
o MH-ZZ-DR-A-9082 P1	Cleaning works - Plans (Received 08/07/2024)
o MH-ZZ-DR-A-9083 P1	Cleaning works - Internal elevations (Received 08/07/2024)
o MH-ZZ-DR-A-9084 P1	Cleaning works - Ceilings (Received 08/07/2024)
o MH-UG-DR-A-9100 P1	Upper Ground Floor Existing Plan (Received 08/07/2024)
o MH-01-DR-A-9101 P1	First Floor Existing Plan (Received 08/07/2024)
o MH-02-DR-A-9102 P1	Second Floor Existing Plan (Received 08/07/2024)

- o MH-03-DR-A-9103 P1 Third Floor Existing Plan (Received 08/07/2024)
- o MH-04-DR-A-9104 P1 Fourth Floor Existing Plan (Received 08/07/2024)
- o MH-LG-DR-A-9105 P1 Lower Ground Floor Existing Plan (Received 08/07/2024)
- o MH-ZZ-DR-A-9110 P1 North-West Elevation Existing (Received 08/07/2024)
- o MH-ZZ-DR-A-9111 P1 North-East Elevation Existing (Received 08/07/2024)
- o MH-ZZ-DR-A-9112 P1 South- East Elevation Existing (Received 08/07/2024)
- o MH-ZZ-DR-A-9113 P1 South- West Elevation Existing (Received 08/07/2024)
- o MH-ZZ-DR-A-9115 P1 Cross Section Existing (Received 08/07/2024)
- o MH-ZZ-DR-A-9116 P1 Long Section Existing (Received 08/07/2024)
- o MH-ZZ-DR-A-9120 P1 Main Entrance External Wall (Received 08/07/2024)
- o MH-ZZ-DR-A-9121 P1 Minshull St External Wall (Received 08/07/2024)
- o MH-ZZ-DR-A-9122 P1 Richmond St. External Wall (Received 08/07/2024)
- o MH-ZZ-DR-A-9123 P1 Bloom St. External Wall (Received 08/07/2024)
- o MH-UG-DR-A-9130 P1 Upper Ground Floor_RCP (Received 08/07/2024)
- o MH-01-DR-A-9131 P1 First Floor_RCP (Received 08/07/2024)
- o MH-02-DR-A-9132 P1 Second Floor_RCP (Received 08/07/2024)
- o MH-03-DR-A-9133 P1 Third Floor_RCP (Received 08/07/2024)
- o MH-04-DR-A-9134 P1 Fourth Floor_RCP (Received 08/07/2024)
- o MH-06-DR-A-9135 P2 Lower Ground Floor_RCP (Received 25/09/2024)

- o MH-06-DR-A-9136 P1 Ceiling type details (Received 08/07/2024)

- o MH-UG-DR-A-9140 P2 Upper Ground Floor_Floor types and finishes (Received 25/09/2024)
- o MH-01-DR-A-9141 P2 First Floor_Floor types and finishes (Received 25/09/2024)

- o MH-02-DR-A-9142 P2 Second Floor_Floor types and finishes (Received 25/09/2024)

- o MH-03-DR-A-9143 P2 Third Floor_Floor types and finishes (Received 25/09/2024)
- o MH-04-DR-A-9144 P2 Fourth Floor_Floor types and finishes (Received 25/09/2024)

- o MH-LG-DR-A-9145 P2 Lower Ground Floor_Floor types and finishes (Received 25/09/2024)
- o MH-UG-DR-A-9150 P1 Upper Ground Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o MH-01-DR-A-9151 P1 First Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o MH-02-DR-A-9152 P1 Second Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o MH-03-DR-A-9153 P1 Third Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o MH-04-DR-A-9154 P1 Fourth Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o MH-LG-DR-A-9155 P1 Lower Ground Floor_Internal Partitions ID Plan (Received 08/07/2024)
- o PW-XX-DR-A-9156 P1 Floor details (Received 08/07/2024)
- o MH-UG-DR-A-9160 P1 Main Entrance Stair (Received 08/07/2024)
- o MH-ZZ-DR-A-9161 P1 Main staircase plans (Received 08/07/2024)

- o MH-ZZ-DR-A-9162 P1 Main staircase sections (Received 08/07/2024)
- o MH-ZZ-DR-A-9163 P1 Rear staircase enclosure 1/2 (Received 08/07/2024)
- o MH-ZZ-DR-A-9164 P1 Rear staircase enclosure 2/2 (Received 08/07/2024)
- o MH-ZZ-DR-A-9165 P1 Rear staircase sections (Received 08/07/2024)
- o MH-XX-DR-A-9166 P1 Core Arrangement_Plan 1/2 (Received 08/07/2024)

- o MH-XX-DR-A-9167 P1 Core Arrangement_Plan 2/2 (Received 08/07/2024)
- o MH-XX-SH-A-9168 P1 Core Arrangement_Sections (Received 08/07/2024)
- o MH-XX-DR-A-9170 P1 Existing Windows Elevations (Received 08/07/2024)
- o MH-XX-DR-A-9171 P1 Secondary and New Windows Elevations (Received 08/07/2024)
- o MHXX-SH-A-9172 P1 Existing Window schedule. (Received 08/07/2024)
- o MH-XX-SH-A-9173 P2 Secondary window schedule (Received 25/09/2024)
- o MH-XX-SH-A-9174 P1 Proposed new window schedule (Received 08/07/2024)
- o MH-05-DR-A-9175 P1 Window detail - LGF Window tanking (Received 08/07/2024)
- o MH-XX-DR-A-9176 P1 Window detail - UGF New lime plaster window (Received 08/07/2024)
- o MH-XX-DR-A-9177 P1 Window detail - UGF Typical timber panel window (Received 08/07/2024)
- o MH-XX-DR-A-9178 P1 Window detail - 1st floor Typical timber panel window (Received 08/07/2024)
- o MH-XX-DR-A-9179 P1 Window detail - 1st floor Typical timber panel window 2 (Received 08/07/2024)
- o MH-XX-DR-A-9180 P1 Window detail - 2nd & 3rd floor Typical timber panel window 1 (Received 08/07/2024)
- o MH-XX-DR-A-9181 P1 Window detail - 2nd & 3rd floor Typical timber panel window 2 (Received 08/07/2024)
- o MH-XX-DR-A-9182 P1 Window detail - 4th floor typical exposed window (Received 08/07/2024)
- o MH-XX-DR-A-9190 P1 External Doors Elevations (Received 08/07/2024)
- o MH-XX-SH-A-9191 P1 External Doors Schedules (Received 08/07/2024)
- o 3 x CGI visuals (Received 25/09/2024)
- o 24006-HAK-BS-XX-SH-M-57001 P02 Extract Grille Schedule (Received 02/12/2024)
- o 24006-HAK-BS-XX-SH-M-57002 P02 Supply Grille Schedule (Received 02/12/2024)
- o 24006-HAK-BS-XX-SH-M-57003 P02 MVHR Schedule (Received 02/12/2024)
- o 24006-HAK-BS-XX-SH-M-57004 P04 Attenuator Schedule (Received 02/12/2024)
- o 24006-HAK-BS-XX-SH-M-57005 P02 Louvre Schedule (Received 02/12/2024)
- o 24006-HAK-BS-B1-DR-M-52001 P02 Drainage Layout - Level B1 (Received 02/12/2024)
- o 24006-HAK-BS-00-DR-M-52001 P02 Drainage Layout - Level 00 (Received 02/12/2024)
- o 24006-HAK-BS-01-DR-M-52001 P02 Drainage Layout - Level 01 (Received 02/12/2024)
- o 24006-HAK-BS-02-DR-M-52001 P02 Drainage Layout - Level 02 (Received 02/12/2024)
- o 24006-HAK-BS-03-DR-M-52001 P02 Drainage Layout - Level 03 (Received 02/12/2024)
- o 24006-HAK-BS-04-DR-M-52001 P02 Drainage Layout - Level 04 (Received 02/12/2024)
- o 24006-HAK-BS-05-DR-M-52001 P02 Drainage Layout - Level 05 (Received 02/12/2024)
- o 24006-HAK-BS-B2-DR-M-53001 P03 Domestic Water Layout - Level B2 (Received 02/12/2024)
- o 24006-HAK-BS-B1-DR-M-53001 P02 Domestic Water Layout - Level B1 (Received 02/12/2024)
- o 24006-HAK-BS-00-DR-M-53001 P02 Domestic Water Layout - Level 00 (Received 02/12/2024)

o 24006-HAK-BS-01-DR-M-53001 P02 02/12/2024)	Domestic Water Layout - Level 01 (Received
o 24006-HAK-BS-02-DR-M-53001 P02 02/12/2024)	Domestic Water Layout - Level 02 (Received
o 24006-HAK-BS-03-DR-M-53001 P02 02/12/2024)	Domestic Water Layout - Level 03 (Received
o 24006-HAK-BS-04-DR-M-53001 P02 02/12/2024)	Domestic Water Layout - Level 04 (Received
o 24006-HAK-BS-05-DR-M-53001 P02 02/12/2024)	Domestic Water Layout - Level 05 (Received
o 24006-HAK-BS-B1-DR-M-56001 P03	Heating Layout - Level B1 (Received 02/12/2024)
o 24006-HAK-BS-00-DR-M-56001 P03	Heating Layout - Level 00 (Received 02/12/2024)
o 24006-HAK-BS-01-DR-M-56001 P03	Heating Layout - Level 01 (Received 02/12/2024)
o 24006-HAK-BS-02-DR-M-56001 P03	Heating Layout - Level 02 (Received 02/12/2024)
o 24006-HAK-BS-03-DR-M-56001 P03	Heating Layout - Level 03 (Received 02/12/2024)
o 24006-HAK-BS-04-DR-M-56001 P03	Heating Layout - Level 04 (Received 02/12/2024)
o 24006-HAK-BS-05-DR-M-56001 P03	Heating Layout - Level 05 (Received 02/12/2024)
o 24006-HAK-BS-B1-DR-M-57001 P04 02/12/2024)	Ventilation Layout - Level B1 (Received
o 24006-HAK-BS-00-DR-M-57001 P05 02/12/2024)	Ventilation Layout - Level 00 (Received
o 24006-HAK-BS-01-DR-M-57001 P04 02/12/2024)	Ventilation Layout - Level 01 (Received
o 24006-HAK-BS-01-DR-M-57002 P04 02/12/2024)	Ventilation Isometric Layout - Level 01 (Received
o 24006-HAK-BS-02-DR-M-57001 P04 02/12/2024)	Ventilation Layout - Level 02 (Received
o 24006-HAK-BS-03-DR-M-57001 P04 02/12/2024)	Ventilation Layout - Level 03 (Received
o 24006-HAK-BS-04-DR-M-57001 P04 02/12/2024)	Ventilation Layout - Level 04 (Received
o 24006-HAK-BS-05-DR-M-57001 P04 02/12/2024)	Ventilation Layout - Level 05 (Received
o 24006-HAK-BS-B1-DR-M-59001 P02 02/12/2024)	Dry Riser Layout - Level B1 (Received
o 24006-HAK-BS-00-DR-M-59001 P02 02/12/2024)	Dry Riser Layout - Level 00 (Received
o 24006-HAK-BS-01-DR-M-59001 P02 02/12/2024)	Dry Riser Layout - Level 01 (Received
o 24006-HAK-BS-02-DR-M-59001 P02 02/12/2024)	Dry Riser Layout - Level 02 (Received
o 24006-HAK-BS-03-DR-M-59001 P02 02/12/2024)	Dry Riser Layout - Level 03 (Received
o 24006-HAK-BS-04-DR-M-59001 P02 02/12/2024)	Dry Riser Layout - Level 04 (Received
o 24006-HAK-BS-05-DR-M-59001 P02 02/12/2024)	Dry Riser Layout - Level 05 (Received
o 24006-HAK-BS-ZZ-DR-M-59001 P02	Dry Riser Sections & 3D (Received 02/12/2024)
o 24006-HAK-BS-B1-DR-Z-5_601 P03 02/12/2024)	MEP High Level Services - Level B1 (Received
o 24006-HAK-BS-00-DR-Z-5_601 P03 02/12/2024)	MEP High Level Services - Level 00 (Received
o 24006-HAK-BS-01-DR-Z-5_601 P03 02/12/2024)	MEP High Level Services - Level 01 (Received

o 24006-HAK-BS-02-DR-Z-5_601 P03 (Received 02/12/2024)	MEP High Level Services - Level 02 (Received 02/12/2024)
o 24006-HAK-BS-03-DR-Z-5_601 P03 (Received 02/12/2024)	MEP High Level Services - Level 03 (Received 02/12/2024)
o 24006-HAK-BS-04-DR-Z-5_601 P03 (Received 02/12/2024)	MEP High Level Services - Level 04 (Received 02/12/2024)
o 24006-HAK-BS-05-DR-Z-5_601 P03 (Received 02/12/2024)	MEP High Level Services - Level 05 (Received 02/12/2024)
o 24006-HAK-BS-B1-DR-E-61001 P03 (Received 02/12/2024)	Containment Layout - Basement (Received 02/12/2024)
o 24006-HAK-BS-00-DR-E-61001 P03 (Received 02/12/2024)	Containment Layout - Ground Floor (Received 02/12/2024)
o 24006-HAK-BS-01-DR-E-61001 P03 (Received 02/12/2024)	Containment Layout - First Floor (Received 02/12/2024)
o 24006-HAK-BS-02-DR-E-61001 P03 (Received 02/12/2024)	Containment Layout - Second Floor (Received 02/12/2024)
o 24006-HAK-BS-03-DR-E-61001 P03 (Received 02/12/2024)	Containment Layout - Third Floor (Received 02/12/2024)
o 24006-HAK-BS-04-DR-E-61001 P03 (Received 02/12/2024)	Containment Layout - Fourth Floor (Received 02/12/2024)
o 24006-HAK-BS-05-DR-E-61001 P03 (Received 02/12/2024)	Containment Layout - Fifth Floor (Received 02/12/2024)
o 24006-HAK-BS-B1-DR-E-62001 P04 (Received 02/12/2024)	Small Power, Data & Security Layout - Basement (Received 02/12/2024)
o 24006-HAK-BS-00-DR-E-62001 P04 (Received 02/12/2024)	Small Power, Data & Security Layout - Ground Floor (Received 02/12/2024)
o 24006-HAK-BS-01-DR-E-62001 P04 (Received 02/12/2024)	Small Power, Data & Security Layout - First Floor (Received 02/12/2024)
o 24006-HAK-BS-02-DR-E-62001 P04 (Received 02/12/2024)	Small Power, Data & Security Layout - Second Floor (Received 02/12/2024)
o 24006-HAK-BS-03-DR-E-62001 P04 (Received 02/12/2024)	Small Power, Data & Security Layout - Third Floor (Received 02/12/2024)
o 24006-HAK-BS-04-DR-E-62001 P04 (Received 02/12/2024)	Small Power, Data & Security Layout - Fourth Floor (Received 02/12/2024)
o 24006-HAK-BS-05-DR-E-62001 P04 (Received 02/12/2024)	Small Power, Data & Security Layout - Fifth Floor (Received 02/12/2024)
o 24006-HAK-BS-B1-DR-E-63001 P03 (Received 02/12/2024)	Lighting Layout - Basement (Received 02/12/2024)
o 24006-HAK-BS-00-DR-E-63001 P03 (Received 02/12/2024)	Lighting Layout - Ground Floor (Received 02/12/2024)
o 24006-HAK-BS-01-DR-E-63001 P03 (Received 02/12/2024)	Lighting Layout - First Floor (Received 02/12/2024)
o 24006-HAK-BS-02-DR-E-63001 P03 (Received 02/12/2024)	Lighting Layout - Second Floor (Received 02/12/2024)
o 24006-HAK-BS-03-DR-E-63001 P03 (Received 02/12/2024)	Lighting Layout - Third Floor (Received 02/12/2024)
o 24006-HAK-BS-04-DR-E-63001 P03 (Received 02/12/2024)	Lighting Layout - Fourth Floor (Received 02/12/2024)
o 24006-HAK-BS-05-DR-E-63001 P02 (Received 02/12/2024)	Lighting Layout - Fifth Floor (Received 02/12/2024)
o 24006-HAK-BS-B1-DR-E-68001 P04 (Received 02/12/2024)	Fire Alarm Layout - Basement (Received 02/12/2024)
o 24006-HAK-BS-00-DR-E-68001 P04 (Received 02/12/2024)	Fire Alarm Layout - Ground Floor (Received 02/12/2024)

- o 24006-HAK-BS-01-DR-E-68001 P04 Fire Alarm Layout - First Floor (Received 02/12/2024)
- o 24006-HAK-BS-02-DR-E-68001 P04 Fire Alarm Layout - Second Floor (Received 02/12/2024)
- o 24006-HAK-BS-03-DR-E-68001 P04 Fire Alarm Layout - Third Floor (Received 02/12/2024)
- o 24006-HAK-BS-04-DR-E-68001 P04 Fire Alarm Layout - Fourth Floor (Received 02/12/2024)
- o 24006-HAK-BS-05-DR-E-68001 P04 Fire Alarm Layout - Fifth Floor (Received 02/12/2024)
- o 24006-HAK-BS-00-DR-M-59301 P03 SMOKE EXTRACT LAYOUT LEVEL 00 (Received 02/12/2024)
- o 24006-HAK-BS-01-DR-M-59301 P02 SMOKE EXTRACT LAYOUT LEVEL 01 (Received 02/12/2024)
- o 24006-HAK-BS-02-DR-M-59301 P02 SMOKE EXTRACT LAYOUT LEVEL 02 (Received 02/12/2024)
- o 24006-HAK-BS-03-DR-M-59301 P02 SMOKE EXTRACT LAYOUT LEVEL 03 (Received 02/12/2024)
- o 24006-HAK-BS-04-DR-M-59301 P02 SMOKE EXTRACT LAYOUT LEVEL 04 (Received 02/12/2024)
- o 24006-HAK-BS-05-DR-M-59301 P02 SMOKE EXTRACT LAYOUT LEVEL 05 (Received 02/12/2024)
- o 24006-HAK-BS-B1-DR-M-59301 P03 SMOKE EXTRACT LAYOUT LEVEL B1 (Received 02/12/2024)
- o 24006-HAK-MH-00-DR-M-57001 Revision P02: Ventilation Layout Level 00
- o 24006-HAK-MH-01-DR-M-57001 Revision P02: Ventilation Layout Level 01
- o 24006-HAK-MH-02-DR-M-51001 Revision P02: Ventilation Layout Level 02
- o 24006-HAK-MH-03-DR-M-57001 Revision P02: Ventilation Layout Level 03
- o 24006-HAK-MH-04-DR-M-57001 Revision P02: Ventilation Layout Level 04
- o 24006-HAK-MH-B1-DR-M-57001 Revision P02: Ventilation Layout Level B1
- o 24006-HAK-ZZ-ZZ-DR-M-57001 Revision P02: Ventilation Typical Sections

Documents

- o Planning Statement prepared by Paul Butler Associates.
- o Planning Statement Addendum prepared by Paul Butler Associates (June 2024) (Received 08/07/2024)
- o Heritage Assessment Addendum report prepared by Paul Butler Associates (June 2024) (Received 08/07/2024)
- o Heritage Statement for 11 Bloom Street prepared by Paul Butler Associates.
- o Heritage Statement for Mindel House prepared by Paul Butler Associates.
- o Historic Photographic Records prepared by Paul Butler Associates (one report for each building).
- o Environmental Standards Statement prepared by Hulley & Kirkwood (Issue no. 2) (Received 08/07/2024)
- o Crime Impact Statement prepared by Greater Manchester Police Design for Security.
- o Transport Statement prepared by SCP Transportation Planning.
- o Framework Travel Plan prepared by SCP Transportation Planning.
- o Environmental Noise Survey Report prepared by Sandy Brown (ref: 024322-R01-A) (Received 08/07/2024)
- o Tender Acoustic Design Report prepared by Sandy Brown (ref: 024322-R03-A) (Received 08/07/2024)
- o Schedule of Repair and Renovation prepared by RWHBO (Revision 03) (Received 08/07/2024)
- o TV Reception Survey prepared by SCS.

- o Air Quality Assessment prepared by Redmore Environmental.
- o Mechanical Ventilation with Heat Recovery (MVHR) - Ventilation Statement for apartments prepared by H&K (Received 08/07/2024)
- o Technical Note 002 Drainage Statement prepared by Tier Consult (ref: TM/24/1381) (Received 08/07/2024)
- o Construction & Methodology Statement prepared by RWHBO (rev F) (Received 02/09/2024)
- o Design and Access Statement Addendum prepared by Horizon Fletcher Rae (June 2024) (Received 08/07/2024)
- o The email from Paul Butler Associates dated 20 May 2021
- o Waste Management Strategy document prepared by Fletcher Rae (Received 08/07/2024)
- o Bat Inspection Survey by Collington Winter Environmental (Received 08/07/2024)
- o Perimeter Scaffold and Temporary Roof System document and scaffolding drawings (Revision P02), (Received 23/07/2024):
 - o 24-BSD-1001-01-01 'Perimeter Access Scaffold and Temporary Roof System
 - o 24-BSD-1001-01-02 'Perimeter Access Scaffold and Temporary Roof System
 - o 24-BSD-1001-01-03 'Perimeter Access Scaffold and Temporary Roof System
 - o 24-BSD-1001-01-04 'Perimeter Access Scaffold and Temporary Roof System
- o The Architectural Paint Research prepared by Lincoln Conservation dated October 2021 (Approved under applications CDN/22/0261 and CDN/22/0266)
- o The report by WJ Structures Ltd dated 3 March 2022 The report on Petrographic Examination and Chemical Analysis of Mortar Samples referenced 71256/G (Approved under applications CDN/22/0261 and CDN/22/0266)
- o The letter from Manchester Design and Build dated 24th April 2022 (Approved under applications CDN/22/0261 and CDN/22/0266)
- o The email from Paul Butler Associates dated 1 September 2022 (excluding the following wording: 'Ok. It is accepted that hot mixed mortar will be used.') (Approved under applications CDN/22/0261 and CDN/22/0266)
- o 24006-HAK-XX-XX-SH-E-00003-Electrical Equipment Image Library (Received 08/07/2024)
- o 24006-HAK-XX-XX-SH-M-00002 - Mechanical Image Library (Received 08/07/2024)
- o Contractors Task Method Statement For Opening Up Works (Rev C) prepared by RWBHO (Received 25/09/2024)

3) Prior to the commencement of any works in relation to the implementation of the roof extension hereby approved, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- i. samples and specifications of all materials to be used on all external elevations including sample panel (see limb ii and iii);
- ii. drawings to illustrate details of full sized sample panels that will be produced; and
- iii. production and approval of full sized sample panels and for a strategy for quality control management.

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

The development of that phase shall be carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The development hereby approved shall only be carried out in accordance with the recommendations of the Crime Impact Statement prepared by Greater Manchester Police (Dated 19/01/2018), stamped as received by the City Council as Local Planning Authority on 14/03/2018, and shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

5) a) Prior to the commencement of any works in relation to acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads, a scheme for the works shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

b) Prior to the first occupation of the development, a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted to and agreed in writing by the City Council as local planning authority. Prior to occupation any noncompliance shall be suitably mitigated in accordance with an agreed scheme. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

6) (a) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the residential development shall be submitted to and approved in writing by the City Council as local planning authority.

Ancillary equipment associated with the residential development shall be selected and/or acoustically treated so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location shall be submitted to and approved by the City Council as local planning authority. Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Prior to the first occupation of the development, a verification report will be required to be submitted for approval in writing by the City Council, as Local Planning Authority, to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents and surrounding noise sensitive uses from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

7) The approved waste management scheme, as shown on drawing number 24006-HFR-BS-UG-DR-A-9000 Rev P01 (Received 08/07/2024), shall be implemented as part of the development and be made available for use by both residents within Mindel House and 11 Bloom Street. The approved scheme shall then remain in situ for as long as the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

8) The measures within the Air Quality Assessment prepared by Redmore Environmental Reference: 4247 r1, dated 19th March 2021 and stamped as received by the City Council on 19/04/2021 (Approved under application CDN/21/0316), shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution in accordance with Core Strategy Policy EN16.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people or 2 couples sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

10) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

11) The construction of the development hereby approved shall comply fully and only with the information within the Construction & Methodology Statement Revision F, prepared by Russell

WBHO, dated & stamped as received by the City Council as Local Planning Authority on 02/09/2024 for the duration of the construction phase of the development.

Reason - In the interest of pedestrian and highway safety, and to ensure that construction works are not prejudicial or a nuisance to adjacent dwellings and properties pursuant to policy DM1 of the Core Strategy.

12) Notwithstanding the details as set out in condition 2, no works shall commence in relation to each of the following items until the final details (including where appropriate specification, method statement and material sample) of that element of the approved development has been submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Detailed design of all new external doors and entrance surrounds
- (b) Details of the smoke shaft
- (c) Details of ventilation louvres and grilles to external elevations
- (d) Detailed design of the surface treatment to the alleyway area between the buildings
- (e) Detailed design of gates to alleyway area to Bloom Street and Richmond Street
- (f) Details of treatment of the alleyway loading slot area of Mindel House, including doors, railings, goods lift and spandrel panels
- (g) Material samples and specifications for the new alleyway entrance/lift to Mindel House
- (h) Details of any new materials to the loading slot area and lift shaft of Mindel House.
- (i) Detailed design of dry riser information plaques to Mindel House and 11 Bloom Street
- (j) Detailed design of collapsible handrail to the roof of 11 Bloom Street
- (k) Detailed design of all new window guards and any other associated works to both Mindel House and 11 Bloom Street
- (l) Detailed design of all new windows to both Mindel House and 11 Bloom Street
- (m) Detailed design of curtain walling to bin store to Bloom Street elevation of 11 Bloom Street
- (n) Detailed design of 11 Bloom Street's alleyway infill side extension, including brick type, roof light, external doors, main entrance surrounds and stairs.
- (o) Details of new apartment windows to rear staircase
- (p) Final details of material finish and maintenance of lightwell and lightwell windows

The approved details shall then be carried out as part of the development and be in place prior to its first occupation.

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, as well as to secure a high level of amenity for future

occupiers in accordance with policies EN3 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester

13) The scheme of highway works, and details of footpaths reinstatement as detailed within Highways Technical Note 01 prepared by Axis referenced Ref: 2987-01-HTN01 and shown on the drawing referenced 2987-01-D01, both received by the City Council as local planning authority on 19 April 2021 and approved under application number CDN/21/0316, shall be fully implemented to the City Council's specification and be in place prior to the first occupation of the development hereby approved.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

14) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement (issue no. 2) prepared by Hulley & Kirkwood (Received 08/07/2024). A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, policy JP-S2 of Places for Everyone, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework'.

15) Travel Plan The development hereby approved shall be carried out in accordance with the Framework Travel Plan, prepared by SCP, dated January 2018, received by the City Council, as Local Planning Authority, on the 14/03/2018.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified Travel Plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a Travel Plan for the development which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

16) Prior to the first occupation of the development hereby approved the cycle parking provision, totalling 56no cycle parking spaces, as detailed on drawing number 24006-HFR-BS-LG-DR-A-9006 Rev P02 (Received 25/09/2024) shall be installed, made available for use for both residents within Mindel House and 11 Bloom Street, and thereafter shall be retained and maintained for the lifetime of the development.

Reason - To assist promoting the use of sustainable forms of travel to the development pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD.

17) Prior to the occupation of the development hereby approved, details of the provision of nesting opportunities for birds or roosting opportunities for bats on the refurbished building shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason: With regards to biodiversity enhancement, in accordance with policy EN15 of the Core Strategy and the National Planning Policy Framework.

18) An assessment of the impact of the development on television signal reception within the potential impact area identified in the TV Reception Survey Report shall be submitted within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The assessment shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To ensure that the development at least maintains the existing level and quality of television signal reception, pursuant to Policy DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Health & Safety Executive (Fire Safety)
Greater Manchester Ecology Unit

Street Cars House, 16 Chorlton Street, Manchester, M1 3HW
First Floor Front Right, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Ground Floor And First Floor, 5 Richmond Street, Manchester, M1 3HF
Flat 5, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
First Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3BA
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
Ground Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
BEECHHAWK LIMITED, Fourth Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
First Floor To Fourth Floor, 11 Bloom Street, Manchester, M1 3HS
Flat 39, 12 Minshull Street, Manchester, M1 3FP
Flat 25, 12 Minshull Street, Manchester, M1 3FP
Flat 1, 12 Minshull Street, Manchester, M1 3FP
Flat 14, 12 Minshull Street, Manchester, M1 3FP
Flat 17, 12 Minshull Street, Manchester, M1 3FP
Ground Floor, 16 Chorlton Street, Manchester, M1 3HW
Eighth Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Sixth Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Flat 8, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 4, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
42 Bloom Street, Manchester, M1 3HR
Flat 6, 12 Minshull Street, Manchester, M1 3FP
Flat 2, 1A Canal Street, Manchester, M1 3HE
Flat 8, 1A Canal Street, Manchester, M1 3HE
Flat 9, 12 Minshull Street, Manchester, M1 3FP
Flat 11, 12 Minshull Street, Manchester, M1 3FP
Flat 34, 12 Minshull Street, Manchester, M1 3FP
Second Floor Front Left, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Second Floor Front Right, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Flat 10, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 19, 12 Minshull Street, Manchester, M1 3FP
Flat 37, 12 Minshull Street, Manchester, M1 3FP
Flat 10, 12 Minshull Street, Manchester, M1 3FP
Flat 30, 12 Minshull Street, Manchester, M1 3FP
Flat 31, 12 Minshull Street, Manchester, M1 3FP
Flat 7, 12 Minshull Street, Manchester, M1 3FP
Flat 24, 12 Minshull Street, Manchester, M1 3FP
Cheshire Sporting Club Ltd, 11 Bloom Street, Manchester, M1 3HH
Part Third Floor (front), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Seventh Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Flat 7, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Saco House, 6 Minshull Street, Manchester, M1 3ED
Mindel House, 10 Minshull Street, Manchester, M1 3EF
First Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Second Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF

Flat 27, 12 Minshull Street, Manchester, M1 3FP
Flat 23, 12 Minshull Street, Manchester, M1 3FP
Flat 18, 12 Minshull Street, Manchester, M1 3FP
Flat 3, 12 Minshull Street, Manchester, M1 3FP
Flat 33, 12 Minshull Street, Manchester, M1 3FP
EC ENGLISH MANCHESTER LTD, Ground Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Third Floor, 5 Richmond Street, Manchester, M1 3HF
The Churchill, 5 Canal Street, Manchester, M1 3HE
Second Floor, 5 Richmond Street, Manchester, M1 3HF
Flat 9, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 6, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 4, 12 Minshull Street, Manchester, M1 3FP
Flat 5, 1A Canal Street, Manchester, M1 3HE
Flat 16, 12 Minshull Street, Manchester, M1 3FP
Flat 5, 12 Minshull Street, Manchester, M1 3FP
Flat 2, 12 Minshull Street, Manchester, M1 3FP
Fifth Floor Front, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Jarvis Rail Part Third Floor (front), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Flat 2, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Crown Courts, Minshull Street, Manchester, M1 3FS
Flat 13, 12 Minshull Street, Manchester, M1 3FP
Flat 8, 12 Minshull Street, Manchester, M1 3FP
Flat 3, 1A Canal Street, Manchester, M1 3HE
1 Canal Street, Manchester, M1 3HE
Flat 20, 12 Minshull Street, Manchester, M1 3FP
Flat 26, 12 Minshull Street, Manchester, M1 3FP
Flat 35, 12 Minshull Street, Manchester, M1 3FP
Fifth Floor (rear), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
The Church, 37 Chorlton Street, Manchester, M1 3HN
Flat 1, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 6, 1A Canal Street, Manchester, M1 3HE
3 Canal Street, Manchester, M1 3HE
Basement, 4 Canal Street, Manchester, M1 3HE
4 Canal Street, Manchester, M1 3HE
Flat 12, 12 Minshull Street, Manchester, M1 3FP
Flat 29, 12 Minshull Street, Manchester, M1 3FP
Flat 22, 12 Minshull Street, Manchester, M1 3FP
Flat 28, 12 Minshull Street, Manchester, M1 3FP
Flat 32, 12 Minshull Street, Manchester, M1 3FP
Flat 3, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
SCANLANS PROPERTY MANAGEMENT, Third Floor (rear), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Second Floor Rear, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Fourth Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Third Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Flat 21, 12 Minshull Street, Manchester, M1 3FP
Flat 7, 1A Canal Street, Manchester, M1 3HE
Flat 4, 1A Canal Street, Manchester, M1 3HE
Flat 1, 1A Canal Street, Manchester, M1 3HE
Velvet, 2 Canal Street, Manchester, M1 3HE
Flat 15, 12 Minshull Street, Manchester, M1 3FP
Flat 36, 12 Minshull Street, Manchester, M1 3FP
Flat 38, 12 Minshull Street, Manchester, M1 3FP

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: CENTRAL