

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141404/FO/2024 and 141405/LO/2024

Date registered valid: 29 October 2024

Proposal: Replacement of combustible cladding and associated works to upgrade fire protection to the building including replacement of timber balconies.

Listed building consent for internal and external works comprising replacement of combustible cladding and associated works to upgrade fire protection to the building including replacement of timber balconies.

Address: The Grand , 1 Aytoun Street, Manchester, M1 3DB

Ward(s): Piccadilly Ward

Applicant: The Grand Management Company

Agent (if any): Lynsay Ewart Paul Butler Associates

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 December 2024

Application details

Type of application: Full Application Consent and Listed Building Consent

Development type: Minor Other

Date of site visit: 19 November 2024

Standard consultations:

Printed: 21 November 2024

Expired: 12 December 2024

Neighbour notifications

Printed: 5 November 2024 Expired: 26 November 2024

Site notice

Posted: 8 November 2024 Expired: 29 November 2024

Press advert

Published: 12 November 2024

Expired: 3 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application relates to Grade II Listed The Grand, which is located at 1 Aytoun Street. The building is not within or adjacent a conservation area. The building was constructed in the 1867 as a warehouse in an Eclectic classical style to the designs of the architecture company Mills and Murgatroyd and converted into a hotel to designs by the same company in 1883. It was then converted to residential use in 2000 and remains in residential use.

There is a large original lightwell in the centre of the building, with a non-original partial roof that makes it an indoor/outdoor space. The apartments surround this space.

The building is bounded by Aytoun Street, Hope Street and Chatham Street and is adjacent to a multi-storey car park. Circus Street passes through an underpass between the car park and the listed building.

It is located at the core of the City Centre and. The Grade II Listed 9 Portland Street is adjacent the building and the Grade II* Listed Law courts are within the setting. Modern developments and a surface car park otherwise surround the building.

The area surrounding the building contains a variety of uses including hotels, offices, shops, car parking, restaurants and bars.

Description of development

Listed building consent is sought for the following external alterations:

- Replacement of the external zinc cladding to the modern 1990s roof extension at 5th floor with visually similar non-combustible zinc cladding.
- Replacement of the existing render to modern external walls and the modern internal walls at the ground floor of the courtyard, the underpass and the rooftop extension with non-combustible render.
- Replacement of timber skirting boards at the base of modern rendered internal walls.
- Replacement of timber decking to the modern internal and external balconies with timber effect decking.

Planning Permission is sought for the following works to replace combustible:

- Replacement of the external zinc cladding to the modern 1990s roof extension at 5th floor with visually similar non-combustible zinc cladding.
- Replacement of the existing render to modern external walls and the modern internal walls at the ground floor of the courtyard, the underpass and the rooftop extension with non-combustible render.
- Replacement of timber decking to the modern internal and external balconies with timber effect decking.

Consultations & Notification Responses

Transport For Greater Manchester - Recommended measures to be included in a construction management condition.

Highway Services - Recommended a Condition to require the submission and agreement of a Construction Management Plan.

Environmental Health - Confirmed that acoustic performance of the cladding would be better or the same as the existing, so no further information is required.

Health & Safety Executive (Fire Safety) - Advised the following:

Following a review of the information within this application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations. However, HSE has provided supplementary information that the applicant should consider in advance of later regulatory stages.

Publicity -

141404/FO/2024 - The application was advertised in the local press as affecting the setting of a listed building and as being a major development, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals - No comments received.

141405/LO/2024 - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals - No comments received.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) 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.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

CC10 (A Place for Everyone) states that development that promotes high standards of accessibility to buildings and across spaces in the City Centre.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent 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 setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places) aims 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.

Policy JP-P 2 (Heritage) aims 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.

National Policy

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

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

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 216 states that in determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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.

Visual Amenity and the impact on the Character and Appearance of the Heritage Assets affected -

Due to the scale and type of the proposed alterations, the works will only impact on the Grade II listed asset itself.

The render to original lightwell has been applied to modern fabric that was rebuilt in the mid-20th century and at upper levels. The proposed product is vapour permeable and appropriate to use on historic fabric, with a finish that matches the existing. The new render will have a minimal negative impact on the heritage features in the internal courtyard, including corbels, window reveals and other abutment details due to the increased depth to walls. Given this, the new replacement render in these locations is acceptable.

The proposed zinc cladding would affect a modern rooftop extension, with no direct material impact on historic fabric of the building. The new cladding would closely match the existing.

The product specifications and samples of the proposed render, zinc cladding, skirting panel and decking provided as part of the application and viewed on site are acceptable and will be required to be used by condition.

The proposals are therefore considered to have a minor adverse impact on the Grade II listed building, causing a low degree of less than substantial harm to its special significance in relation to the minimal negative impact on the heritage features in the internal courtyard, including corbels, with the harm justified by improved fire safety, which would protect the building for future generations and would protect homes. The works are supported by clear and convincing justification and outweighed by the public benefits of the scheme.

It is considered that the public benefits of the proposal as described above would outweigh the low level of less than substantial harm caused to the affected heritage asset by the above-described works and are consistent with paragraphs 210 and 215 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

Residential Amenity and the amenity of surrounding occupiers -

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance. The closest residential accommodation is adjacent the site.

The City Council's Environmental Health Service have confirmed that they have no concerns.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Highway Safety –

The information required by TFGM and Highway Services will be included in a Construction Management Condition.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

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:

141404/FO/2024 - Approve

141405/LO/2024 - Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

141404/FO/2024 - 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 have been carried out in accordance with the following drawings and documents:

The location plan referenced 5702-HMA-TGZZ-DR-A-00001 Rev P3 received by the City Council as local planning authority on 29 October 2024

The drawing referenced:

5702-HMA-TG-ZZ-DR-A-20101 Rev P3
5702-HMA-TG-ZZ-DR-A-20102 Rev P3
5702-HMA-TG-ZZ-DR-A-20111 Rev P1
5702-HMA-TG-ZZ-DR-A-20112 Rev P1
5702-HMA-TG-ZZ-DR-A-20201 Rev P4
5702-HMA-TG-ZZ-DR-A-20202 Rev P3
5702-HMA-TG-ZZ-DR-A-20203 Rev P3
5702-HMA-TG-ZZ-DR-A-20204 Rev P3
5702-HMA-TG-ZZ-DR-A-21102 Rev P4
5702-HMA-TG-ZZ-DR-A-21103 Rev P4
5702-HMA-TG-ZZ-DR-A-22201 Rev P3
5702-HMA-TG-ZZ-DR-A-22202 Rev P3
5702-HMA-TG-ZZ-DR-A-22204 Rev P2
5702-HMA-TG-ZZ-DR-A-00002 Rev P1

received by the City Council as local planning authority on 29 October 2024

5702-HMA-TG-ZZ-DR-A-21101 Rev P3
5702-HMA-TG-ZZ-DR-A-22203 Rev P3

received by the City Council as local planning authority on 5 November 2024

5702-HMA-TG-ZZ-DR-A-21104 Rev P2

received by the City Council as local planning authority on 20 November 2024

The drawing entitled 'Zinc Cladding Hidden Fixing received by the City Council as local planning authority on 17 November 2024

The Heritage, Design & Access Statement prepared by Paul Butler Associates received by the City Council as local planning authority on 29 October 2024

The Table including proposed materials, photos and specifications received by the City Council as local planning authority on 11 December 2024

The Fire Statement Form referenced TGM-PTB-ZZ-ZZ-RP-FE-6000 Rev 2 received by the City Council as local planning authority on 29 October 2024

The Grand Cladding Replacement Report prepared by Halliday Meecham Architects Ltd dated 10 December 2024 received by the City Council as local planning authority on 11 December 2024

The Planning Sound Insulation Review of Facade prepared by CSG Acoustics received by the City Council as local planning authority on 29 October 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan.

3) No external works shall take place, including any works of removal of fabric, until a Construction Management Plan (CMP) with detailed method statements of construction and risk

assessments, has been submitted to, and approved in writing by the Manchester City Council. The CMP shall provide for: -

- a) measures to control the emission of dust and dirt during construction.
- b) details of an emergency telephone contact number for a person responsible for the site; to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.
- c) a Community Consultation Plan
- d) sheeting of any construction vehicles that stay on site.
- e) contractor parking location
- f) full details of the types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway, including drop off and collection zones and locations.
- g) details of any temporary traffic/footway management measures
- h) a site plan for the development during the construction phase, to show the holding area and appropriate waste storage location.
- i) ongoing construction works in the locality, including consultation with local residents with consideration of the constrained location and the need for existing adjacent properties to be able to continue to go about their business.
- j) a photographic record (Dilapidation Survey) on the condition of the footway in the vicinity of the new doorway to ensure any damage to the footway is rectified upon completion.
- k) details of the construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway)

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, to control the impact on surrounding highways and to ensure that all necessary Metrolink system clearances are complied with and safe methods of working are agreed pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) The materials described within the table including proposed materials, photos and specification and the Grand Cladding Replacement Report prepared by Halliday Meecham Architects Ltd both received by the City Council as local planning authority on 11 December 2024, the drawing entitled 'Zinc Cladding Hidden Fixing received by the City Council as local planning authority on 17 November 2024 and the samples viewed on site shall be installed at the property in compliance with these documents and samples in accordance with the drawings hereby approved within Condition 2. The development hereby approved shall be constructed only using these approved materials.

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, pursuant to policies SP1 and DM1 of the Core Strategy.

5) Before the completion of the development the scheme for acoustically insulating the proposed residential accommodation against noise from Piccadilly and Aytoun Street and nearby late-night venues as detailed within the Planning Sound Insulation Review of Facade prepared by CSG Acoustics received by the City Council as local planning authority on 29 October 2024 shall have been fully implemented. These measures shall be retained for the duration of the use of the building.

Reason - To safeguard the amenities of the occupiers of the accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

141405/LO/2024 - Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990..

- 2) The development hereby approved shall have been carried out in accordance with the following drawings and documents:

The location plan referenced 5702-HMA-TGZZ-DR-A-00001 Rev P3 received by the City Council as local planning authority on 29 October 2024

The drawing referenced:

5702-HMA-TG-ZZ-DR-A-20101 Rev P3
5702-HMA-TG-ZZ-DR-A-20102 Rev P3
5702-HMA-TG-ZZ-DR-A-20111 Rev P1
5702-HMA-TG-ZZ-DR-A-20112 Rev P1
5702-HMA-TG-ZZ-DR-A-20201 Rev P4
5702-HMA-TG-ZZ-DR-A-20202 Rev P3
5702-HMA-TG-ZZ-DR-A-20203 Rev P3
5702-HMA-TG-ZZ-DR-A-20204 Rev P3
5702-HMA-TG-ZZ-DR-A-21102 Rev P4
5702-HMA-TG-ZZ-DR-A-21103 Rev P4
5702-HMA-TG-ZZ-DR-A-22201 Rev P3
5702-HMA-TG-ZZ-DR-A-22202 Rev P3
5702-HMA-TG-ZZ-DR-A-22204 Rev P2
5702-HMA-TG-ZZ-DR-A-00002 Rev P1

received by the City Council as local planning authority on 29 October 2024

5702-HMA-TG-ZZ-DR-A-21101 Rev P3
5702-HMA-TG-ZZ-DR-A-22203 Rev P3

received by the City Council as local planning authority on 5 November 2024

5702-HMA-TG-ZZ-DR-A-21104 Rev P2

received by the City Council as local planning authority on 20 November 2024

The drawing entitled 'Zinc Cladding Hidden Fixing received by the City Council as local planning authority on 17 November 2024

The Heritage, Design & Access Statement prepared by Paul Butler Associates received by the City Council as local planning authority on 29 October 2024

The Table including proposed materials, photos and specifications received by the City Council as local planning authority on 11 December 2024

The Fire Statement Form referenced TGM-PTB-ZZ-ZZ-RP-FE-6000 Rev 2 received by the City Council as local planning authority on 29 October 2024

The Grand Cladding Replacement Report prepared by Halliday Meecham Architects Ltd dated 10 December 2024 received by the City Council as local planning authority on 11 December 2024

The Planning Sound Insulation Review of Facade prepared by CSG Acoustics received by the City Council as local planning authority on 29 October 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan.

- 3) The materials described within the table including proposed materials, photos and specification and the Grand Cladding Replacement Report prepared by Halliday Meecham Architects Ltd both received by the City Council as local planning authority on 11 December 2024, the drawing entitled 'Zinc Cladding Hidden Fixing received by the City Council as local planning authority on 17 November 2024 and the samples viewed on site shall be installed at the property in compliance with these documents and samples in accordance with the drawings hereby approved within Condition 2. The development hereby approved shall be constructed only using these approved materials.
- 4) 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, pursuant to policies SP1 and DM1 of the Core Strategy.

Informatives

1) The applicant should engage as early as possible with the MCC Highways Network Teams:

-The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

-The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

2) The applicant is to be advised of the details of working safely near Metrolink which can be found on the Metrolink Website at; <https://www.tfgm.com/public-transport/tram/workingsafely>. This document provides contact details for the Metrolink Operator in order that the proposed method of erection can be discussed and relevant permits obtained.

3) The following information does not contribute to HSE's substantive response and should not be used for the purposes of decision making by the local planning authority.

External wall system

2.1. It should be noted that amended Building Regulations now states: "Building work shall be carried out so that relevant metal composite material does not become part of an external wall, or specified attachment, of any building." Confirmation should be provided about whether the proposed replacement external wall systems include the prohibited relevant metal composite materials. This will be subject to consideration at later regulatory stages.

Sprinklers

2.2. Section 6(i) and 6(h) of the fire statement confirms that no automatic suppression system (sprinkler system) is installed within the existing relevant building, and a 'stay put' evacuation policy is in place.

Health and Safety Executive

2.3. It should be noted that the Ministry for Housing Communities and Local Government has published answers to frequently asked questions, about Approved Document B. Approved Document B: Fire safety - frequently asked questions - GOV.UK (www.gov.uk).

2.4. Approved Document B ('ADB' 2019, incorporating 2020 and 2022 amendments) states that blocks of flats with a top storey more than 11m above ground level should be fitted with a sprinkler system throughout the building. Note: Sprinklers should be provided within the individual flats, they do not need to be provided in the common areas such as stairs, corridors, or landings when these areas are fire sterile.

2.5. HSE advises that the above Ministry of Housing Communities and Local Government FAQ (frequently asked questions) response and guidance be considered. For existing residential buildings that are undergoing renovation or restoration works, it may be necessary/beneficial to consider automatic suppression installation to improve fire safety precautions within the building, and that a review of the fire risk assessment be carried out. This issue will also be subject to consideration at later regulatory stages.

2.6. It should be considered that, where necessary, space will need to be made available to house suitable water tanks for the sprinkler system supply which could affect land use planning considerations in relation to the layout of the building and further HSE consultation may be required.

Hydrants

2.7. Section 13 of the fire statement confirms that the functional status (usable/operable) of the existing public hydrant is unknown. It is noted that the applicant states: "The exact availability and hydraulic capabilities of hydrants surrounding the property is unknown at this time. It is recommended that the client requests this information from the local responsible authorities to ensure that the hydrants are in working order." However, without confirmation that there is a suitable water supply, the development might be relying on a disused water main or faulty hydrant. Resolving this issue may affect land use planning considerations such as the landscaping around the development, should additional hydrant installations be required. This will be subject to later regulatory consideration.

2.8. For information, HSE advises that all higher risk buildings are now required to be registered with the Building Safety Regulator ('BSR'). Once the building has been registered, the BSR will invite accountable persons to submit a safety case for their buildings. Applying to register a high-rise residential building - GOV.UK (www.gov.uk)

Appendix 1 – List of consultees & neighbours notified

Transport For Greater Manchester
Highway Services
Environmental Health
Health & Safety Executive (Fire Safety)

Fourth Floor, 1 Portland Street, Manchester, M1 5BH
KAPLAN, Sixth Floor, 1 Portland Street, Manchester, M1 3BE
Flat 7, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 34, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 20, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 38, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 18, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 39, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 17, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 43, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 10, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 14, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 45, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 40, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 20, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 25, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
12 Gore Street, Manchester, M1 3AQ
Ground Floor, Westminster House, 11 Portland Street, Manchester, M1 3PL
Huxters, Minshull Street, Manchester, M1 3EF
Flat 310, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Aytoun Street Wing Ninth Floor, Westminster House, 11 Portland Street, Manchester, M1 3BH
Flat 216, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Fourth Floor, 9 Portland Street, Manchester, M1 3BE
Flat 402, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 704, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 109, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 401, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 107, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 502, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 318, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 209, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 409, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 215, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 416, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 218, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Tesco Express, Unit 2, 1 Portland Street, Manchester, M1 3BE
Second Floor, 1 Portland Street, Manchester, M1 5BH
Flat 22, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 1, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 16, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 48, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 13, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 52, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 2, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 28, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 7, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 11, Roby Court, 14 Roby Street, Manchester, M1 3AG

Flat 45, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 23, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 32, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 33, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 26, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 4, Roby Court, 14 Roby Street, Manchester, M1 3AG
Fourth Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY
Flat 206, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 514, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 301, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 518, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 307, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 405, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 706, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 510, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Ground Floor, Westminster House, Aytoun Street, Manchester, M1 3DL
Flat 613, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Hotel Ibis Styles Manchester Portland, 3 - 5 Portland Street, Manchester, M1 6DP
Sixth Floor, 9 Portland Street, Manchester, M1 3BE
Third Floor, 9 Portland Street, Manchester, M1 3BE
Gourmet Society, Fifth Floor, 9 Portland Street, Manchester, M1 3BE
Flat 608, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 204, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 602, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 607, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 210, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 417, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 605, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Ground Floor, 1 Portland Street, Manchester, M1 3BH
Flat 300, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 506, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 30, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 54, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 29, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 44, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 6, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 2, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 29, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 23, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 56, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 35, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 3, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 37, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 38, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 3, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 10, Roby Court, 14 Roby Street, Manchester, M1 3AG
Seventh Floor, Westminster House, 11 Portland Street, Manchester, M1 3HU
Fifth Floor, Westminster House, 11 Portland Street, Manchester, M1 3HU
Flat 504, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Ground Floor Office, 7 Chatham Street, Manchester, M1 3AY
New College Group, Ground And First Floor, 9 Portland Street, Manchester, M1 3BE
Flat 200, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 110, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 505, The Grand, 1 Aytoun Street, Manchester, M1 3DB

Flat 703, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 315, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 713, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 103, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 308, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 313, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 55, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 4, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 27, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 50, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 26, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 41, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 24, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 33, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 11, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 3, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 49, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 17, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 1, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 48, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 11, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 36, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 41, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
12 Piccadilly, Manchester, M1 3AN
Flat 6, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 2, Roby Court, 14 Roby Street, Manchester, M1 3AG
Second Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY
Flat 203, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 212, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 201, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 412, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 701, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 309, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 404, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 710, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 312, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 205, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 411, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 104, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 601, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 305, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 304, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 712, The Grand, 1 Aytoun Street, Manchester, M1 3DB
6 - 10 Piccadilly, Manchester, M1 3AN
Flat 36, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 21, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 5, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 14, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 19, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 43, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 13, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 15, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 46, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 8, Roby Court, 14 Roby Street, Manchester, M1 3AG

Flat 27, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 21, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 46, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Ground Floor, Westminster House, Minshull Street, Manchester, M60 1HY
Flat 711, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 702, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 311, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 611, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 108, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 214, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 408, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 415, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 517, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 112, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 403, The Grand, 1 Aytoun Street, Manchester, M1 3DA
First Floor, 1 Portland Street, Manchester, M1 5BH
Flat 511, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 400, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 418, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Costa Coffee, Unit 1, 1 Portland Street, Manchester, M1 3BE
Third Floor, 1 Portland Street, Manchester, M1 3BE
Flat 12, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 31, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 4, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 31, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 10, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 8, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 1, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 42, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 5, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 6, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 5, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 7, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 40, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Third Floor, Westminster House, 11 Portland Street, Manchester, M60 1HY
Ninth Floor, Westminster House, 11 Portland Street, Manchester, M1 3BH
First Floor, Westminster House, 11 Portland Street, Manchester, M1 3PL
Westminster House, Minshull Street, Manchester, M60 1HY
Flat 302, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 603, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 512, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 111, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 316, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 604, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 705, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 610, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 606, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 211, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 106, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 213, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 513, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 709, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 208, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 516, The Grand, 1 Aytoun Street, Manchester, M1 3DB

Flat 207, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 507, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 25, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 44, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 18, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 35, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 12, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 47, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 24, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 34, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 39, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 47, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 19, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 9, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 12, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 8, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 9, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat At, 12 Gore Street, Manchester, M1 3AQ
7 Chatham Street, Manchester, M1 3AY
Flat 9, Roby Court, 14 Roby Street, Manchester, M1 3AG
Roby Court, 14 Roby Street, Manchester, M1 3AG
Edwards, Westminster House, 11 Portland Street, Manchester, M1 3HU
Eighth Floor, Westminster House, 11 Portland Street, Manchester, M1 3BH
Flat 317, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 314, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Second Floor, 9 Portland Street, Manchester, M1 3BE
Flat 407, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 303, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 202, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 500, The Grand, 1 Aytoun Street, Manchester, M1 3DR
Flat 707, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 515, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 509, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 508, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 503, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 600, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 306, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 406, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 105, The Grand, 1 Aytoun Street, Manchester, M1 3DA
1 Portland Street, Manchester, M1 3BE
Flat 53, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 51, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 22, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 42, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 37, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 30, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 15, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Aytoun Building, Aytoun Street, Manchester, M1 3GH
Flat 32, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 16, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 28, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 217, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 410, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 501, The Grand, 1 Aytoun Street, Manchester, M1 3DB

Flat 101, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 102, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 612, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Fifth Floor, 1 Portland Street, Manchester, M1 5BH
Flat 609, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 708, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 413, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 414, The Grand, 1 Aytoun Street, Manchester, M1 3DA

Appendix 2 – Planning constraints

Article 4 Direction - 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