

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141639/JO/2024

Date registered valid: 2 December 2024

Proposal: Variation of conditions 2 (Specified Plans) and 5 (Lintel Repair), and removal of condition 10 (timber floor board removal) of Listed Building Consent 140132/LO/2024.

Address: Manchester Art Gallery, Mosley Street, Manchester, M2 3JL

Ward(s): Deansgate Ward

Applicant: Manchester City Council

Agent (if any): Ms Hannah Bellerby Buttress

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20/02/2025

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 10 December 2024

Expired: 3 January 2025

Neighbour notifications

Printed: 10 December 2024

Expired: 3 January 2025

Site notice

Posted: 13 December 2024

Expired: 6 January 2025

Press advert

Published: 17 December 2024

Expired: 7 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II* listed Athenaeum Building that forms part of the Manchester Art Gallery site, which also features the Grade I listed Manchester Art Gallery. The property dates from 1837 and is completed in an Italian Palazzo Style, is two storey, with basement and added attic with symmetrical nine window façade. The ground floor and basement are partially screened by a low-lying decorative sandstone wall. The property is connected to the Grade I listed Manchester Art Gallery by a contemporary glazed link extension. The property's basement features modern fittings and partitions which were installed to allow for the creation of ancillary office space. The basement space is now subject to a live planning permission and listed building consent for the creation of a basement art store, approved under permission numbers 140131/VO/2024 and 140132/LO/2024.

Listed building: Grade II*

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of the City Centre and George Street Conservation Area. Neighbouring built development is varied, with modern properties being present within the street scene along Mosley Street. More historic properties, including a high number of which are Grade II listed, lie to the east and south along Nicholas Street and Princess Street. To the west lies St Peter's Square and the Grade I listed Town Hall. An active tramline runs parallel to the site along Mosley Street. Neighbouring uses are largely commercial with a high number of properties in office uses with ground floor retail units (Both Class E).

Description of development

The application seeks to vary conditions 2 (Specified Plans) and 5 (Lintel Repair) of listed building consent number 141639/JO/2024 and to remove condition 10 (Timber floor board removal).

Upon the carrying out of investigative works, it has been found that the cracked basement lintels, originally approved to be replaced, can be salvaged utilising a dry plate that will give the lintel enough support in order to be structurally sound. The development would see the rewording of condition 5 to allow for this.

Internally, soft strip works have revealed that original floorboards in the basement space are present and can be reused. The proposed alterations would see the retention of the property's original floorboards and their subsequent repair and reuse. With the retention of the timber floor, this has prompted the need to install 15no air bricks within existing openings at basement level in order to ventilate the subfloor and guarantee its longevity.

It has been identified that repairs to 2no original timbers situated under the ground floor are required, with significant cracks having been identified in them. It is proposed a flat joining plate will be utilised in the repair in order to give the timbers the necessary support in order to prevent them from complete collapse.

Planning History

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

140132/LO/2024 - Listed building consent for internal and external alterations to create secure art store – Approved August 2024.

140131/VO/2024 - External alterations to create secure art store – Approved August 2024.

139408/LO/2024 - Listed Building Consent for installation of new electrical equipment – Approved April 2024.

138717/LO/2023 - Listed Building Consent for the installation of waterproofing system to perimeter walls within basement store areas, removal of coating to external walls, replacement of existing timber floor with concrete slab, drainage improvement works to adjacent lightwells – Approved September 2024.

137015/LO/2023 - Listed building consent for the replacement of the glazed roof lantern to central entrance foyer – Approved March 2024.

137014/VO/2023 - City Council Development - Replacement of the glazed roof lantern to central entrance foyer – Approved March 2024.

Consultations & Notification Responses

Publicity – A site notice was displayed at the site along with a press notice. Notification letters were also sent out to surrounding properties. No response was 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 EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy C10 – Leisure and Evening Economy
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- 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

Impact upon Heritage Asset

The development approved under permission 140132/LO/2024 saw the approval of the removal of the property's basement floorboards and 2no cracked basement lintels situated along the property's George Street and Princess Street elevations. Such interventions were approved on the basis that it was not feasible to reuse the floorboards due to advanced rot and that the repair of the lintels was not feasible. A concrete floor and new stone lintels were approved as part of the proposed works.

Upon the commencement of the development and the removal of the false modern floor, the original timber boards have been found to be in reasonably good condition. The proposed development has been amended accordingly to allow for the repair and reuse of the boards, thereby allowing a far larger portion of historic material to be retained and utilised in the finish of the approved basement art store. Subject to a condition that would see details regarding the proportion of historic boards able to be reused, material samples of new repairs and any necessary replacement boards, as well as a methodology for their installation all to be submitted to the Local Planning Authority for approval, this element of the development is considered to be

acceptable and would cause significantly less harm to the listed building when compared to the previously approved scheme, having a minor beneficial impact on the significance of the asset.

As set out above, the retention of the original timber floor has necessitated the need to ventilate the subfloor in order to prevent damp/rot. The proposal would see the insertion of 15no cast iron air bricks within existing openings at basement levels in order to achieve this. Subject to the development being carried out with the proposed details, this element of the development is considered would have a low level of less than substantial harm to the significance of the listed building but the harm is outweighed by the public benefits of the scheme which include the long term longevity of the listed building.

Externally, investigative works have found that the 2no cracked basement window lintels can be retained in situ and made stable with a dry plate rather than removing both lintels and potentially having to replace them entirely. It is considered that this method of stabilising the lintels is less invasive and will allow for original material to be kept on site. Subject to a condition that would require the submission of material samples, a methodology and a long term management and replacement plan for the proposed dry plate, this element of the development is considered acceptable and would have a minor beneficial impact on the significance of the listed building when compared to the scheme approved under permission 140132/LO/2024.

Soft strip works to the property's ceiling has exposed original timbers to the ground floor have become cracked. In order to secure them it is also proposed that a flat joining plate will be used to secure the beams, providing them with the support to prevent them from failing. This is considered to have a neutral impact on the listed building and would secure the long term structural integrity of the asset.

In light of the above, the proposal would meet the statutory test to preserve, causing less harm to the significance of the listed building when compared to that approved under permission 140132/LO/2024. Whilst there would be a low level of harm from the installation of the air bricks, these have been designed to complement the listed building and are being installed in order to preserve the floorboards which are original and can be retained provided there is increased ventilation around them.

The proposal is in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and as such is in accordance with policies SP1, EC2, EC3, CC1, CC9, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2 and the National Planning Policy Framework.

Conclusion

In light of the above, the development, subject to appropriate planning condition, is acceptable and accords with Core Strategy Policies SP1, EC3, CC1, CC4, CC9, C10, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC19 and DC26, Places for Everyone Plan Policy JP-Strat2 and JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. The application is therefore 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 OR Reasons for recommendation to refuse

1) The development must be begun not later than the 06/08/2027.

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

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

- o MAG-BUT-00-RL-DR-A-91-0003 Rev P01: Site Location Plan
- o MAG-BUT-25-00-DR-A-00-0001 Rev C01: Ground Floor Staff Office Proposed Setting Out Drawing
- o MAG-BUT-08-B2-DR-A-31-0001-P06: Art Store 2 Window Proposals (Received 11/06/2024)
- o MAG-BUT-08-B2-DR-A-31-0002-P02: Art Store Secondary Glazing
- o MAG-BUT-08-B2-DR-A-35-4003-P03: Proposed Ceiling Details
- o MAG-BUT-18-ZZ-DR-A-52-5002-P01: Proposed Moat Drainage Works The Athenaeum

- o MAG-BUT-XX-XX-SP-A-00-0001: 9518 RS Architectural Restoration Specification (Dated April 2024; Prepared by Buttress)
 - o MAG-BUT-08-XX-SH-A-31-0001: Art Store 2 Window Repair Schedule (Dated May 2024; Prepared by Buttress)
 - o MAG-BUT-XX-XX-SP-A-00-0003 P03: Phase 2 Conservation Specification for Listed Building Consent (Dated 13/05/2024; Prepared by Buttress)
 - o 14794-BKP-14-ZZ-TN-S-0003: Manchester Art Gallery, Consultant Advice Note (Prepared by Booth King; Dated 13/05/2024; Received 23/07/2024)
 - o TE1764-TE-00-XX-RP-GE-001-V01: Ground Investigation Report for Manchester Art Gallery, Manchester (Dated 22/02/2024; Prepared by Tier Environmental Ltd)
 - o Heritage Assessment (Dated May 2024; Prepared by Buttress)
 - o Construction and Environmental Management Plan (Received 29/07/2024)
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- o MAG-BKP-08-B1-DR-S-10-0250 Revision P01: WP08 Timber Floor Repair G.A. (Received 02/12/2024)
 - o MAG-BKP-08-B1-DR-S-40-0811 Revision P01: WP08 Timber Floor Repair Details (Received 02/12/2024)
 - o MAG-BUT-08-B2-DR-A-00-1001-P12: Proposed Art Store Alterations Plan (Received 02/12/2024)
 - o MAG-BUT-08-B2-DR-A-00-4001-P10: Proposed Basement GA Plan (Received 02/12/2024)
 - o MAG-BUT-08-B2-DR-A-00-6001-P05: Section Details (Received 02/12/2024)
 - o MAG-BUT-08-B2-DR-A-06-6002-C04: GA Sections (Received 20/02/2025)
 - o MAG-BUT-08-B2-DR-A-05-0001-P05: Proposed Internal Elevations 1 (Received 02/12/2024)
 - o MAG-BUT-08-B2-DR-A-05-0002-P05: Proposed Internal Elevations 2 (Received 02/12/2024)
 - o MAG-BUT-08-B2-DR-A-05-0003-P05: Proposed Internal Elevations 3 (Received 02/12/2024)
 - o MAG-BUT-08-B2-DR-A-05-0004-P04: Proposed Internal Elevations 4 (Received 02/12/2024)
 - o MAG-BUT-08-B2-DR-A-05-0005-P05: Proposed Internal Elevations 5 (Received 02/12/2024)
 - o MAG-BUT-08-B2-DR-A-22-0001-P06: Wall Types Plan (Received 02/12/2024)
 - o MAG-BUT-08-B2-DR-A-22-0002-P01: Wall Lining Details (Received 02/12/2024)
 - o MAG-BUT-08-B2-DR-A-23-0001-C01: Proposed Timber Floor Repair Plan (Received 06/02/2025)
 - o MAG-BUT-08-B2-DR-A-23-0003-C02: Proposed Timber Floor Details (Received 19/02/2025)
 - o MAG-BUT-08-B2-DR-A-35-4002-P06: Proposed Basement Reflected Ceiling Plan (Received 02/12/2024)
 - o MAG-BUT-08-B2-DR-A-40-0001-P08: Proposed Basement Art Store Finishes Plan (Received 02/12/2024)
 - o MAG-BUT-08-B2-DR-A-23-0004-C02: Subfloor Vent Details (Received 19/02/2025)
 - o MAG-BKP-18-ZZ-DR-C-90-0515: Work Package 18 Drainage GA Sheet 1 (Received 02/12/2024)
 - o MAG-BKP-08-B1-DR-S-40-0810 Revision C01: WP08 Ceiling Repair Detail (Received 18/02/2024)
 - o MAG-BKP-08-B1-DR-S-40-0815 Revision C02: WP08 Window Remedial Details (Received 18/02/2024)

Stamped as received by the City Council as Local Planning Authority on 28/05/2024 unless specified otherwise.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) a) Prior to the commencement of any works related to the installation of the external grates hereby approved, material samples depicting their final finish and profile shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

b) Prior to the installation of the approved grates, an installation methodology statement, that shall identify the point and method of affixing the grates to the listed building, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

c) Prior to the installation of the external grates hereby approved, a scheme that shall include a material sample pursuant to the details approved under points a) and b) of this condition shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

d) Prior to the first occupation of the development, a verification report that shall confirm the approved works have been implemented shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) a) Notwithstanding drawing nos. MAG-BKP-08-B1-DR-S-10-0200 Rev P07, MAG-BKP-18-ZZDR-C-90-0515 and MAG-BUT-18-ZZ-DR-A-52-5002-P0, prior to the commencement of any works in relation to the listed building's lightwell drainage channels, a scheme identifying the extent of historical and non-original material within the areas to be worked on shall be submitted to and approved in writing by the City Council. The scheme shall also identify the areas of channel to be repaired and that which requires replacement. The development shall then proceed in accordance with the approved details.

b) Upon the discharging of part a of this condition and prior to the commencement of the laying of any new or repaired stone, material samples of any new and repaired stone, as well as a methodology for their installation shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be carried out as part of the development.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

5) Prior to the commencement of any works in relation to the implementation of the repair works to the cracked external lintels hereby approved, as shown on drawing no. MAG-BKP-08-B1-DR-S-40-0815 Revision C02 (Received 18/02/2025), the following details shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a. Material samples of the dry plate that shall confirm its overall thickness, height and final finish.

- b. Installation methodology for the proposed repair works.
- c. A method statement detailing the future maintenance and replacement, if required, of the metal grates that will support the cracked lintels.

The development shall then proceed in accordance with the approved details.

Reason - In the interests of safeguarding material of historical interest and the longevity of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

6) Notwithstanding the details shown on drawing no. MAG-BUT-08-B2-DR-A-06-6002-C04, prior to any works commencing in relation to the draft proofing of the original ventilation duct system to be retained, material samples of the lining to be overlaid on it and an installation methodology for said works, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

7) Notwithstanding the details set out within condition 2, prior to the commencement of works in relation to each of the following aspects of the development hereby approved, final details, including where appropriate, specification, method statement and material samples, shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a. Materials samples and methodology statement for the installation of damp proofing works.
- b. Material samples and specifications for decorative internal finish, including to columns, shutters and window surrounds, which shall be evidenced through a paintwork analysis.
- c. Final layout and finish of M&E services.

The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

8) The window repair works shall proceed in accordance with the works detailed in the submitted Window Repair Schedule (Reference number MAG-BUT-08-XX-SH-A-31-0001; Prepared by Buttress; Dated May 2024) and section RS16 of the submitted Architectural Restoration Specification (Reference number MAG-BUT-XX-XX-SP-A-00-0001; Prepared by Buttress; Dated April 2024). If during the implementation of the approved works, more extensive repairs not identified within the aforementioned document are required in order to make the windows good, said works shall not commence until a scheme detailing said repairs and an accompanying methodology statement are submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy

DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

9) The development shall proceed in accordance with the measures put forward within the submitted Architectural Restoration Specification (Reference number MAG-BUT-XX-XX-SP-A-00-0001; Prepared by Buttress; Dated April 2024).

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

10) The basement floorboards as shown drawing nos. MAG-BUT-08-B2-DR-A-23-0001-C01 and MAG-BUT-08-B2-DR-A-23-0003-C02 shall be removed in accordance with the submitted floorboard removal strategy (Received 06/02/2025 and 19/02/2025). Upon the completion of the works, details regarding the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) A report that confirms the proportion of historic floorboards that were able to be retained and a repair methodology that shall make good any damage caused to them during removal.
- b) A plan that confirms the final design for the floor finishes of the area subject to this condition. This shall denote where historic and new floorboards, if required, shall be laid.
- c) Material samples of repaired flooring and any new floorboards.
- d) A methodology for the installation of the approved final floor finish design, approved under part b of this condition.

The development shall then proceed in accordance with the approved details.

Reason - In the interests of safeguarding material of historical interest in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

11) The development shall proceed in accordance with the ceiling repair detail as shown on drawing no.MAG-BKP-08-B1-DR-S-40-0810 Revision C01 (Received 18/02/2025).

Reason - In the interests of safeguarding material of historical interest and the longevity of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

12) The external cast iron air bricks hereby approved, shall be installed in accordance with drawing no.MAG-BUT-08-B2-DR-A-23-0004-C02 (Received 19/02/2025). The air bricks shall then be retained and maintained in accordance with the approved details only.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

35A - 39A George Street, Manchester, M1 4HQ
Flat 1, 58 - 60 George Street, Manchester, M1 4HF
14 Princess Street, Manchester, M1 4NB
Third Floor Inscape, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Fifth Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
First Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Basement Room A, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 9, 80 Mosley Street, Manchester, M2 3FX
Apartment 101, The Arthouse, 43 George Street, Manchester, M1 4AB
First Floor, 75 Mosley Street, Manchester, M2 3HR
Second Floor, 75 Mosley Street, Manchester, M2 3HR
3 Nicholas Street, Manchester, M1 4HL
Apartment 107, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 309, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 109, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 8, 58 - 60 George Street, Manchester, M1 4HF
Flat 2, 58 - 60 George Street, Manchester, M1 4HF
Flat 7, 58 - 60 George Street, Manchester, M1 4HF
77A Mosley Street, Manchester, M2 3HR
Basement To Third Floor, 79 Mosley Street, Manchester, M2 3LQ
Fourth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Third Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Basement Room B, Abbey House, 74 Mosley Street, Manchester, M2 3WL
American Pies, 39 Booth Street, Manchester, M2 4AA
Suite 3B, 80 Mosley Street, Manchester, M2 3FX
Suite 1B, 80 Mosley Street, Manchester, M2 3FX
Apartment 110, The Arthouse, 43 George Street, Manchester, M1 4AB
83 Princess Street, Manchester, M1 4HH
1 Nicholas Street, Manchester, M1 4HL
Apartment 405, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 305, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 103, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 404, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 401, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 108, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat At, 5 Nicholas Street, Manchester, M1 4HL
Flat 6, 58 - 60 George Street, Manchester, M1 4HF
Basement, Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
16 Princess Street, Manchester, M1 4NB
Kissaten, 58 Mosley Street, Manchester, M2 3HZ
First And Second Floor, 58 Mosley Street, Manchester, M2 3HZ
Fifth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 4A, 80 Mosley Street, Manchester, M2 3FX
Ban Di Bul Restaurant, 77 Princess Street, Manchester, M2 4EG
Suite 1A, 80 Mosley Street, Manchester, M2 3FX
Third Floor, 75 Mosley Street, Manchester, M2 3HR
Apartment 406, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 203, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 303, The Arthouse, 43 George Street, Manchester, M1 4AB

Apartment 102, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 310, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 210, The Arthouse, 43 George Street, Manchester, M1 4AB
Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
First Floor And Second Floor, 58 - 60 George Street, Manchester, M1 4HF
Flat 3, 58 - 60 George Street, Manchester, M1 4HF
Second Floor, 12 Princess Street, Manchester, M1 7AG
Ground Floor Unit 6, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 7B, 80 Mosley Street, Manchester, M2 3FX
Suite 6B, 80 Mosley Street, Manchester, M2 3FX
Obi Property Limited, 80 Mosley Street, Manchester, M2 3FX
Suite 5B, 80 Mosley Street, Manchester, M2 3FX
72 George Street, Manchester, M1 4HF
The Alan Hotel, 18 Princess Street, Manchester, M1 4LG
Apartment 207, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 105, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 304, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 402, The Arthouse, 43 George Street, Manchester, M1 4AB
5 Nicholas Street, Manchester, M1 4HL
77 Mosley Street, Manchester, M2 3HR
5 Back George Street, Manchester, M1 4NA
Basement Room C, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Mezzanine Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
GREGGS, Ground Floor Unit 7, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Advertising Right BT Inlink Outside 74, Mosley Street, Manchester, M2 3LW
Suite 4B, 80 Mosley Street, Manchester, M2 3FX
Suite 5A, 80 Mosley Street, Manchester, M2 3FX
Apartment 408, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 307, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 306, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 204, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 111, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 106, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 202, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 301, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
12 Princess Street, Manchester, M1 7AN
Second Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Ground Floor Unit 5, Abbey House, 74 Mosley Street, Manchester, M2 3FX
Unit 9, Abbey House, Mosley Street, Manchester, M2 3LW
Suite 2A, 80 Mosley Street, Manchester, M2 3FX
Suite 2B, 80 Mosley Street, Manchester, M2 3FX
Apartment 403, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, 75 Mosley Street, Manchester, M2 3HR
Fourth Floor, 75 Mosley Street, Manchester, M2 3HR
Apartment 308, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 410, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 409, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 206, The Arthouse, 43 George Street, Manchester, M1 4AB
Betfred, 14 Nicholas Street, Manchester, M1 4EJ
Flat 4, 58 - 60 George Street, Manchester, M1 4HF
79 Mosley Street, Manchester, M2 3LQ
Suite 6A, 80 Mosley Street, Manchester, M2 3FX
Basement, The Arthouse, 43 George Street, Manchester, M1 4AB

Apartment 112, The Arthouse, 43 George Street, Manchester, M1 4AB
Basement And Ground Floor, 75 Mosley Street, Manchester, M2 3HR
Seventh Floor, 75 Mosley Street, Manchester, M2 3HR
Apartment 302, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 205, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 5, 58 - 60 George Street, Manchester, M1 4HF
Basement Room D, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Abbey House, Mosley Street, Manchester, M2 3LW
Cafe Nero, 80 Mosley Street, Manchester, M2 3FX
Suite 8, 80 Mosley Street, Manchester, M2 3FX
Suite 7A, 80 Mosley Street, Manchester, M2 3FX
Suite 3A, 80 Mosley Street, Manchester, M2 3FX
Apartment 209, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 201, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 104, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 208, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 407, The Arthouse, 43 George Street, Manchester, M1 4AB
33 George Street, Manchester, M1 4HQ

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
Conservation Area - George Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL