MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141640/LO/2024
Date registered valid:	2 December 2024
Proposal:	Listed Building Consent for relocation of brass signage plaques, repositioning of existing gas lamps, installation of new planters and internal works including creation of gym space, social hub, treatment room and new shower room.
Address:	Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Ward(s):	Deansgate Ward
Applicant:	Mr Robin Matthews Hillcrest Limited
Agent (if any):	Mr Matthew Reilly Claremont Group Interiors
Case officer:	James Bridgman Tel: 0161 219 6202 Email: james.bridgman@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	24 January 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 13 December 2024 Expired: 6 January 2025

Neighbour notifications
Printed: 13 December 2024 Expired: 6 January 2025

Site notice
Posted: 17 December 2024 Expired: 10 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

Arkwright House is a Grade II listed building and was constructed in 1929. The front elevation of Arkwright House fronts into Parsonage Gardens, an attractive and rare piece of outdoor greenspace within the city centre. The site is set within an area containing buildings of a similar height and scale mainly in office use although there are some residential retail and leisure uses within the vicinity.

Listed building: Grade II

Conservation area: Parsonage Gardens Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

It is a prominent addition to its context, with an imposing and well-proportioned frontages to Parsonage Gardens, Southgate and St Mary's Personage, and original metal windows, making a positive and important contribution to the character and appearance of the conservation area and the setting of a number of listed buildings, including the Grade II listed National Buildings to the north, the Grade II listed 3 St Mary's Parsonage to the west and the Grade II listed House of Fraser at 98-116 Deansgate to the east.

Description of development

Listed Building Consent is sought for relocation of brass signage plaques, repositioning of existing gas lamps, installation of new planters and internal works including creation of gym space, social hub, treatment room and new shower room.

Consultations & Notification Responses

Publicity - The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. One representation has been as part of that process. A summary of the comments:

- The passageway along the side of Arkwright House is dark and the lights are not consistently on.
- The relocation of the lights to the main entrance will impact on public safety as there will be reduced lighting along Parsonage Gardens. This is a dark and narrow thoroughfare in and out of the city centre towards many restaurants.
- There is no lighting across the actual crossing of Parsonage Gardens.
- Request for the current hours of the lamps and proposed hours.
- The planters should be natural and not plastic
- Paving stones outside the building are loose and a trip hazard

Officer response: The hours of the gas lamps will remain as existing from approximately 6/7pm until 12-2am. Parsonage Gardens is an adopted highway and is therefore maintained by the Council. Concerns with the amount of lighting and condition of the pavement has been raised with the relevant department.

Relevant History

Listed Building Consents

126930/LO/2020 - LISTED BUILDING CONSENT - Internal refurbishment of the ground floor reception and back of house areas. Decision: Approved

117592/LO/2017 - Internal fit out works to first floor office space to include new partitions, kitchen facilities and showers. Decision: Approved

Heritage Partnership Agreement

HPA/2017/001 - Item 1 - Installation of tenant kitchenettes and penetrations through floor slab
Item 2 - Internal partitions to meet internal face of existing plastered wall
Item 3 - Internal partitions along beam lines
Item 4 - Fixing of partition heads and acoustic insulation above new ceiling rafts into existing lath and plaster / existing ceiling structure
Item 5 - Security Access Control Speed gates in Reception Area
Item 6 - Reconfigurable Lobby to Accommodate Multiple Tenancies

Decision: Agreement signed 21.12.2017

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 CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

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

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

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-P1 - Sustainable Places
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Issues

Impact of the listed building

The building under consideration is designated at Grade II and located within Parsonage Gardens. The building was constructed in the 1920s as offices to the designs of Harry S Fairhurst as the headquarters of the English Sewing Cotton Company, with steel frame, reinforced concrete and Portland stone and buff brick cladding in a blended Neo-Classical and Art Deco style.

During the WWII it was the headquarters of the Civil Defence in the Northwest. It is a prominent addition to its context, with an imposing and well-proportioned frontages to Parsonage Gardens, Southgate and St Mary's Personage, and original metal windows, making a positive and important contribution to the character and appearance of the conservation area and the setting of a number of listed buildings.

Despite internal alterations, key features of original construction remain in-situ, including cornices, tiling and staircases. The significance of the listed building is both historic and architectural (internal and external).

Certain works to on the upper storeys are covered by a Heritage Partnership Agreement, first signed in 2017 and renewed in 2024 and do not require a separate Listed Building Consent.

A summary of the proposed works:

- Relocation of external lighting and signage
- Replacement of modern glazed doors with timber doors to front elevation
- Addition of freestanding external planters
- New partitions to form a breakout room within basement
- Internal refurbishment of reception area including replacement flooring, desk and seating areas. Additionally, removal of panelling and cladding, installation of voile curtains and new wayfinding signage.
- Creation of a multi-functional area including a gym, lounge, treatment room, and shower facilities.
- Use of minimal-impact partitions and furnishings for flexibility and preservation of the building's fabric.

- Within the Core Areas, the retention of key heritage features like terrazzo flooring and cast-iron balustrades, redecoration with consistent finishes and new signage.
- The WCs include cleaning of existing tiles and upgrades to the facilities.

External works

Relocation of signage and gas lamps to highlight the main entrance, utilising existing penetrations to minimise any impact on the historic fabric. Any repairs to original stonework will require a methodology and specification to be agreed through condition.

The addition of freestanding planters to enhance the appearance of the entrance. These planters are not considered to conceal any features nor detract from the character of the building.

The installation of panelled timber doors to replace existing modern glazed doors is supported as they would be more in keeping with the listed building. Details of the new doors will be sought through condition.

The illumination of the high-level Arkwright House signage has been removed from the proposal.

The external alterations as shown below in Figure 2 would enhance the overall appearance of the front elevation and would provide a heritage benefit.

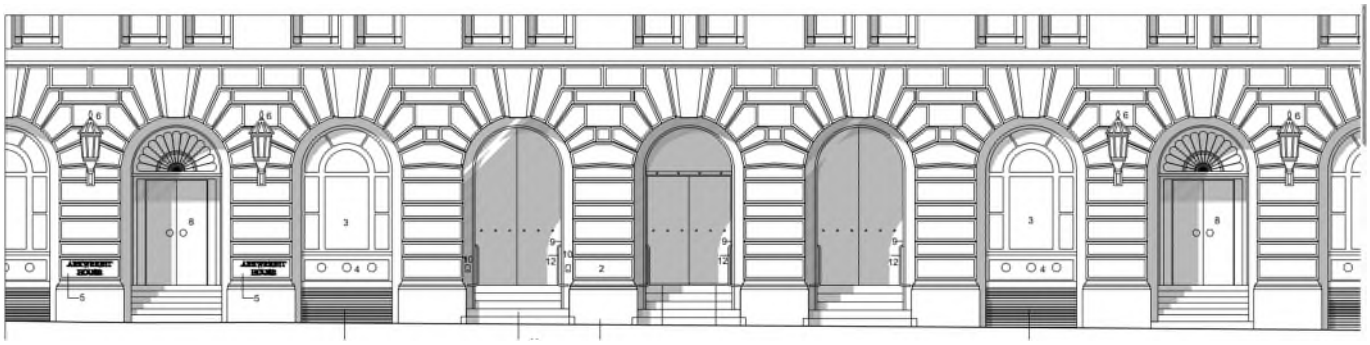


Figure 1 – Existing front elevation

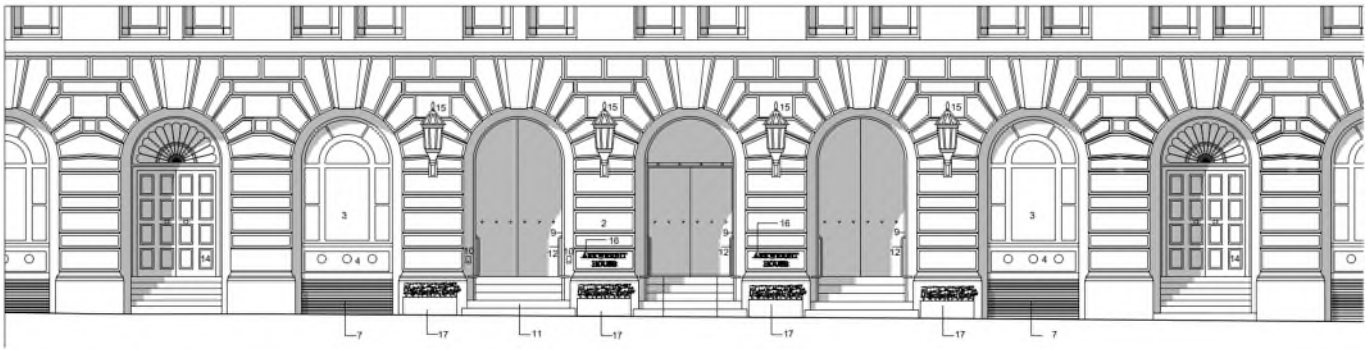


Figure 2 – Proposed front elevation

Basement

The addition of a new breakout room for staff with a kitchen. The units will be relocated from the ground floor area and will be fixed to the new partition wall. The works proposed to the basement are supported as it is considered there is sufficient justification and there would be minimal harm to the significance of heritage asset.

Reception area

The proposed works for the reception area at Arkwright House aim to transform it into an elegant, welcoming, and functional space that reflects the building's neoclassical and art deco styling.

The works include the replacement of non-original floor with new porcelain tiled floors, an updated reception desk and seating areas. This includes replacing existing screened seating with banquette seating which will open up the room.

There will be underfloor heating and details of any new penetrations, conduits and affixing/junction detail has been requested through condition.

The LED strips along the original coffered ceilings have been removed as they were considered to cause harm to the appreciation and significance of this historic feature. The low-level concealed LED strips are acceptable as a slimline channel will be created to ensure they are minimal and discrete interventions.

Internal refurbishments, include the removal of panelling and cladding to reveal the original walls. These walls will be made good and arched mirrors will be attached with minimal depth fixings. Additionally, the installation new wayfinding signage, voile curtains around the modern glass front entrance and the use of breathable paint throughout for walls, ceilings, columns, and woodwork.

Overall, the refurbishment of the reception area would provide some heritage benefits such as opening the space, removal of previous alterations such as panelling and cladding and general redecoration. These alterations are considered to enhance the appearance of the entrance area and provide a clear heritage benefit.

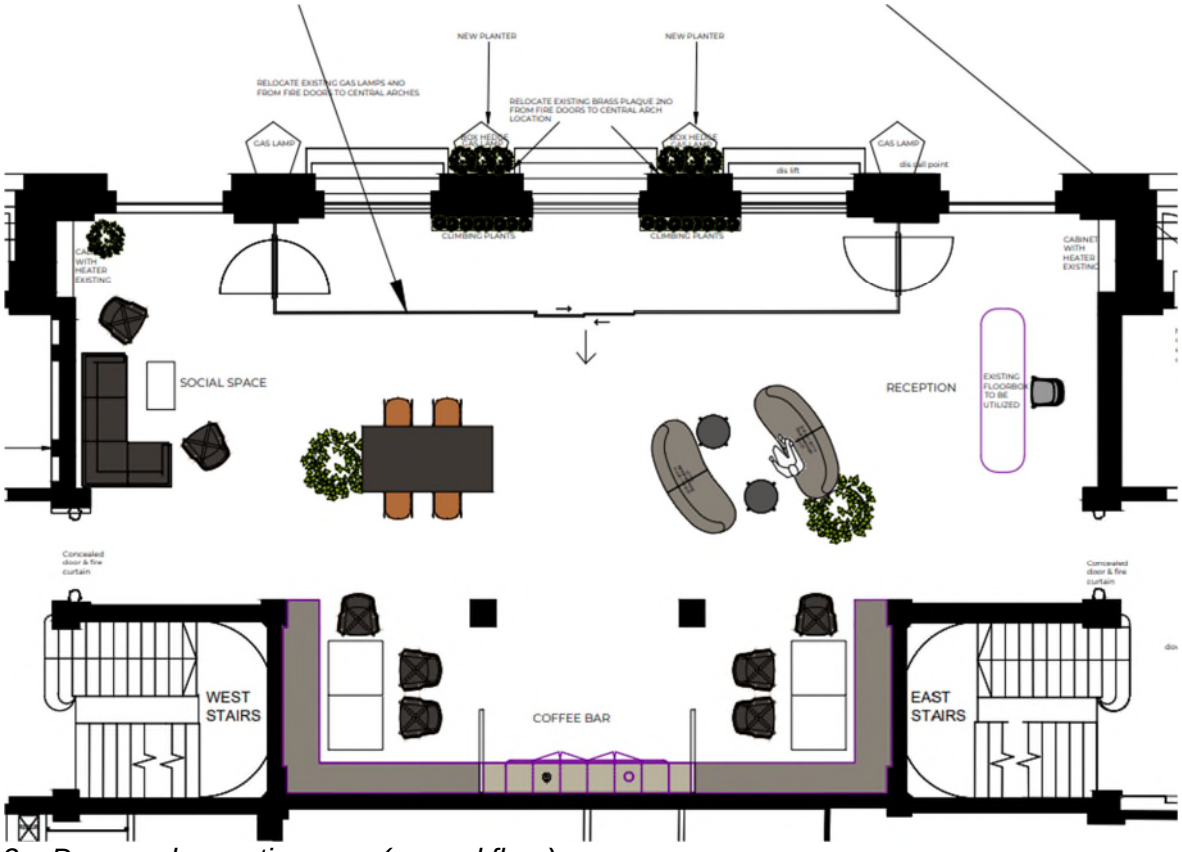


Figure 3 – Proposed reception area (ground floor)

Wellness suite

The proposed works for the wellness suite are on the ground floor of Arkwright House. This includes the removal of existing partitions to open up the space, expose original beams and ceiling details.

The proposal includes the construction of new partitions along beam lines to create a treatment roof and gym/yoga space. These partitions will use low-impact fixings methods limiting any impact on historic fabric.

The existing kitchen area will be relocated to the basement. This room will be replaced with two showers with an integrated changing area.

Installation of fresh air systems, ductwork, and extract systems for the gym, lounge, showers, and treatment rooms. The units will use existing service spines and external louvres for minimal visual impact.

New lighting installations within existing locations and the addition of voile curtains on all windows to soften the appearance of the spaces.

Installation of wayfinding signage in keeping with the reception style, providing clear directions within the wellness suite.

The new partitions will be result in some harm, however these partitions will utilise minimal fixings and will be situated along beam lines. The removal of the existing partitions would be a heritage benefit as it would reveal original beams and ceiling details. Therefore, the harm identified from new alterations is considered to be outweighed by the heritage benefit.

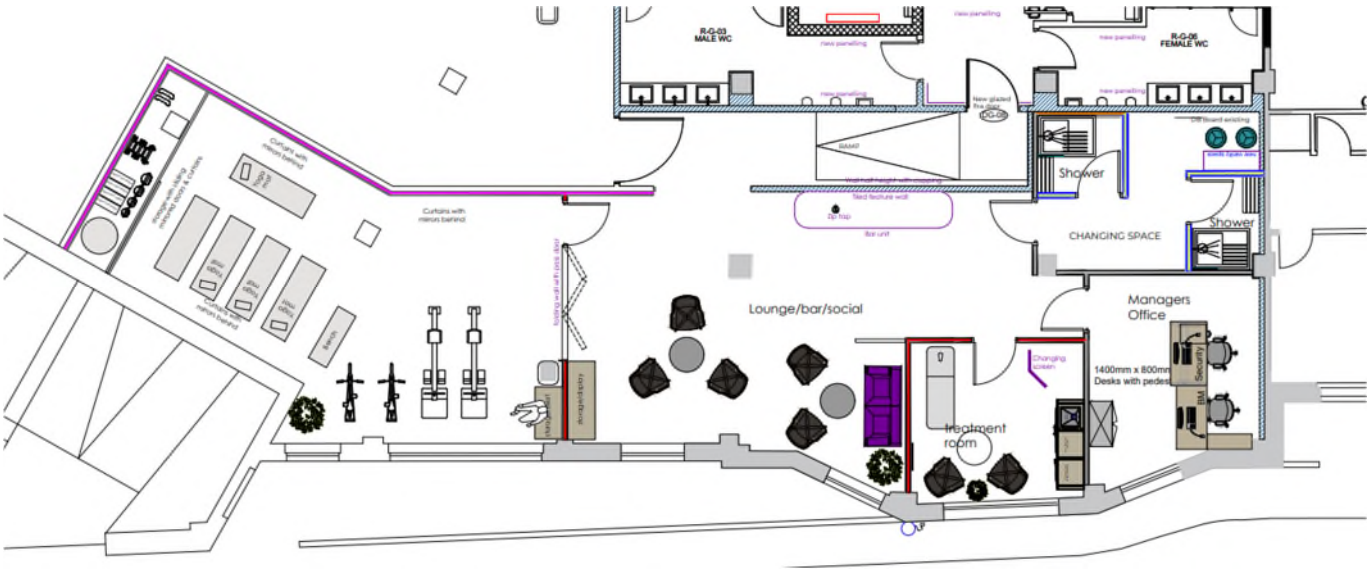


Figure 4 – Proposed wellness suite (ground floor)

Stair Cores

The existing terrazzo flooring and wall tiling, significant architectural elements, will remain untouched.

The cast iron balustrades will be repainted, and the brass/bronze handrails will be polished.

Existing light fittings under the stairs will be re-lamped only as it has been advised asbestos is present in this area.

Walls will be repainted with breathable paint, and woodwork will be refinished to match the overall design scheme. All new finishes will be required to be submitted through condition.

Lobby doors into tenant areas will be replaced. Details of new doors will be sought through condition.

The proposed works to the staircase areas are considered to be acceptable and would enhance the appearance of these areas. The flooring and tiling will not be impacted and as such no harm to the listed building has been identified.

Heritage Assessment

The proposal would cause of a low level of less than substantial harm to the significance of the listed building.

There would be a low level of harm through the addition of new partitions. This would amount of a low level of harm. There are heritage benefits to the proposal including better revealing of features of the building including better revealing of original ceilings, beams and walls. The proposal also includes the removal of existing partitions and previous fit out alterations which were considered to result in harm to the listed building. Alongside the internal decorations, this has therefore provided clear heritage benefit.

The refurbishment of the areas under this application, is likely to attract tenants to occupy the upper floors of the building. This would enable to the continue use of the listed building. In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme. There would be benefits associated with providing additional amenities to the building and improving the appearance of the reception area through a sensitive refurbishment which seeks to highlight original features of the listed building.

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 polices 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

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 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:

   - Basement Strip out: E013826 BF 010
   - Basement Arrangement Plan: E013826 BF 100
   - Partition Layout: E013826 BF 012
   - Basement Heritage Details: E013826 BF 102.1
   - Basement Ceiling Layout: E013826 BF 103
   - Basement Mechanical Overlay: E013826 BF 013.1
   - Basement Fire Alarm Overlay: E013826 BF 103.2
   - Basement Flooring Layout: E013826 BF 0104
   - Basement Decoration Layout: E013826 BF 105
   - Basement Bespoke Joinery Locations: E013826 BF 106
   - Basement Teapoint Layout: E013826 BF 210
   - Basement Shower Layout: E013826 BF 220
   - Basement Artworks & Signage: E013826 BF 300
   - Basement Door Schedule: E013826 BF 500
   - Ground Floor Strip out: E013826 GF 010
   - Ground Floor Flooring Strip out: E013826 GF 010.1
   - Ground Floor Partition Layout: E013826 GF 102
   - Ground Floor Heritage Details: E013826 GF 102.1
   - Ground Floor Mech Overlay: E013826 GF 103.1
   - Ground Floor Fire Alarm Overlay: E013826 GF 103.2
   - Ground Floor Decoration Layout: E013826 GF 105
   - Ground Floor Bespoke Joinery Locations: E013826 GF 106
   - Ground Floor Left & Right Reception Elevations: E013826 GF 220
   - Ground Floor Central Reception Elevations: E013826 GF 221
   - Ground Floor Section Stair Core & Corridor: E013826 GF 222
   - Ground Floor Artwork & Signage: E013826 GF 300
   - Ground Floor Door Schedule: E013826 GF 500
   - Core Typical Flooring: E013826 1-6F 104

- Core Typical Artworks & Signage: E013826 1-6F 300
- Core Doors: E013826 2F 500
- Core Doors: E013826 3F 500
- Core Doors: E013826 4F 500
- Core Doors: E013826 5F 500
- Core Doors: E013826 6F 500

All stamped as received by the City Council as Local Planning authority on the Received 2 December 2024

- Door Elevations and Sections: E013826 EB 222
- Proposed Ground Arrangement Plan: E013826 GF 100
- Ground Floor Ceiling Layout: E013826 GF 103 A
- Ground Floor Flooring Layout: E013826 GF 104 C
- Front Elevation: E013826 EB 220
- Front Entrance Elevations: E013826 EB 221

All stamped as received by the City Council as Local Planning authority on the Received 10 January 2025

- Ground Floor Mechanical Strip Out: 244270-M-00-2001 P02
- Ground Floor Mechanical Services: 244270-M-00-2551 P2
- Ground Floor Above Drainage Layout: 244270-M-00-4101 P2
- Ground Floor Domestic Services Layout: 244270-M-00-4201 P2
- Basement Level Mechanical Strip Out: 244270-M-B1-2001 P2
- Basement Level Pipework Strip Out: 244270-M-B1-2002 P2
- Basement Level Ventilation Layout: 244270-M-B1-2201 P2
- Basement Level Heating Layout: 244270-M-B1-2301 P2
- Basement Level Above Ground Drainage Layout: 244270-M-B1-4101 P2
- Basement Level Domestic Services Layout: 244270-M-B1-4201 P2
- Ventilation Schematic: 244270-M-XX-2201 P3
- Basement Lighting Layout: 772P - B100 A
- Basement Power Layout: 772P - B200 A
- Basement Fire Alarm and Detections System: 772P - B300 A
- Ground Floor Lighting Layout: 772P - G100 B
- Ground Floor Power Layout: 772P - G200 B
- Ground Floor Fire Alarm and Detections System: 772P - G300
- Mechanical Services Plant Schedule: 244270-M-ZZ-2501 P01

All stamped as received by the City Council as Local Planning authority on the Received 16 January 2025

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

3) Prior to the repairs to the original stonework, detailed method statement and product specifications for the repairs of any redundant penetrations shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be carried in accordance with the approved details

Reason: To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of

materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

4) Prior to the installation of new doors, full and final joinery details of the new doors shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include sections, elevations, a materials schedule and details of any affixing to historic fabric. The approved details shall be carried in accordance with the approved details.

   Reason: In the interests of preserving and protecting the historic character and appearance of the listed building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

5) Prior to any decoration works commencing to floors, walls, ceilings and doors, product specifications of all proposed new finishes shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be carried in accordance with the approved details

   Reason: In the interests of preserving and protecting the historic character and appearance of the listed building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

6) Prior to the installation of new flooring to the main reception and staircase, samples of new floor finishes shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be carried in accordance with the approved details

   Reason: In the interests of preserving and protecting the historic character and appearance of the listed building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

7) Prior to the installation of the installation of the underfloor heating and air curtain within the reception area, full and final details, including details of any new penetrations, conduits, affixing/junction detail to historic fabric, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be carried in accordance with the approved details.

   Reason: In the interests of preserving and protecting the historic character and appearance of the listed building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Ground Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
KUIT STEINART LEVY LLP, 3 St Mary's Parsonage, Manchester, M3 2RD
Ground Floor Dte, 1 - 2 North Parade, Manchester, M3 2NH
Basement And Ground Floor, 1 - 2 North Parade, Manchester, M3 2NH
Flat 85, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 31, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 45, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 89, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 101, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 38, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 96, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 86, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 33, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 17, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 82, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 15, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 36, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 52, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 58, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Caretakers Flat Fifth Floor, Church House, 90 Deansgate, Manchester, M3 2GP
Fourth Floor, 86 Deansgate, Manchester, M3 2ER
International House, 82 - 86 Deansgate, Manchester, M3 2ER
84B Deansgate, Manchester, M3 2ER
First Floor Suite 104, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Smile Stylist Limited, First Floor, 98 - 106 Deansgate, Manchester, M3 2QG
San Carlo Ciccetti Restaurant, House Of Fraser, 98 - 106 Deansgate, Manchester, M3 2QG
37 King Street West, Manchester, M3 2PW
41 King Street West, Manchester, M3 2PW
First Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Third Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Fifth Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Ground Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LE
Second Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Basement, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Basement And Ground Floor, 2 - 10 St Mary's Street, Manchester, M3 2LB
Third Floor, 1 - 2 North Parade, Manchester, M3 2NH
ROGER HANNAH AND CO LTD, Lower Ground Floor, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DF
Flat 110, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 1, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 114, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 74, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 4, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 66, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 103, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 57, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 73, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 20, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 18, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 107, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 32, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 97, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 47, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 48, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 117, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
First Floor, Church House, 90 Deansgate, Manchester, M3 2GP
86 Deansgate, Manchester, M3 2ER
Third Floor, 86 Deansgate, Manchester, M3 2ER
47 King Street West, Manchester, M3 2PW
Fifth Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Seventh Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LE
Flat 65, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 77, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 95, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 9, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 62, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 120, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 60, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 11, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 14, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 26, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Ground Floor Suite 1, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 53, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 69, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 79, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 43, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 25, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 61, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 41, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 90, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Third Floor Suite 304, International House, 82 - 86 Deansgate, Manchester, M3 2ER
HELP YOUR CLAIM LTD, Second Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
43 King Street West, Manchester, M3 2PW
Seventh Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
CLAIMS CONSULTING SOLUTIONS LTD, Fourth Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Third Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Fourth Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
2 - 10 St Mary's Street, Manchester, M3 2LB
First Floor Suite 1C, 1 - 2 North Parade, Manchester, M3 2NH
First Floor, 1 - 2 North Parade, Manchester, M3 2NH
INC DESIGN LTD, Second Floor Left, 1 - 2 North Parade, Manchester, M3 2NH
Flat 50, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 13, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 105, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 21, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 92, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 54, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 12, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 88, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 42, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 22, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 93, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 51, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 76, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Ground Floor, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 118, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 116, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Church House, 90 Deansgate, Manchester, M3 2GJ
Fourth Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
First Floor Suite 103B, International House, 82 - 86 Deansgate, Manchester, M3 2ER
CHEETHAM & MORTIMER SURVEYORS, First Floor Suite 101, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Fifth Floor Suite 502, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Sixth Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Second Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
LOPIAN GROSS BARNETT AND CO, Sixth Floor And Seventh Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LG
Revolution Bar, Parsonage Gardens, Manchester, M3 2LF
Fifth Floor Suite D, Arkwright House, Parsonage Gardens, Manchester, M3 2LE
14 St Mary's Street, Manchester, M3 2LB
Second Floor, 1 - 2 North Parade, Manchester, M3 2NH
Flat 55, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 56, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 99, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 102, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 19, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 70, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 98, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 2, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 72, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 106, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 37, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 87, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Third Floor Suite 305, International House, 82 - 86 Deansgate, Manchester, M3 2ER
39 King Street West, Manchester, M3 2PW
Sixth Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
16 St Mary's Street, Manchester, M3 2LB
Ground Floor Front Left Unit, 1 - 2 North Parade, Manchester, M3 2NH
Flat 29, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 10, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 30, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 34, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 40, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 46, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 112, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 68, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 6, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 16, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 84, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 83, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Basement, Church House, 90 Deansgate, Manchester, M3 2GP
Fifth Floor Suite 503B, International House, 82 - 86 Deansgate, Manchester, M3 2ER
First Floor Suite 103, International House, 82 - 86 Deansgate, Manchester, M3 2ER
82 Deansgate, Manchester, M3 2ER
First Floor Suite 102, International House, 82 - 86 Deansgate, Manchester, M3 2ER

45 King Street West, Manchester, M3 2PW
Eighth Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DF
First Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Flat 24, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 7, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 91, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 78, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 23, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 75, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 39, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 111, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 8, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 104, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 64, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 3, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 59, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Third Floor, Church House, 90 Deansgate, Manchester, M3 2GJ
First Floor Suite 105, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Third Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
House Of Fraser, 98 - 106 Deansgate, Manchester, M3 2QG
12 - 12A St Mary's Street, Manchester, M3 2LB
Flat 100, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 119, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 121, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 71, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 44, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 108, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 67, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 94, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 49, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 28, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 35, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 63, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 80, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 27, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 81, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 5, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 113, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Fifth Floor, Church House, 90 Deansgate, Manchester, M3 2GJ
Fourth Floor, Church House, 90 Deansgate, Manchester, M3 2GJ
Third Floor Suite 303, International House, 82 - 86 Deansgate, Manchester, M3 2ER
35 King Street West, Manchester, M3 2PW
3 Smithy Lane, Manchester, M3 2PR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Parsonage Gardens Conservation Area 1985
Area Team Boundary - Name: CENTRAL