MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141498/FO/2024
Date registered valid:	13 November 2024
Proposal:	Installation of 4 no. new ventilation panels to the rear elevation.
Address:	340 Deansgate, Manchester, M3 4LY
Ward(s):	Deansgate Ward
Applicant:	Future Workplace Property Unit Trust
Agent (if any):	Ms Katie Daniels Euan Kellie Property Solutions
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 18/12/2024

Application details

Type of application: Full Application Consent

Development type: Minor Industry

Date of site visit:

Standard consultations:
Printed: 14 November 2024 Expired: 5 December 2024

Neighbour notifications
Printed: 14 November 2024 Expired: 5 December 2024

Site notice
Posted: Expired:

Press advert
Published: 19 November 2024 Expired: 10 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the part six, part three storey building present at 340 Deansgate. The application property is a contemporary building dating from the early 2000's that fronts out onto Deansgate, with its rear elevation facing out onto Southern Street. The building is completed in sandstone and red brick, with a glazed rooftop extension. The property's windows all feature an exposed RSJ situated above them. The use of the site is commercial office space (Class E).

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within Manchester City Centre and the Castlefield Conservation Area. Neighbouring built development is characterised by smaller scale older properties to the west of the site along Liverpool Road and the Bridgewater Canal. To the east along Deansgate more modern higher density development is present at Beatham Tower and Viadux. Uses toward the east are largely commercial Class E units, with development to the west being a mix of residential and some smaller scale commercial units and office space.

Description of development

The application seeks consent for the installation of 4no ventilation panels to the rear elevation facing out onto Southern Street.

The proposed panels would be situated over the first and second floor, with 2no panels featuring at each floor. Each panel would be placed centrally above a window, being situated one brick band above the property's exposed RSJ's.

The panels would feature a decorative floral pattern and would have a width of 940mm and a height of 240mm. They would then be coloured to match the property's brickwork.

The proposed panels are required in association with additional ventilation systems at first and second floor, in order to allow for increased fresh air intake to said spaces.

Planning History

139599/FO/2024 - Installation of 4 no. new external louvres to the rear elevation of 340 Deansgate, in association with the installation of a new ventilation system to increase airflow at the first and second floors – Withdrawn July 2024.

073403/FO/2004/C3 - Erection of new six storey building (plus 2 levels of basement car parking) for use as B1 (office) following demolition of existing building – Approved December 2004.

Consultations & Notification Responses

Environmental Health – No objection subject to a condition relating to plant noise levels.

Highways – No objection subject to a condition relating to a construction management plan.

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:
- Policy DC18 – Conservation Areas
- 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 12 – Achieving well-designed and beautiful places

- Chapter 16 – Conserving the Historic Environment

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of Development

The development would see the installation of 4no ventilation panels to allow for increased air flow to the office space it would serve. The submission has been accompanied by supporting information that states the development is required so that the office space on site meets modern requirements and becomes a more attractive and lettable space. The continued provision of high-quality office space within the City Centre is a key driver in the continued regeneration of the area. On this basis the proposal is considered to accord with policies SP1, EC3, CC1 and DM1 in principle subject to the matters discussed below.

Visual Amenity

The application site and street scene of Southern Street is characterised by low-lying properties that are typical of those found within the Castlefield Conservation Area, with newer builds of the same scale also being present. The application site as existing is a modern edition within the street scene that respects its scale and adds some visual interest with its exposed RSJs. The proposed ventilation panels are similar to those located on no8-10 Southern Street located opposite the application site and pictured below. The development has been accompanied by supporting information which makes clear that the installation of ventilation panels is the only feasible solution to effectively ventilating the property.



The proposed design is a floral pattern that would add visual interest to the property and would compliment its exposed RSJ design feature. Whilst it is acknowledged that the ventilation panels would disrupt the façade of the property and would not be wholly symmetrical across the entirety of the rear elevation, with the panels being located on the northern half of the elevation, the proposed panels would be of high quality and also add another point of interest to the street

scene. On this basis, the proposal is considered would have a neutral impact on visual amenity, the appearance of the host property and local street scene in accordance with Core Strategy Policies EN1 and DM1.

Heritage

As stated previously within this report, the application site lies within the Castlefield Conservation Area. The street scene of Southern Street is considered to be of lesser importance than most principle roads running through the conservation area but its contribution, especially when paired with other smaller side roads such as Barton Street, Collier Street and Bridgewater Street, gives the Conservation Area its own distinctive look and is thus of historical significance. The application site as a modern but well-designed property, which is considered makes a neutral contribution to the significance of the street scene.

In line with the comments above, whilst the proposed ventilation panels are only located on the northern half of the property's rear elevation, which would create a visual imbalance, the materials and pattern used would be of high quality and would thereby add visual interest to the street scene.

On this basis, the proposal is considered would have a neutral impact on the setting and significance of the Castlefield Conservation Area, in accordance with Core Strategy Policies SP1, CC9, C10, EN3 and DM1, Saved Unitary Development Plan Policy DC18, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

Deansgate and the eastern end of Liverpool Road, are both largely commercial roads, with high volumes of traffic situated along them. Conversely Southern Street, is a smaller side road, populated by multiple properties in residential use. Environmental Health do not object to the proposal subject to a condition that would require the chosen plant to not exceed specific noise criteria. Subject to such a condition, it is considered this aspect of the development is acceptable and accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Highway Safety

Southern Street is a narrow and cobbled road that is bound by Liverpool Road and Bridgewater Street, and that runs parallel to Barton Street and Collier Street. Highways do not object to the proposal subject to a condition that would require the submission of a construction management plan. It is considered that the scale of the proposal, merely consisting of the installation of 4no ventilation panels, does not warrant such a condition and that the attachment of such a condition would be unreasonable, thus failing to meet the six tests for planning conditions. As such, in the event of an approval such a condition will not be attached. Notwithstanding this an informative relating to scaffolding will be attached to the proposed development if approved. Subject to such an informative the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Core Strategy Policies SP1, EC3, CC1, CC9, CC10, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC26, Places for Everyone Plan Policies, JP-Strat2 and JP-P2, National Planning Policy for

Waste, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved 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 acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

Condition(s) to be attached to decision for approval

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

o Location Plan

- J706.01: First Floor Plan
- J706.02: Second Floor Plan
- C13283-M-57-XX-01 Rev P1: External Louvre Installation Detail
- KJT-ZZ-01-DR-M-5701 S2-P01: Mechanical Services First Floor Ventilation Service
- KJT-ZZ-02-DR-M-5701 S2-P01: Mechanical Services Second Floor Ventilation Service
- XBOXER XBC+ 25 Performance & Technical Information Sheet

All stamped as received by the City Council as Local Planning Authority on 13/11/2024.

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) Prior to the installation of the ventilation panels hereby approved, a material sample, with accurate coloured finish, 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.

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

4) a) Externally mounted ancillary plant, equipment and servicing, including any plant located behind any ventilation panels or louvres shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to Core Strategy Policies DM1 and SP1 and saved UDP policy DC26.

Informatives

1) o 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

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

o If basement/Structure excavations/works are proposed adjacent to the highway, structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section via Email highways.structures@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 4603, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3709, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4403, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3001, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
322 - 330 Deansgate, Manchester, M3 4FN
Flat 2, 2 Southern Street, Manchester, M3 4NJ
First Floor, 6 Southern Street, Manchester, M3 4NN
Fourth Floor, 340 Deansgate, Manchester, M3 4LY
Fifth Floor, 340 Deansgate, Manchester, M3 4LY
Unit 2, 322 - 330 Deansgate, Manchester, M3 4FH
11 Southern Street, Manchester, M3 4NJ
Flat 2704, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2703, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2705, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Ground Floor, 340 Deansgate, Manchester, M3 4LY
Exhibition Hall, Campfield Market, Liverpool Road, Manchester, M3 3NG
Flat 7, 8 Bridgewater Street, Manchester, M3 4NH
Flat 8, 8 Bridgewater Street, Manchester, M3 4NH
Arch 1, Trafford Street, Manchester, M3 4LQ
Flat 3505, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2, 11 Liverpool Road, Manchester, M3 4NS
Flat 1, 11 Liverpool Road, Manchester, M3 4NS
Flat 3, 20 Southern Street, Manchester, M3 4NJ
Flat 4201, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4606, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3211, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3501, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3209, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3804, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4405, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3608, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3103, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4306, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3605, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2501, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4507, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3609, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4301, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2502, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3210, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4307, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3503, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
332 - 334 Deansgate, Manchester, M3 4LY
Flat 3, 2 Southern Street, Manchester, M3 4NJ
Flat 9, 2 Southern Street, Manchester, M3 4NJ
6 Southern Street, Manchester, M3 4NJ
The White Lab Limited, Second Floor, 6 Southern Street, Manchester, M3 4NN
Flat 3, 8 Bridgewater Street, Manchester, M3 4NH
Flat 11, 8 Bridgewater Street, Manchester, M3 4NH

Flat 2805, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3708, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Penthouse, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 7, 11 Liverpool Road, Manchester, M3 4NS
Flat 2808, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3901, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3408, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2904, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3401, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4105, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4605, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3603, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3305, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3701, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4203, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3309, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4003, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4009, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3306, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3504, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2, 20 Southern Street, Manchester, M3 4NJ
Flat 1, 20 Southern Street, Manchester, M3 4NJ
Flat 3004, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3008, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2910, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3005, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2909, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2911, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3002, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3003, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3006, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3009, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3007, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
1 Southern Street, Manchester, M3 4NJ
Flat 1, 18 Southern Street, Manchester, M3 4NJ
Flat 2603, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2601, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2606, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2602, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2605, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2604, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
14 Southern Street, Manchester, M3 4NJ
Flat 4107, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2804, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2709, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2802, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2706, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2710, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2711, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2803, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2908, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2707, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2708, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2801, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2907, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Don Marco, Unit 1, 322 - 330 Deansgate, Manchester, M3 4FN
Flat 7, 2 Southern Street, Manchester, M3 4NJ
Flat 13, 2 Southern Street, Manchester, M3 4NJ
Flat 4, 2 Southern Street, Manchester, M3 4NJ
Flat 15, 2 Southern Street, Manchester, M3 4NJ
Flat 10, 2 Southern Street, Manchester, M3 4NJ
Flat 1, 2 Southern Street, Manchester, M3 4NJ
Flat 9, 8 Bridgewater Street, Manchester, M3 4NH
Flat 12, 8 Bridgewater Street, Manchester, M3 4NH
Flat 9, 11 Liverpool Road, Manchester, M3 4NS
Flat 3, 11 Liverpool Road, Manchester, M3 4NS
Flat 3110, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2608, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3606, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3109, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4501, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2505, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Second Floor, 340 Deansgate, Manchester, M3 4LY
Flat 8, 2 Southern Street, Manchester, M3 4NJ
Flat 12, 2 Southern Street, Manchester, M3 4NJ
Flat 2, 8 Bridgewater Street, Manchester, M3 4NH
321 Deansgate, Manchester, M3 4LQ
Flat 4007, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4, 11 Liverpool Road, Manchester, M3 4NS
Flat 3302, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4305, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4401, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4104, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4010, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3203, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3111, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3207, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3204, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Maguires Solicitors, Deansgate, Manchester, M3 4LY
Flat 11, 2 Southern Street, Manchester, M3 4NJ
Flat 5, 8 Bridgewater Street, Manchester, M3 4NH
8 Southern Street, Manchester, M3 4NJ
12 Southern Street, Manchester, M3 4NJ
Flat 4, 20 Southern Street, Manchester, M3 4NJ
Flat 5, 20 Southern Street, Manchester, M3 4NJ
Flat 3705, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3706, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2901, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2810, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2507, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2508, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2509, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3711, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3508, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3509, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3510, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3905, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3906, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 3902, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3410, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3406, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3403, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3405, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4304, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4505, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4506, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4207, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4110, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4503, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4504, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4602, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4002, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3311, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2503, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2905, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2902, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3607, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
The Orchid Suite, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2702, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3702, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3502, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3310, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4202, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3611, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3604, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3011, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
360 Dental Care Limited, Ground Floor, 6 Southern Street, Manchester, M3 4NN
Flat 1, 8 Bridgewater Street, Manchester, M3 4NH
Flat 10, 8 Bridgewater Street, Manchester, M3 4NH
Flat 3903, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4204, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 6, 11 Liverpool Road, Manchester, M3 4NS
Flat 4102, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4205, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3803, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3601, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2806, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3907, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3304, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3810, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3208, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4407, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3409, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3511, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2504, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3010, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4106, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4108, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2807, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4006, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3105, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4004, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4, 8 Bridgewater Street, Manchester, M3 4NH
Flat 2510, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4005, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3910, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 5, 11 Liverpool Road, Manchester, M3 4NS
10 Southern Street, Manchester, M3 4NJ
Flat 4101, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3303, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4303, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4404, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3101, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2609, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2610, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2607, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3107, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3807, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3806, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3703, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3610, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3307, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4302, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
First Floor, 340 Deansgate, Manchester, M3 4LY
Flat 6, 2 Southern Street, Manchester, M3 4NJ
Flat 5, 2 Southern Street, Manchester, M3 4NJ
Campfield Market, Liverpool Road, Manchester, M3 3NG
Flat 3808, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3805, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3411, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4008, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3507, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3201, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3704, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3202, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4406, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3407, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2701, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3205, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Dimitris, Units 3-7, 322 - 330 Deansgate, Manchester, M3 4FN
Flat 8, 11 Liverpool Road, Manchester, M3 4NS
Flat 6, 8 Bridgewater Street, Manchester, M3 4NH
Flat 3402, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3108, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 6, 20 Southern Street, Manchester, M3 4NJ
Flat 2506, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3707, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4109, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3404, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3909, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2903, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3908, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3801, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2809, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3802, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2511, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2811, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2611, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4103, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3301, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4206, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3809, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3206, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3904, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3506, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3308, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4604, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3106, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2906, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4607, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3710, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4601, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4001, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Third Floor, 340 Deansgate, Manchester, M3 4LY
Flat 14, 2 Southern Street, Manchester, M3 4NJ

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 - Castlefield Conservation Area 1979
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL