



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141277/LO/2024
Date registered valid: 18 October 2024
Proposal: Listed Building Consent for internal partitions and lobby areas.
Address: 9 Great Ancoats Street, Manchester, M4 5AD
Ward(s): Ancoats & Beswick Ward
Applicant: Wittington Investments Ltd
Agent (if any): Mr Sam Elliott Heritage Potential Ltd
Case officer: Danielle Cooper
Tel: 0161 234 1658
Email: danielle.cooper@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 25/11/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 22 November 2024

Standard consultations:

Printed: 25 October 2024 Expired: 15 November 2024

Neighbour notifications

Printed: 25 October 2024 Expired: 15 November 2024

Site notice

Posted: 28 October 2024 Expired: 18 November 2024

Press advert

Published: 29 October 2024 Expired: 19 November 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: N/A

Description of area

The application relates to the Grade II* Listed former Daily Express Building, which is currently being used as offices and is partly vacant. It formally housed a printing press and was part of a business that occupied a site bounded by Great Ancoats Street to the west, Luna Street to the north, Cornell Street to the east and George Leigh Street to the south. Following cessation of printing on the site the buildings were refurbished for new uses.

The building is bounded by Great Ancoats Street, George Leigh Street, The Express Building One and Luna Street and is within the Ancoats district of Manchester and the Ancoats Conservation Area.

It was constructed in 1939 by Sir Owen Williams and was extended in 1960 with the addition of what is now the Express Building One and was also extended upwards and to the side in 1979.

The site ceased to be a printing location in the 1980s with Express Printers Ltd the service gradually relocating.

The six-storey building has a steel frame with glazed curtain walling and the two top storeys are set back with a narrow 7-storey tower occupying the left end side when viewed from Great Ancoats Street. The building is noted for its futuristic looks with black glass in continuous bands and strips, with clear glazing between.

It was listed in 1974 in recognition of its modernist art deco appearance, specifically streamline modern with its horizontal lines and curved corners. The curtain wall cladding system with its combination of opaque and vitrolite glass was considered radical at the time of construction and the structural use of reinforced concrete was a new thing.

Other listed buildings surrounding the former Express Building are the Grade II listed Crown and Kettle Public House, the Grade II Listed Former Midland Bank and the Grade II Listed Victoria Square.

Other uses in the immediate area include offices, hotels, residential apartments, houses, creative industries, warehouses, shops, bars, live music venues, restaurants and car parking.

The 2nd floor of the building has been granted consent for the insertion of internal partitions under approved consent 134129/LO/2022.

Description of development

Listed building consent is sought for the installation of internal partitions and lobby areas to the 3rd and 4th floors.

The works involve the insertion of one demised wall to the 3rd and 4th floor to create two separate office spaces to each floor. 6 additional partitions are also proposed to create lobby rooms.

Consultations & Notification Responses

The application has been advertised by site notice, the press and neighbour letters. No representations have been submitted.

Policy

The effect of the proposal on the affected heritage assets has been considered under the following criteria.

The Adopted Core Strategy for the City of Manchester

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

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

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

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

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

The Unitary Development Plan for the City of Manchester

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

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

Places for Everyone

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

The following policies are considered relevant to this application.

Policy JP-P1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-S1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously-developed (brownfield) land and vacant buildings to meet development needs. In bringing forward

previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

Policy JP-P2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

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

Paragraph 195 advises that heritage assets should be conserved in a manner appropriate to their significance.

Paragraph 200 advises that Local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 201 advises that LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Paragraph 203 advises that in determining applications, LPA's should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.

- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 206 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 207 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 208 advises that proposals of less than substantial harm to the significance of a designated heritage asset should be assessed against the wider public benefits of the proposal.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Issues

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the heritage asset itself.

Principle of Development

The principle of the development is considered acceptable as the proposed works will help support the full use of the grade II* listed building.

Impact on the heritage asset

The original building was designed to have a completely open plan floor plate, and this is a feature of the layout which contributes to its significance. Being able to read and appreciate the full extent of the spatial qualities of the floor and being able to appreciate the robust concrete columns in their entirety across the whole floorplate is an important characteristic which should ideally be retained. Therefore, the creation of new partitions will cause a degree of harm, albeit less than substantial.

The proposed internal partitions are located predominantly within the centre of the floorspace and as such this ensures the impact on the openness of the open volume of the floor is retained as far as possible causing a degree of harm. The proposed lobby walls are essential to separating the floorplate and as such raise no significant

concern. It is also noted that the proposed solid partitions will be full height and the have minimal fixings which ensures harm to the fabric of the listed building would be minimal and is therefore acceptable – the existing suspended ceiling will be cut back so that the walls can be fixed to the concrete slabs. The suspended wall will then be replaced and inserted to the side of the proposed partitions. A method statement has been provided for the installation of the new partition walls and is considered acceptable. Given the limited number of proposed partitions, the LPA on balance consider the harm to be acceptable in regard to its impact on the existing open floorspace.

Details of the proposed doors have been provided and will match the existing door design across the building and as such are acceptable.

The existing M&E services are evenly split down the middle of the floor and as such require no further works and is therefore acceptable.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a low amount of less than substantial harm to the special interest and the historic character of the Grade II* listed building. Any less than substantial harm is considered outweighed by the public benefit gained as the proposal will bring the currently vacant 2 floor spaces into use by securing tenants for the office space and provide jobs. As such, the proposal meets the requirements set out in paragraphs 195, 201, 203, 205 and 207 of the NPPF, and planning policies SP1, DM1, EN3 and CC9 of the Core Strategy, saved UDP policies DC19.1 and Places for Everyone policies JP-P 1 and JP-P2.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land

that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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

Condition(s) to be attached to decision for approval

1) The development must be begun not later than 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:

Location plan, ref: EX001 (Received 18/10/2024)
Proposed floor plan, ref: A/103 (Received 18/10/2024)
Proposed floor plan, ref: A/104 (Received 18/10/2024)
Proposed section, ref: A/303 (Received 18/10/2024)
Proposed section, ref: A/304 (Received 18/10/2024)
Proposed floor plan, ref: C/103 (Received 18/10/2024)
Proposed floor plan, ref: C/104 (Received 18/10/2024)
Proposed partition details, ref: P/801 (Received 18/10/2024)
Proposed door details, ref: D/801 (Received 19/11/2024)
Proposed door details, ref: D/802 (Received 19/11/2024)

Design and access statement (Received 18/10/2024)
Metal stud installation method statement (received 18/10/2024)
Method statement (18/10/2024)

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 and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

Flat 402, 6 Oldham Road, Manchester, M4 5DB
Flat 302, 6 Oldham Road, Manchester, M4 5DB
Flat 204, 6 Oldham Road, Manchester, M4 5DB
Room 9, 5 Swan Street, Manchester, M4 5JJ
Flat 7, 2 George Leigh Street, Manchester, M4 5AL
Unit 8, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 43, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 31, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Apartment 214, 5 Luna Street, Manchester, M4 5LX
Apartment 308, 5 Luna Street, Manchester, M4 5LX
UPROMISE INTERNATIONAL LTD, Unit 22, Express Building, 1 George Leigh Street, Manchester, M4 5DL
EQUITY, Unit 16, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 50, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 38, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 30, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 35, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 213, 5 Luna Street, Manchester, M4 5LX
Serviced Apartment 3, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 13, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 27, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 19, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 9, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 509, 6 Oldham Road, Manchester, M4 5DB
Flat 409, 6 Oldham Road, Manchester, M4 5DB
Flat 202, 6 Oldham Road, Manchester, M4 5DB
Flat 507, 6 Oldham Road, Manchester, M4 5DB
Flat 503, 6 Oldham Road, Manchester, M4 5DB
First Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
Room 10, 5 Swan Street, Manchester, M4 5JJ
Room 5, 5 Swan Street, Manchester, M4 5JJ
Room 3, 5 Swan Street, Manchester, M4 5JJ
Lower Ground And First Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
Ground Floor, 9 Great Ancoats Street, Manchester, M4 5AD
Unit 30, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 23, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 7, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Apartment 204, 5 Luna Street, Manchester, M4 5LX
Apartment 212, 5 Luna Street, Manchester, M4 5LX
Unit 20, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 37, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 4, Express Building, 1 George Leigh Street, Manchester, M4 5DL
First Floor, Express Networks, George Leigh Street, Manchester, M4 5DL
Flat 33, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 45, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 20, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 24, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 21, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 16, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 310, 6 Oldham Road, Manchester, M4 5DB
Flat 307, 6 Oldham Road, Manchester, M4 5DB
Ground Floor, 6 Oldham Road, Manchester, M4 5DE
Flat 212, 6 Oldham Road, Manchester, M4 5DB
Room 7, 5 Swan Street, Manchester, M4 5JJ
City Warehouse Apartments, 4 Great Ancoats Street, Manchester, M4 5AZ
Suites, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 5, Connect House, 1 Henry Street, Manchester, M4 5DA
Room 8, 5 Swan Street, Manchester, M4 5JJ
Room 14, 5 Swan Street, Manchester, M4 5JJ
Room 11, 5 Swan Street, Manchester, M4 5JJ
Room 12, 5 Swan Street, Manchester, M4 5JJ
Flat 2, 2 George Leigh Street, Manchester, M4 5AL
Cafe, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Ground Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Flat 40, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 305, 5 Luna Street, Manchester, M4 5LX
Apartment 307, 5 Luna Street, Manchester, M4 5LX
Flat 309, 6 Oldham Road, Manchester, M4 5DB
Flat 311, 6 Oldham Road, Manchester, M4 5DB
Basement And Ground Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
5 Swan Street, Manchester, M4 5JJ
Room 15, 5 Swan Street, Manchester, M4 5JJ
CLOUDY LIMITED, First Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
6 George Leigh Street, Manchester, M4 5GW
Second Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
Flat 8, 2 George Leigh Street, Manchester, M4 5AL
Lower Ground To Second Floor, 27 Great Ancoats Street, Manchester, M4 5AE
Unit 40 To Unit 42, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Apartment 304, 5 Luna Street, Manchester, M4 5LX
Apartment 207, 5 Luna Street, Manchester, M4 5LX
Apartment 301, 5 Luna Street, Manchester, M4 5LX
Apartment 303, 5 Luna Street, Manchester, M4 5LX
Apartment 302, 5 Luna Street, Manchester, M4 5LX
First Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Unit 5, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 27, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 2, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 34, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 26, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 33, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 1, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 32, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 24, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 44, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 39, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 48, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 18, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 11, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 19, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 47, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 21, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 17, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 49, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 14, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 46, Connect House, 1 Henry Street, Manchester, M4 5DA
Unit 45, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 41, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 6, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 205, 5 Luna Street, Manchester, M4 5LX
Apartment 210, 5 Luna Street, Manchester, M4 5LX
Apartment 206, 5 Luna Street, Manchester, M4 5LX
Flat 11, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 25, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 18, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 38, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 15, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 205, 6 Oldham Road, Manchester, M4 5DB
Flat 514, 6 Oldham Road, Manchester, M4 5DB
Flat 313, 6 Oldham Road, Manchester, M4 5DB
Flat 211, 6 Oldham Road, Manchester, M4 5DB
Flat 412, 6 Oldham Road, Manchester, M4 5DB
Flat 406, 6 Oldham Road, Manchester, M4 5DB
Flat 414, 6 Oldham Road, Manchester, M4 5DB
Flat 12, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 207, 6 Oldham Road, Manchester, M4 5DB
Flat 504, 6 Oldham Road, Manchester, M4 5DB
Flat 203, 6 Oldham Road, Manchester, M4 5DB
Flat 508, 6 Oldham Road, Manchester, M4 5DB
Flat 208, 6 Oldham Road, Manchester, M4 5DB
Flat 305, 6 Oldham Road, Manchester, M4 5DB
Flat 506, 6 Oldham Road, Manchester, M4 5DB
Flat 37, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 32, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 303, 6 Oldham Road, Manchester, M4 5DB
Flat 201, 6 Oldham Road, Manchester, M4 5DB
Flat 510, 6 Oldham Road, Manchester, M4 5DB
Flat 403, 6 Oldham Road, Manchester, M4 5DB
Flat 410, 6 Oldham Road, Manchester, M4 5DB
Unit C, 6 Oldham Road, Manchester, M4 5DB
Flat 209, 6 Oldham Road, Manchester, M4 5DB
143 - 147 Oldham Street, Manchester, M4 1LN
Room 1, 5 Swan Street, Manchester, M4 5JJ
7 - 9 Swan Street, Manchester, M4 5JJ
27 Great Ancoats Street, Manchester, M4 5AJ
Travel Lodge, 22 Great Ancoats Street, Manchester, M4 5AZ
Close Male Grooming, Ground Floor, 22 Great Ancoats Street, Manchester, M4 5AZ
Sixth Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
5 Luna Street, Manchester, M4 5LX

Crown And Kettle, 2 Oldham Road, Manchester, M4 5FE
The Quick Brown Fox, 1 - 3 Swan Street, Manchester, M4 5JJ
Frog And Bucket, 102 Oldham Street, Manchester, M4 1LJ
Second Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 1, 2 George Leigh Street, Manchester, M4 5AL
Flat 5, 2 George Leigh Street, Manchester, M4 5AL
Flat 4, 2 George Leigh Street, Manchester, M4 5AL
Flat 3, 2 George Leigh Street, Manchester, M4 5AL
Flat 6, 2 George Leigh Street, Manchester, M4 5AL
Flat 9, 2 George Leigh Street, Manchester, M4 5AL
Fifth Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
Third And Fourth Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Flat 10, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 1, Connect House, 1 Henry Street, Manchester, M4 5DA
First Floor, 6 Oldham Road, Manchester, M4 5DE
Buckley Frayne Estate Agents, 6 - 14 Great Ancoats Street, Manchester, M4 5AZ
Fourth Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AZ
Basement, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Basement And Ground Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
4 Oldham Road, Manchester, M4 5FE
Third Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
Room 6, 5 Swan Street, Manchester, M4 5JJ
Third Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 15, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 10, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 28, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 29, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 29, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 2, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 23, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 44, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 201, 5 Luna Street, Manchester, M4 5LX
Flat 28, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 314, 6 Oldham Road, Manchester, M4 5DB
Flat 401, 6 Oldham Road, Manchester, M4 5DB
Flat 306, 6 Oldham Road, Manchester, M4 5DB
Flat 501, 6 Oldham Road, Manchester, M4 5DB
Flat 407, 6 Oldham Road, Manchester, M4 5DB
Flat 511, 6 Oldham Road, Manchester, M4 5DB
Flat 404, 6 Oldham Road, Manchester, M4 5DB
Flat 206, 6 Oldham Road, Manchester, M4 5DB
Room 2, 5 Swan Street, Manchester, M4 5JJ
Room 4, 5 Swan Street, Manchester, M4 5JJ
PRESTIGE FITNESS, Unit 12, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 36, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 6, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Apartment 211, 5 Luna Street, Manchester, M4 5LX
 Apartment 203, 5 Luna Street, Manchester, M4 5LX
 Apartment 306, 5 Luna Street, Manchester, M4 5LX
 Unit 46, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Unit 13, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Flat 36, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 26, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 43, Connect House, 1 Henry Street, Manchester, M4 5DA
 Apartment 209, 5 Luna Street, Manchester, M4 5LX
 Apartment 202, 5 Luna Street, Manchester, M4 5LX
 Flat 31, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 4, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 7, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 513, 6 Oldham Road, Manchester, M4 5DB
 Flat 304, 6 Oldham Road, Manchester, M4 5DB
 Flat 405, 6 Oldham Road, Manchester, M4 5DB
 Flat 413, 6 Oldham Road, Manchester, M4 5DB
 Flat 301, 6 Oldham Road, Manchester, M4 5DB
 Flat 213, 6 Oldham Road, Manchester, M4 5DB
 Flat 312, 6 Oldham Road, Manchester, M4 5DB
 Flat 214, 6 Oldham Road, Manchester, M4 5DB
 Room 13, 5 Swan Street, Manchester, M4 5JJ
 Unit 9, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 MONARCH SOLICITORS LTD, Unit 25, Express Building, 1 George Leigh Street,
 Manchester, M4 5DL
 Unit 35, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Unit 3, Express Building, 1 George Leigh Street, Manchester, M4 5DL
 Flat 34, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 42, Connect House, 1 Henry Street, Manchester, M4 5DA
 Apartment 208, 5 Luna Street, Manchester, M4 5LX
 Flat 17, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 8, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 14, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 22, Connect House, 1 Henry Street, Manchester, M4 5DA
 Flat 39, Connect House, 1 Henry Street, Manchester, M4 5DA
 Unit A And Unit B, 6 Oldham Road, Manchester, M4 5DE
 Flat 308, 6 Oldham Road, Manchester, M4 5DB
 Flat 512, 6 Oldham Road, Manchester, M4 5DB
 Flat 411, 6 Oldham Road, Manchester, M4 5DB
 Flat 210, 6 Oldham Road, Manchester, M4 5DB
 Flat 502, 6 Oldham Road, Manchester, M4 5DB
 Flat 408, 6 Oldham Road, Manchester, M4 5DB
 Flat 505, 6 Oldham Road, Manchester, M4 5DB

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
 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 - Ancoats Conservation Area 1989

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL