MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140813/FO/2024 and 140814/LO/2024
Date registered valid:	19 August 2024
Proposal:	140813/FO/2024 - Installation of a retractable rooftop canopy. 140814/LO/2024 - Installation of a retractable rooftop canopy.
Address:	Great John Street Hotel, Great John Street, Manchester, M3 4FD
Ward(s):	Deansgate Ward
Applicant:	Mr James Nichols Great John Street Hotel Limited
Agent (if any):	Ms Katie Daniels Euan Kellie Property Solutions
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	9 October 2024

Application details

Type of application: Full Application Consent and Listed Building Consent

Development type: Minor Other

Date of site visit: 3 July 2024

Standard consultations:
Printed: 28 August 2024 Expired: 18 September 2024

Neighbour notifications
Printed: 28 August 2024 Expired: 18 September 2024

Site notice
Posted: 9 September 2024 Expired: 30 September 2024

Press advert
Published: 3 September 2024 Expired: 24 September 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not application

Description of area

The application relates to a Grade II Listed building on Great John Street namely The Great John Street Hotel. The building is a former school with a rooftop playground, which is unique in Manchester City Centre. The building was converted to a hotel including the construction of a rooftop extension in 2004. The property was previously used as a school, as a college and for storage purposes associated with Granada Studios. It was constructed in 1912.

The most significant remaining features of the development include the former roof playground, including cast iron railings, perimeter walls and chimney piers, the remaining plan form, the two segregated staircases, designed to segregate boys from girls, the elevations particularly the elevation on Great John Street, original window frames and doors, the spatial quality of the original double height classrooms and school halls, the original glazed brick and the remaining original glazed brick fireplaces.

The building is located in the Castlefield Conservation Area.

Surrounding uses include residential, cinema, offices, bar, retail and hotel uses.

Applications referenced 126750/FO/2020 and 139980/JO/2024 were approved in 2020 and allowed internal and external amendments to the existing hotel, including a large rooftop extension.

Applications referenced 126750/FO/2020 and 126750/FO/2020 were approved in 2020 and allowed the variation of condition 2 to allow internal layout changes, alterations to the roof top plant deck, a small extension at roof level and the replacement of all glazing with Histo-glass.

Description of development

Planning permission and Listed Building Consent is now sought for the installation of two bespoke designed retractable canopies to be built as part of the roof top extension. These would be cantilevered with hanging tensile fabric and would be 4000mm long and each would provide coverage between the entrance and the end of the extension when open.

Consultations & Notification Responses

Highway Services - Confirmed that the proposals are acceptable.

Environmental Health - Advised that as there are no proposed changes to the operation or hours etc. No comments to make for the retractable canopies.

Publicity -

140813/FO/2024 - The application was advertised in the local press as affecting the setting of a listed building, affecting the setting of a conservation area and as being a major development, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals - No comments received.

140814/FO/2024 - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals - No comments received.

Issues

The Adopted Core Strategy for the City of Manchester

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

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

Policy CC4 (Visitors, Tourism and Leisure) advises that development in the City Centre which improves facilities for visitors, including Manchester residents, will be promoted.

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

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

Policy SP1 (Spatial Principles) advises that development in all parts of the City should make a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age,

gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment.

Policy DM1 (Development Management) states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- Appropriate siting, layout, scale, form, massing, materials and detail
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation.
- Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes
- Community safety and crime prevention
- Design for health.
- Adequacy of internal accommodation and external amenity space
- Refuse storage and collection.

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

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

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

Places for Everyone -

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

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater

Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Policy JP-P3 (Cultural Facilities) states that cultural businesses and attractions in our cities and towns will be proactively developed and supported through a range of measures including protecting existing heritage, cultural and community facilities, supporting the development of new cultural venues in town centres and places with good public transport connectivity, promoting new, or enhanced existing, locally-distinct clusters of cultural facilities, identifying protecting and enhancing strategic clusters of cultural attractions, considering the use of vacant properties and land for pop-ups or meanwhile uses for cultural and creative activities; maximising opportunities for redundant heritage assets; considering the designation of 'Creative Improvement Districts' and supporting a mix of uses which derive mutual benefits. If development would potentially result in conflict between a cultural activity and another use, especially in terms of noise, then the development responsible for the change must secure the implementation of appropriate mitigation before it is completed.

National Policy

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

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

Paragraph 196 states that in determining planning applications, local planning authorities should take account of:

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

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

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

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

Paragraph 200 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 203 states that in determining applications, local planning authorities should take account of:

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

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

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

Paragraph 207 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 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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

The Impact on the Character of the Listed Building -

Under these criteria the effect of the proposal has been considered.

The current roof top extension building already occupies a large footprint on the roof of the listed building. The original function of the roof was as the boy's external playground and the location of a building in the location of the former play area has caused harm to the listed building by adding built form to the previously open uncluttered area. This harm has previously been justified and has consent.

The further expansion of built form, albeit in the shape of a projecting cantilevered canopy will cause a further degree of harm by adding structure and enclosure, particularly when the canopy is fully opened. This projecting structure impacts on the remaining small area of the open unenclosed nature of the original playground. It is, however accepted that there are no further posts or supports into the roof included in the proposals and therefore there would be no physical harm as the canopy will be fixed to the existing modern structure.

Given this, the cantilevered canopy proposals would also ensure that views across the remaining section of former open-air playground would be minimally interrupted and would maintain a sense of the character of this originally open space. They would also not be readily visible from street level and there would be space between the edge of the canopy and the brickwork and railings.

The canopies are to a bespoke design and the framework would have a high-quality finish to match the main new structures finish and would be in an anodised bronze finish. The merits of the canopy have been discussed in a number of meetings and the resulting design is now acceptable and covers less of the playground. They would be high-quality, and provided that they assist in bringing the building back into a sustainable use would cause less than substantial harm that would be justified by the reuse of the whole building which is currently a

building site. It is critical to the significance and future of the building that works to the building are completed.

Heating and lighting have also been sensitively incorporated but full and final details will be required by condition of the jointing, product specifications and installation details.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above-described works and are consistent with paragraphs 203 and 208 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of the proposals are that the premises would be re-occupied, better maintained and reused assisting in the success of this listed building. The changes to the approved development would also be overall beneficial changes. The replacement of window glazing would also improve the thermal efficiency and acoustic insulation of the building.

Residential Amenity and the amenity of surrounding occupiers -

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

The use of the terrace has already been approved but the provision of the canopies would increase the usability of the roof. However, the City Council's Environmental Health Service have confirmed that they have no concerns as the canopies would not affect the existing conditions that control the use of rooftop.

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

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

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved 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 140813/FO/2024: Approve
Recommendation 140814/FO/2024: Approve

Article 35 Declaration

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

Condition(s) to be attached to decision referenced 140813/FO/2024 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:

The site location plan referenced 1116-EPR-00-00-TP-A-01-0500 Rev A received by the City Council as local planning authority on 19 August 2024.

The drawings referenced:

1116-EPR-00-EA-TP-A-04-0533 Rev C
1116-EPR-00-03-TP-A-02-0517 Rev C
1116-EPR-00-NO-TP-A-04-0532 Rev C
1116-EPR-00-XX-TP-A-02-0518 Rev C
1116-EPR-00-XX-TP-A-05-0540 Rev C
1116-EPR-00-SO-TP-A-04-0530 Rev C
1116-EPR-00-WE-TP-A-04-0531 Rev C

received by the City Council as local planning authority on 19 August 2024

1116-EPR-XX-RF-DR-A SK-2341 Rev A

received by the City Council as local planning authority on 8 October 2024

The Canopy Design and Access Statement prepared by EPR Architects received by the City Council as local planning authority on 19 August 2024
The Heritage Statement prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 19 August 2024

The letter from Euan Kellie Property Solutions dated 15 August 2024
The emails from Euan Kellie Property Solutions dated 30 September 2024 and 8 October 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1and DC19.1 of the Unitary Development Plan

3) Notwithstanding the details submitted with the application, prior to the commencement of any above ground external works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all materials to be used on all external elevations of the development.

(b) jointing and fixing details between all component materials.

(c) a strategy for quality control management.

(d) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

The approved materials shall be used in the construction of the development hereby approved.

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 EN3, CC9, SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision referenced 140814/LO/2024 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:

The site location plan referenced 1116-EPR-00-00-TP-A-01-0500 Rev A received by the City Council as local planning authority on 19 August 2024.

The drawings referenced:

1116-EPR-00-EA-TP-A-04-0533 Rev C
1116-EPR-00-03-TP-A-02-0517 Rev C
1116-EPR-00-NO-TP-A-04-0532 Rev C
1116-EPR-00-XX-TP-A-02-0518 Rev C
1116-EPR-00-XX-TP-A-05-0540 Rev C
1116-EPR-00-SO-TP-A-04-0530 Rev C
1116-EPR-00-WE-TP-A-04-0531 Rev C

received by the City Council as local planning authority on 19 August 2024

1116-EPR-XX-RF-DR-A SK-2341 Rev A

received by the City Council as local planning authority on 8 October 2024

The Canopy Design and Access Statement prepared by EPR Architects received by the City Council as local planning authority on 19 August 2024
The Heritage Statement prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 19 August 2024

The letter from Euan Kellie Property Solutions dated 15 August 2024
The emails from Euan Kellie Property Solutions dated 30 September 2024 and 8 October 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1and DC19.1 of the Unitary Development Plan.

3) Full and final details of the canopies hereby approved including method statements and scaled drawings to demonstrate the fixing and jointing of all elements, including heaters and lighting along with product specifications and physical materials samples of all products used in the development shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the canopies.

The canopies shall then be implemented only in accordance with the approved information.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Apartment 604, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 703, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 305, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 608, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 310, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 206, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 701, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Rossetti Place, 6 Lower Byrom Street, Manchester, M3 4PG
ESure, 25 Quay Street, Manchester, M3 4AL
Apartment 209, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 302, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 702, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 410, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 607, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 802, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 303, 2 Little John Street, Manchester, M3 3GZ
Flat 301, 2 Little John Street, Manchester, M3 3GZ
Flat 406, 2 Little John Street, Manchester, M3 3GZ
Flat 1006, 2 Little John Street, Manchester, M3 3GZ
Apartment 709, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 408, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 203, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 512, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 207, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 412, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 105, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 404, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 606, 2 Little John Street, Manchester, M3 3GZ
Flat 805, 2 Little John Street, Manchester, M3 3GZ
Ground First And Second Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 906, 2 Little John Street, Manchester, M3 3GZ
Flat G06, 2 Little John Street, Manchester, M3 3GZ
37 Quay Street, Manchester, M60 9EA
Flat 902, 2 Little John Street, Manchester, M3 3GZ
Apartment 704, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 303, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 111, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 602, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 103, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 309, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Ground Floor And First Floor, Rossetti Place, 6 Lower Byrom Street, Manchester, M3 4AP
Apartment 211, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 101, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 706, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 409, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 501, 2 Little John Street, Manchester, M3 3GZ
Flat 205, 2 Little John Street, Manchester, M3 3GZ
Flat 806, 2 Little John Street, Manchester, M3 3GZ
Flat 102, 2 Little John Street, Manchester, M3 3GZ

Flat 802, 2 Little John Street, Manchester, M3 3GZ
Flat 402, 2 Little John Street, Manchester, M3 3GZ
Flat 305, 2 Little John Street, Manchester, M3 3GZ
Flat 306, 2 Little John Street, Manchester, M3 3GZ
Flat 204, 2 Little John Street, Manchester, M3 3GZ
Flat 905, 2 Little John Street, Manchester, M3 3GZ
Flat 505, 2 Little John Street, Manchester, M3 3GZ
Flat 404, 2 Little John Street, Manchester, M3 3GZ
Apartment 504, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 212, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 508, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 511, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 609, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 606, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 306, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 403, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 806, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 106, 2 Little John Street, Manchester, M3 3GZ
Flat 904, 2 Little John Street, Manchester, M3 3GZ
Flat 105, 2 Little John Street, Manchester, M3 3GZ
Third Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 504, 2 Little John Street, Manchester, M3 3GZ
Flat 405, 2 Little John Street, Manchester, M3 3GZ
Flat 602, 2 Little John Street, Manchester, M3 3GZ
Flat 605, 2 Little John Street, Manchester, M3 3GZ
Flat 702, 2 Little John Street, Manchester, M3 3GZ
15 Atherton Street, Manchester, M3 3GS
Apartment 804, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 805, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 308, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 705, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 312, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 202, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 510, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 401, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 611, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 801, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 610, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 313, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 603, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 803, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 601, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 405, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 109, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 613, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 206, 2 Little John Street, Manchester, M3 3GZ
Flat G02, 2 Little John Street, Manchester, M3 3GZ
Flat 201, 2 Little John Street, Manchester, M3 3GZ
2 Atherton Street, Manchester, M3 3GS
Flat 1004, 2 Little John Street, Manchester, M3 3GZ
Flat 302, 2 Little John Street, Manchester, M3 3GZ
Flat 1005, 2 Little John Street, Manchester, M3 3GZ
Flat G01, 2 Little John Street, Manchester, M3 3GZ
Flat 503, 2 Little John Street, Manchester, M3 3GZ

Apartment 112, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 507, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 210, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 411, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 205, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Basment Car Park Adjacent 3, Lower Byrom Street, Manchester, M3 4AS
Apartment 304, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 708, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 406, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 311, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 503, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 304, 2 Little John Street, Manchester, M3 3GZ
Flat 601, 2 Little John Street, Manchester, M3 3GZ
Flat 506, 2 Little John Street, Manchester, M3 3GZ
Flat 203, 2 Little John Street, Manchester, M3 3GZ
Flat 401, 2 Little John Street, Manchester, M3 3GZ
Flat 1001, 2 Little John Street, Manchester, M3 3GZ
Flat 706, 2 Little John Street, Manchester, M3 3GZ
Flat 804, 2 Little John Street, Manchester, M3 3GZ
Flat 202, 2 Little John Street, Manchester, M3 3GZ
Flat G05, 2 Little John Street, Manchester, M3 3GZ
Flat 101, 2 Little John Street, Manchester, M3 3GZ
Fourth Floor, Byrom House, 21 Quay Street, Manchester, M3 3JD
Apartment 707, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 501, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 513, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 509, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 413, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 107, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 505, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 301, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 307, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 208, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 605, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 407, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 506, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 402, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat G03, 2 Little John Street, Manchester, M3 3GZ
Flat 603, 2 Little John Street, Manchester, M3 3GZ
Flat 103, 2 Little John Street, Manchester, M3 3GZ
Flat 403, 2 Little John Street, Manchester, M3 3GZ
Flat 801, 2 Little John Street, Manchester, M3 3GZ
Eighth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Fourth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 803, 2 Little John Street, Manchester, M3 3GZ
Flat 701, 2 Little John Street, Manchester, M3 3GZ
Flat G04, 2 Little John Street, Manchester, M3 3GZ
Flat 901, 2 Little John Street, Manchester, M3 3GZ
Flat 704, 2 Little John Street, Manchester, M3 3GZ
Apartment 502, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 807, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 204, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 808, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 213, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN

Flat 705, 2 Little John Street, Manchester, M3 3GZ
Apartment 201, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 703, 2 Little John Street, Manchester, M3 3GZ
Flat 1003, 2 Little John Street, Manchester, M3 3GZ
Flat 1002, 2 Little John Street, Manchester, M3 3GZ
Fifth Sixth And Seventh Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 104, 2 Little John Street, Manchester, M3 3GZ
Flat 604, 2 Little John Street, Manchester, M3 3GZ
Flat 502, 2 Little John Street, Manchester, M3 3GZ

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
Area Team Boundary - Name: CENTRAL