MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138717/LO/2023
Date registered valid:	4 December 2023
Proposal:	Listed Building Consent for the installation of waterproofing system to perimeter walls within basement store areas, removal of coating to external walls, replacement of existing timber floor with concrete slab, drainage improvement works to adjacent lightwells
Address:	Manchester Art Gallery, Mosley Street, Manchester, M2 3JL
Ward(s):	Deansgate Ward
Applicant:	Manchester City Council
Agent (if any):	Mr Neal Charlton Buttress
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 17/09/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 8 December 2023

Standard consultations:
Printed: 8 December 2023 Expired: 29 December 2023

Neighbour notifications
Printed: 8 December 2023 Expired: 29 December 2023

Site notice
Posted: 8 December 2023 Expired: 29 December 2023

Press advert
Published: 12 December 2023 Expired: 26 December 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade I listed Manchester Art Gallery. The property dates from 1824-35, is two storey and features a symmetrical composition with 10no prominent two storey columns along the property's front elevation along Mosley Street. Internally, the property features a grand full height entrance with ornate detailed. To the rear of the property there features a contemporary glazed link extension that conjoins the site to the Grade II* listed Athenaeum Building to the rear of the site. The property's basement features bare brick walls that are coated with a silicate sealant to prevent water ingress.

Listed building: Grade I

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

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

Description of development

The application seeks listed building consent for the installation of waterproofing measures within the gallery's lightwells and basement, as well as the removal of a sodium silicate sealant applied to the property's basement walls.

The proposed waterproofing works externally comprise of the repair and where necessary replacement of the gallery's gully covers and stone lightwell drainage channels facing out onto Nicholas Street and Princess Street.

Internally, the proposal would see the removal of a modern sodium silicate sealant in order to allow water to permeate through the property's brickwork. Other internal works comprise of the removal of compromised timber flooring, subsequent replacement with a concrete slab, and the installation of drainage sumps, perimeter drainage channels and cavity drain membranes.

Planning History

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

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

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

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

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

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

Consultations & Notification Responses

Historic England – No objection.

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 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 DC19 – Listed Buildings

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)
- Chapter 16 – Conserving the Historic Environment

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

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Issues

Impact upon Heritage Asset

The main gallery building was constructed between 1824 and 1835, designed by Sir Barry Charles, for the Royal Manchester Institution learned society. Throughout the lifetime of the development the property's basement has been utilised as a secondary space, with its plain brick walls reflecting its more utilitarian use. During the Art Gallery's renovation and extension during the late 1990s/early 2000s to counter ongoing water ingress issues, a sodium silicate sealant was applied to the property's basement walls to prevent water from seeping into the gallery's basement space. With the passing of time the sealant has caused pressure to build up within the structure and more fundamentally however has failed in several areas which has caused timber flooring to be damaged beyond repair via water ingress.

Externally the submission has identified that modern unsympathetic concrete has been utilised in patch repairs within the lightwell drainage channels stone and that there is also a need to relay some stone in order to ensure proper drainage. Subject to a condition that would identify all concrete and stone to be relayed, and in the event where stone is to be found unusable for stone replacement samples to be submitted to and approved in writing by the LPA, this element of the development is acceptable and would help remove unsympathetic later additions to the listed building.

The proposal would see the removal of the unsympathetic sealant which has given the property's brickwork a glossy appearance at odds with its age and significance. The submission has been accompanied by a method statement which confirms the sealant will be removed via a microstrip cleaning system. The removal of sealant will allow water to permeate through the brick, ultimately allowing it to dry. Subject to a condition that would require the development to proceed in accordance with the submitted method statement, this aspect of the development is acceptable.

Other internal works include the removal of some original or early addition timber flooring that has been rendered unrepairable by advanced water ingress. The proposal would see the removal of these floorboards and their replacement with a concrete floor, to match that present within the majority of the basement space. Internal cavity drain membranes would then be installed on the walls of the proposal, which would allow water to flow to proposed perimeter drainage channels and then into new drainage sumps. Subject to a condition that would require the submission of details which shall show the final extent and location of said details, along with appropriate installation methodologies, this is considered to be acceptable.

Lastly, the proposal would see the remediation of steel beams present within the ceiling of the basement paint store in order to prevent further corrosion of it. Subject to a condition that would require the development to proceed in accordance with the submitted methodology statement accompanying the proposal, this element of the development is acceptable.

On balance the proposal would see the removal of some historic material that has been confirmed to be beyond repair but would see the removal of unsympathetic sealant to the property's brickwork and would make good underlying water ingress issues which would secure the building from further deterioration.

In light of the above, the proposal would meet the statutory test to preserve as put forward under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and as such is in accordance with policies SP1, EC2, CC9, CC10, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC14, DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2 and the National Planning Policy Framework.

Conclusion

In light of the above, the development, subject to appropriate planning condition, the proposal is acceptable and accords with Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, Places for Everyone Plan Policies JP-Strat2 and JP-P2, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. The application is therefore recommended for approval.

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

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan,

the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the 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) Specified Plans The development hereby approved shall be carried out in accordance with the following drawings and documents:

- MAG-BUT-00-RL-DR-A-91-0002 Rev P01: Site Location Plan
- MAG-BKP-09-B1-DR-S-10-0210 Rev P01: Work Package 9 - Proposed Library Archives Basement GA
- MAG-BKP-10-B1-DR-S-10-0215 Rev P01: Work Package 10 - Proposed Archive Store Basement GA
- MAG-BKP-11-B1-DR-S-10-0220 Rev P01: Work Package 11 - Proposed Paint Store Basement GA
- MAG-BKP-11-B1-DR-S-40-0820 Rev P01: Work Package 11 - Pain Store Remedial Detail
- MAG-BUT-09-B2-DR-A-00-4001 Rev P02: Basement Level 2 Proposed Archive Store 028/029
- MAG-BUT-09-B2-DR-A-10-0001 Rev P02: Basement Level 2 Proposed Archive Store 028/029 Waterproofing Details
- MAG-BUT-10-B2-DR-A-00-4001 Rev P02: Basement Level 2 Proposed Archive Store 030
- MAG-BUT-10-B2-DR-A-10-001 Rev P02: Basement Level 2 Proposed Archive Store 030 Waterproofing Details
- MAG-BUT-11-B2-DR-A-00-4001 Rev P02: Basemen Level 2 Proposed Basement Stores
- MAG-BUT-18-ZZ-DR-A-52-5001 Rev P01: Proposed Moat Drainage Works Manchester Art Gallery
- MAG-BKP-18-ZZ-DR-C-90-0516 Rev P01: Work Package 18 Drainage GA Sheet 2
- Heritage Assessment (Prepared by Buttress, dated June 2024; Received 24/06/2024)

Stamped as received by the City Council as Local Planning Authority on 04/12/2023, unless specified otherwise.

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

3) Notwithstanding drawing nos. MAG-BUT-18-ZZ-DR-A-52-5001 Rev P01 and MAG-BKP-18-ZZ-DR-C-90-0516 Rev P01, prior to the removal of existing stone paving and concrete channels along the property's drainage channels adjacent to Princess Street and Nicholas Street, the following shall be submitted to and approved in writing by the City Council as the Local Planning Authority:

a) A scheme identifying the areas of concrete to be replaced with natural stone, and, if applicable, stone paving slabs to be replaced. Material samples of proposed replacement stone, as well as a methodology for the removal of existing and subsequent installation of new and re-used stone shall accompany said scheme.
b) A scheme identifying the gully covers to be replaced and reinstated. Material samples and a methodology for the installation of new and re-used ironwork shall accompany said scheme.
c) A scheme confirming the material finish and general manifestation of the new cast iron inspection chamber.

The approved details shall then be carried out as part of the development.

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

4) Prior the commencement of any works in relation to the following matters, final details concerning their extent, installation and general manifestation shall be submitted to and approved in writing by the City Council as the Local Planning Authority. Said details shall be supported by floor plans, method statements, internal elevations and sections.

a) Internal drainage sumps
b) Internal perimeter drainage channels
c) Internal cavity drain membranes

The approved details shall be implemented as part of the approved development.

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

5) The sodium silicate sealant shall be removed in accordance with the microstrip cleaning system, detailed within the sealant removal statement prepared by WJ Structures Ltd (Dated 30/01/2024), contained within section 9.4 of the submitted Heritage Statement prepared by Butress (Dated June 2024; Received 24/06/2024).

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

6) In the event existing bricks are found to be friable and damaged beyond repair upon the removal of the sodium silicate sealant, prior to said bricks' replacement, a scheme detailing the number and location of these bricks, along with material samples of and installation methodology for their replacements shall be submitted to and approved in writing by the City Council as Local Planning. The development shall then be completed in accordance with the approved details.

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

7) The steel beams present within the ceiling of the basement paint store, as shown on drawing no.MAG-BKP-11-B1-DR-S-40-0820 Revision P01, shall be remediated in accordance with the methodology contained on said drawing.

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

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

79 Mosley Street, Manchester, M2 3LQ
First Floor, 58 Mosley Street, Manchester, M2 3HZ
Suite 6A, 80 Mosley Street, Manchester, M2 3FX
80 Mosley Street, Manchester, M2 3FX
Apartment 3, 26 Princess Street, Manchester, M1 4LB
Serviced Apartment 1, 26 Princess Street, Manchester, M1 4LB
Basement, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 112, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 6, 30 Princess Street, Manchester, M1 4DA
Basement And Ground Floor, 75 Mosley Street, Manchester, M2 3HR
Seventh Floor, 75 Mosley Street, Manchester, M2 3HR
Apartment 302, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 205, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 5, 58 - 60 George Street, Manchester, M1 4HF
Basement Room D, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Abbey House, Mosley Street, Manchester, M2 3LW
Cafe Nero, 80 Mosley Street, Manchester, M2 3FX
Suite 8, 80 Mosley Street, Manchester, M2 3FX
Suite 7A, 80 Mosley Street, Manchester, M2 3FX
Suite 3A, 80 Mosley Street, Manchester, M2 3FX
Apartment 12, 30 Princess Street, Manchester, M1 4DA
Apartment 209, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 201, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 7, 30 Princess Street, Manchester, M1 4DA
Apartment 24, 30 Princess Street, Manchester, M1 4DA
Apartment 104, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 208, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 407, The Arthouse, 43 George Street, Manchester, M1 4AB
33 George Street, Manchester, M1 4HQ
35A - 39A George Street, Manchester, M1 4HQ
Flat 1, 58 - 60 George Street, Manchester, M1 4HF
16 Princess Street, Manchester, M1 4NB
Third Floor Inscape, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Fifth Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
First Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Third To Seventh Floors, 58 Mosley Street, Manchester, M2 3HZ
Basement Room A, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 9, 80 Mosley Street, Manchester, M2 3FX
Apartment 32, 30 Princess Street, Manchester, M1 4DA
Apartment 21, 30 Princess Street, Manchester, M1 4DA
Apartment 2, 26 Princess Street, Manchester, M1 4LB
Apartment 101, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 16, 30 Princess Street, Manchester, M1 4DA
3 Nicholas Street, Manchester, M1 4HL
Apartment 107, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 309, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 109, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 8, 58 - 60 George Street, Manchester, M1 4HF

Flat 2, 58 - 60 George Street, Manchester, M1 4HF
Flat 7, 58 - 60 George Street, Manchester, M1 4HF
Basement To Third Floor, 79 Mosley Street, Manchester, M2 3LQ
Fourth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Third Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Basement Room B, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Ground Floor, 58 Mosley Street, Manchester, M2 3HZ
Suite 3B, 80 Mosley Street, Manchester, M2 3FX
Suite 1B, 80 Mosley Street, Manchester, M2 3FX
Apartment 19, 30 Princess Street, Manchester, M1 4DA
Apartment 27, 30 Princess Street, Manchester, M1 4DA
Apartment 11, 30 Princess Street, Manchester, M1 4DA
Apartment 110, The Arthouse, 43 George Street, Manchester, M1 4AB
83 Princess Street, Manchester, M1 4HH
Apartment 5, 30 Princess Street, Manchester, M1 4DA
Apartment 31, 30 Princess Street, Manchester, M1 4DA
1 Nicholas Street, Manchester, M1 4HL
Apartment 405, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 305, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 103, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 404, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 401, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 108, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat At, 5 Nicholas Street, Manchester, M1 4HL
Flat 6, 58 - 60 George Street, Manchester, M1 4HF
Basement, Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
First And Second Floor, 58 Mosley Street, Manchester, M2 3HZ
Fifth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 4A, 80 Mosley Street, Manchester, M2 3FX
Ban Di Bul Restaurant, 77 Princess Street, Manchester, M2 4EG
Suite 1A, 80 Mosley Street, Manchester, M2 3FX
32 Princess Street, Manchester, M1 4LB
Apartment 8, 30 Princess Street, Manchester, M1 4DA
Apartment 20, 30 Princess Street, Manchester, M1 4DA
Apartment 406, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 203, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 303, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 102, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 310, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 210, The Arthouse, 43 George Street, Manchester, M1 4AB
Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
First Floor And Second Floor, 58 - 60 George Street, Manchester, M1 4HF
Flat 3, 58 - 60 George Street, Manchester, M1 4HF
Second Floor, 12 Princess Street, Manchester, M1 7AG
Ground Floor Unit 6, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 7B, 80 Mosley Street, Manchester, M2 3FX
Suite 6B, 80 Mosley Street, Manchester, M2 3FX
Obi Property Limited, 80 Mosley Street, Manchester, M2 3FX
Suite 5B, 80 Mosley Street, Manchester, M2 3FX
Apartment 14, 30 Princess Street, Manchester, M1 4DA
Apartment 17, 30 Princess Street, Manchester, M1 4DA
72 George Street, Manchester, M1 4HF
The Alan Hotel, 18 Princess Street, Manchester, M1 4LG
Apartment 207, The Arthouse, 43 George Street, Manchester, M1 4AB

Apartment 29, 30 Princess Street, Manchester, M1 4DA
Apartment 23, 30 Princess Street, Manchester, M1 4DA
Apartment 4, 30 Princess Street, Manchester, M1 4DA
Apartment 105, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 304, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 402, The Arthouse, 43 George Street, Manchester, M1 4AB
5 Nicholas Street, Manchester, M1 4HL
77 Mosley Street, Manchester, M2 3LQ
14 Princess Street, Manchester, M1 4NB
Basement Room C, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Mezzanine Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
GREGGS, Ground Floor Unit 7, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Advertising Right BT Inlink Outside 74, Mosley Street, Manchester, M2 3LW
Suite 4B, 80 Mosley Street, Manchester, M2 3FX
Suite 5A, 80 Mosley Street, Manchester, M2 3FX
Apartment 28, 30 Princess Street, Manchester, M1 4DA
Apartment 15, 30 Princess Street, Manchester, M1 4DA
Apartment 10, 30 Princess Street, Manchester, M1 4DA
Basement, 28 - 32 Princess Street, Manchester, M1 4LB
Apartment 408, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 25, 30 Princess Street, Manchester, M1 4DA
Apartment 18, 30 Princess Street, Manchester, M1 4DA
Apartment 307, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 306, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 204, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 111, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 106, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 202, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 301, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
12 Princess Street, Manchester, M1 7AN
Second Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Ground Floor Unit 5, Abbey House, 74 Mosley Street, Manchester, M2 3FX
Unit 9, Abbey House, Mosley Street, Manchester, M2 3LW
Suite 2A, 80 Mosley Street, Manchester, M2 3FX
Suite 2B, 80 Mosley Street, Manchester, M2 3FX
28 - 32 Princess Street, Manchester, M1 4LB
Apartment 403, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 26, 30 Princess Street, Manchester, M1 4DA
Apartment 30, 30 Princess Street, Manchester, M1 4DA
Apartment 9, 30 Princess Street, Manchester, M1 4DA
Apartment 22, 30 Princess Street, Manchester, M1 4DA
Ground Floor, 75 Mosley Street, Manchester, M2 3HR
Fourth Floor, 75 Mosley Street, Manchester, M2 3HR
Apartment 308, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 410, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 409, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 206, The Arthouse, 43 George Street, Manchester, M1 4AB
Betfred, 14 Nicholas Street, Manchester, M1 4EJ
Flat 4, 58 - 60 George Street, Manchester, M1 4HF

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - George Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL