

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139148/LO/2024
Date registered valid: 26 February 2024
Proposal: Listed Building Consent for internal refurbishment works.
Address: Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Ward(s): Piccadilly Ward

Applicant: Mr Mark Davies PJD Holdings Plc
Agent (if any): Mr Oliver Chadwick OBI Property Limited
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 12/11/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 7 March 2024 Expired: 28 March 2024

Neighbour notifications

Printed: 7 March 2024 Expired: 28 March 2024

Site notice

Posted: 12 March 2024 Expired: 4 April 2024

Press advert

Published: 12 March 2024 Expired: 26 March 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed Sevendale House at no5-7 Dale Street. The site benefits from a basement and attic, with its façade being completed in red granite and red sandstone. The property dates from 1903 and was a former general warehouse but now lies in use as general retail space at ground floor, with offices above (Both Class E). The site features modern partitions and fixings internally, with historical parquet flooring and tiling also featuring. Externally, the property also features unsympathetic external roller shutters and boarded over basement/lower ground floor windows.

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the Stevenson Square Conservation Area and consists of a high number of Victorian properties completed in red brick that lie in mixed uses. The most prominent neighbouring property conversely is that of Chatsworth House, a mid-century former office building, now in use as residential dwellings, that is completed in concrete panels. To the south of the site lies Dale Street, a key road that bisects the Steven Square Conservation Area and that is home to a high number of Grade II listed buildings. To the north of the site lies Stevenson Square, a semi-pedestrianised public space that acts as a key focal point within the Stevenson Square Conservation Area and is home to a high number of drinking establishments with outdoor seating areas.

Description of development

The application seeks listed building consent for internal refurbishment and office fit out works, from basement level to the fifth floor.

The proposed works include at ground floor and basement involve the insertion of a new staircase to provide access to the lower ground floor/basement, internal partitions to create segregated meeting rooms and updated decorative finishes. Unauthorised timber screens to the property's lower ground floor/basement western corner windows would be removed and an internal privacy screen/manifestation would be applied in its place, to shield a proposed bike store.

The property's first floor would see erection of new solid and glazed partitions to create 3no separate office suites and meeting rooms within them. New oak floor finishes are proposed throughout the space.

Across the property's second and third floors, works are confined to minor decorative works to communal areas walls and floors.

Works at fourth floor consist of minor decorative works to communal areas, same as that of the second and third floors, as well as the cleaning and restoring of parquet flooring.

The proposed works at fifth floor would see the reworking of non-original partitions and the updating of decorative finished.

Planning History

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

124231/JO/2019 - Minor material amendment to application ref no 117460/LO/2017 (revised layout plans) – Approved August 2019.

117460/LO/2017 - LISTED BUILDING CONSENT-1st Floor - To remove a stud and plasterboard dividing wall between two rooms to form 1 larger room (no structural work). 5th Floor - To install stud and plasterboard solid partitions and toughened glass partitions to form 4 meeting rooms, modify existing power, data air conditioning, data and fire alarms to suit the new layout (no structural work) – Approved October 2017.

114708/LO/2016 - Internal works associated with change of use of vacant units B2, B3 and B4 (all basement) from Class A1 (Shop) to Class B1 (Office) use – Approved March 2017.

114707/FO/2016 - Change of units of vacant units B2, B3 and B4 (all basement) from Class A1 (Shop) to Class B1 (Office) use – Approved January 2017.

Consultations & Notification Responses

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 EC2 – Existing Employment Space
- 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 the Heritage Asset

The application site is a former warehouse dating from 1903 and is now use as a variety of ground floor commercial units, with office space above. Much of the original internal finishes within the property do not survive and modern sub-division is present in order to create multiple office suites per floor. An internal feature of note however is the original parquet flooring present at fourth floor. Site occupancy varies with some floors being wholly occupied and others lying vacant. It is recognised that there is a need to update finishes within the building and to sub-divide some floors in order to provide a more diverse offering for potential office occupiers.

Proposed partitions would be situated at basement/lower ground floor, ground floor, third and fifth floor. It is noted glazing has been maximised where possible to ensure visual permeability through the property's floorplate. All partitions would be situated away from windows and would be reversible. Subject to conditions that would require confirmation on final details for the removal of

original partitions and the installation of new partitions, it is considered that this element of the development would have a neutral impact on the listed building.

The removal of unauthorised timber screens to the property's lower ground floor/basement windows is supported and will have a positive impact on the external appearance of the building. The application of an internal privacy manifestation does however mitigate the benefit that would be had by removing the aforementioned timber screens. Notwithstanding this, it is considered that subject to a condition that would require the submission of material samples so that a natural glass finish can be achieved, this element of the development is acceptable and would have a neutral impact on the listed building.

New exposed M&E works are proposed throughout the property. Similar modern exposed services are already present within the property and their replacement with other modern units is considered acceptable in this instance subject to confirmation on their final finish, installation and overall manifestation.

As stated previously within this report the application property features both original parquet flooring, as well as modern finishes of no heritage value. The parquet flooring is proposed to be retained and repaired where necessary, this is supported and would give the proposal a tangible public benefit. Notwithstanding this it is considered necessary to condition this element of the proposal in order to ensure a suitable repair is made. Where other modern finishes are proposed, this being wall finishes, a complete paint specification is required in order to ensure compatibility with original walls. Subject to a condition that would secure this, this element of the development is acceptable.

It is considered the most invasive works proposed is that of the installation of a new staircase at ground floor which would provide direct access to a basement amenity space from the property's main office reception area. The proposed works would see the removal of concrete slab and the insertion of a modern staircase unit. It is noted that modern staircases are present throughout the property and that the insertion of this stairwell would improve access between the basement space and ground floor. In the event of an approval, it is considered necessary to condition any approval so that a methodology for the insertion of the staircase, as well as final details regarding its finish be submitted to and approved in writing by the City Council as Local Planning Authority. It is acknowledged that this insertion would incur a small amount of less than substantial harm. Notwithstanding this, it is considered that this harm would be outweighed by the removal of unsympathetic modern additions, the restoration of original parquet flooring and the securing the future use of the listed building.

In light of the above, the proposal would incur some minor less than substantial harm but this would be outweighed by the public benefits of the proposal 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, EC2, 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 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:

- o Location Plan (Received 31/01/2024)
- o 03_-000 Rev D: Lower Ground Floor - Sub-Division
- o 10_-000 Rev T: Lower Ground Floor - Proposed GA
- o 10_001 Rev I: Ground Floor - Proposed GA

- o 10_-002 Rev E: Lower Ground - Proposed GA - Studio (Received 26/02/2024)
- o 10_-003: Lower Ground Floor - Setting Out Plan
- o 10_-011: Bike Store Glazing Elevation
- o 10_103 Rev O: First Floor - Proposed General Arrangement
- o 10_200 Rev A: Second Floor - Proposed GA
- o 10_300 Rev C: Third Floor - Proposed GA
- o 10_400 Rev B: Fourth Floor - Proposed GA
- o 10_501 Rev H: Fifth Floor - Proposed GA
- o 11_-000 Rev A: Lower Ground Floor - Ceiling Demolition
- o 11_-001 Rev B: Lower Ground Floor - Demolition Floors and Walls
- o 11_002 Rev A: Ground Floor Demolition - Flooring
- o 11_100 Rev B: First Floor - Demolition Ceiling
- o 11_101 Rev C: First Floor - Demolition Floors and Walls
- o 11_200 Rev A: Second Floor - Demolition Ceiling
- o 11_201: Second Floor - Demolition Floors and Walls
- o 11_300 Rev B: Third Floor - Demolition Ceiling
- o 11_301 Rev A: Third Floor - Demolition Floors and Walls
- o 11_400 Rev C: Fourth Floor - Demolition Ceiling
- o 11_401 Rev B: Fourth Floor - Demolition Floors / Walls
- o 11_500 Rev C: Fifth Floor - Demolition Ceiling
- o 11_501 Rev C: Fifth Floor - Demolition Floors and Walls
- o 12_000 Rev A: Atrium Section 01-02/Plants (Received 26/02/2024)
- o 12_001 Rev A: Atrium Section 03-04/Plants (Received 26/02/2024)
- o 12_003 Rev B: Ground Floor - 6 person Meeting Room (Received 26/02/2024)
- o 12_004 Rev B: Reception Section 01 (Received 26/02/2024)
- o 12_501: Fifth Floor - 4 person Meeting Room - Suite 1 (Received 26/02/2024)
- o 12_502: Fifth Floor - 4 person Meeting Room - Suite 2 (Received 26/02/2024)
- o 12_503: Fifth Floor - 4 person Meeting Room - Suite 3 (Received 26/02/2024)
- o 13_500: Fifth Floor - Chimney Elevation
- o 14_-001 Rev D: Lower Ground Floor Proposed Ceiling Plan (Received 01/11/2024)
- o 14_003 Rev B: Ground Floor - Reflective Ceiling Plan OPTION1 (Received 26/02/2024)
- o 14_004 Rev B: Lighting Schedule (Received 26/02/2024)
- o 14_-006: Lower Ground Floor - Ceiling Finishes
- o 14_001 Rev E: Ground Floor - Reflective Ceiling Plan
- o 14_000 Rev E: Ground Floor - Reflective Ceiling Plan (Received 01/11/2024)
- o 14_-005 Rev B: Lower Ground Floor - Studio Details
- o 14_102 Rev A: First Floor - Reflective Ceiling Plan
- o 14_201 Rev A: Second Floor - Reflective Ceiling Plan
- o 14_301 Rev E: Third Floor - Reflective Ceiling Plan
- o 14_401 Rev E: Fourth Floor - Reflective Ceiling Plan
- o 14_501 Rev D: Fifth Floor - Reflective Ceiling Plan
- o 16_-000 Rev C: Lower Ground Floor - Wall Types
- o 16_101 Rev A: First Floor - Wall Types
- o 16_200 Rev C: Second Floor - Wall Types
- o 16_300 Rev C: Third Floor - Wall Types
- o 16_400 Rev C: Fourth Floor - Wall Types
- o 16_500 Rev B: Fifth Floor - Wall Types
- o 17_-000 Rev G: Lower Ground Floor - Floor Finishes
- o 17_003 Rev B: Ground Floor - Floor Finishes - Tile Setting Out
- o 17_005 Rev C: Ground Floor - Floor Finishes
- o 17_102 Rev A: First Floor - Floor Finishes
- o 17_201 Rev B: Second Floor - Floor Finishes
- o 17_301 Rev F: Third Floor - Floor Finishes (Received 29/10/2024)
- o 17_401 Rev D: Fourth Floor - Floor Finishes

- o 17_501 Rev C: Fifth Floor - Floor Finishes
- o 18_-000 Rev G: Lower Ground Floor - Wall Decoration
- o 18_000 Rev E: Ground Floor - Wall Decoration
- o 18_101: First Floor - Wall Decoration
- o 18_200 Rev D: Second Floor - Wall Decoration
- o 18_300 Rev D: Third Floor - Wall Decoration (Received 29/10/2024)
- o 18_400 Rev D: Fourth Floor - Wall Decoration
- o 34_115 Rev B: Generic W/C Corridor Panel Joinery
- o 34_-000 Rev A: Joinery Location Plan - Lower Ground Floor (Received 26/02/2024)
- o 34_000 Rev B: Joinery Location Plan - Phase 1 (Received 26/02/2024)
- o 10_003 Rev C: Joinery / Tea - point (Received 26/02/2024)
- o 34_-001: Joinery / Storage Wall - J20
- o 34_-003: Joinery / Lockers - J06
- o 34_-004: Joinery / Vanity Unit - J08
- o 34_-005 Rev A: Lower Ground Floor - Gym Mirror Elevation
- o 34_001 Rev D: Joinery / Storage Wall - J01
- o 34_003 Rev F: Joinery / Feature Wall - J02
- o 34_004: Joinery / Reception Wall - J05
- o 34_005 Rev A: Joinery / Reception Wall - J05
- o 34_006: Joinery / Vanity Unit - J06
- o 34_007: Atrium Panel Joinery
- o 34_008: Atrium Panel Joinery
- o 34_009: Ground Floor - Meeting Room Panelling
- o 34_020 Rev D: Joinery / Teapoint - J03
- o 34_100 Rev A: First Floor - Joinery Location Plan (Received 05/11/2024)
- o 34_101 Rev A: Joinery / J01 Kitchen Suite B (Received 29/10/2024)
- o 34_102 Rev A: Joinery / J02 Tea - point Suite B. OPTION 1 (Received 29/10/2024)
- o 34_102b Rev A: Joinery / J02 Tea - point Suite B OPTION 2 (Received 29/10/2024)
- o 34_103 Rev A: Joinery / J03 Banquet seating Suite B (Received 29/10/2024)
- o 34_104 Rev A: Joinery / J04 Full Height Storage Suite B (Received 29/10/2024)
- o 34_105 Rev A: Joinery / J05 Full Height Storage Suite B ((Received 29/10/2024))
- o 34_106 Rev A: Joinery / J06 Battens Suite B (Received 29/10/2024)
- o 34_107 Rev A: Joinery / J07 Kitchen Suite A (Received 29/10/2024)
- o 34_108 Rev A: Joinery / J08 Tea - point Suite A (Received 29/10/2024)
- o 34_109 Rev A: Joinery / J09 Full Height Storage Suite A (Received 29/10/2024)
- o 34_110 Rev A: Joinery / J10 Kitchen Suite C (Received 29/10/2024)
- o 34_111 Rev A: Joinery / J11 Tea - point Suite C (Received 29/10/2024)
- o 34_112 Rev A: Joinery / J12 Full Height Storage Suite C (Received 29/10/2024)
- o 34_501 Rev A: Joinery / J01 Kitchen Suite (Received 26/02/2024)
- o 63_-000 Rev F: Lower Ground Floor - Small Power and Data
- o 63_000: Ground Floor - Small Power and Data
- o 63_101 Rev A: First Floor - Small Power and Data
- o 63_200: Second Floor - Small Power and Data
- o 63_300: Third Floor - Small Power and Data
- o 63_400: Fourth Floor - Small Power and Data
- o 63_500 Rev A: Fifth Floor - Small Power and Data
- o 70_-000 Rev D: Lower Ground Floor - Furniture Plan
- o 70_000 Rev C: Ground Floor - Furniture Plan
- o 70_100 Rev F: First Floor Furniture Plan
- o 70_500 Rev A: Fifth Floor - Furniture Plan
- o 1361-TCM-01-XX-DR-S-17-00 Rev P2: Basement Stairs Case GA (Received 26/02/2024)
- o 1361-TCM-01-XX-DR-S-17-01 Rev P2: Basement Stairs Sections and Details-Sheet 1 (Received 26/02/2024)

o 1361-TCM-01-XX-DR-S-17-02 Rev P1: Basement Stairs Sections and Details-Sheet 2
(Received 26/02/2024)

Stamped as received by the City Council as Local Planning Authority on 29/07/2024 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) Prior to the commencement of any works in relation to the property's lower ground floor/basement windows, vinyl samples to achieve a natural glass finish shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be carried out as part of the development and be completed prior to its first occupation.

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) Notwithstanding the details set out within condition 2, prior to the commencement of any works in relation to each of the following aspects of the development hereby approved, final details, including where appropriate specification, method statement and material samples, shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a. Methodology for the removal of partitions, flooring and other associated fixings to be removed.
- b. Methodology and final details of the installation of new floor boxes and other power points.
- c. Methodology and final details for the installation of mechanical, electrical and water services, including new penetrations.
- d. Methodology for the installation of and final details of new partitions.
- e. Methodology and material samples for the refurbishment of parquet flooring and other historic material to be retained, including metal work.
- f. Specification of new paintwork and confirmation of its compatibility with historic material.
- g. Methodology for the insertion, including demolition works, and final details of the new ground floor to basement staircase.

The development shall then proceed 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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 6, 3 Dale Street, Manchester, M1 1BA
Flat 20, 3 Dale Street, Manchester, M1 1BA
4 - 4A Dale Street, Manchester, M1 1JW
Second Floor Office 25, 25 Spear Street, Manchester, M1 1JE
Third Floor, 25 Spear Street, Manchester, M1 1JE
First Floor Office 4, 25 Spear Street, Manchester, M1 1JE
Third Floor 301 To 302, 12 Hilton Street, Manchester, M1 1JF
Second Floor Office 22, 25 Spear Street, Manchester, M1 1JE
Apartment 507, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 509, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Fifth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Apartment 305, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 506, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 502, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 402, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 707, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Ground Floor, 3 Stevenson Square, Manchester, M1 1DN
Noho Bar, Stevenson Square, Manchester, M1 1FB
Fourth Floor, 22 Lever Street, Manchester, M1 1EA
Third Floor, 22 Lever Street, Manchester, M1 1EA
Basement, 26A Lever Street, Manchester, M1 1DW
First Floor, 26 Lever Street, Manchester, M1 1DW
Ground Floor, 24 Lever Street, Manchester, M1 1DZ
Flat 4, 3 Dale Street, Manchester, M1 1BA
Flat 14, 3 Dale Street, Manchester, M1 1BA
Flat 23, 3 Dale Street, Manchester, M1 1BA
First Floor Office 6, 25 Spear Street, Manchester, M1 1JE
First Floor Office 8, 25 Spear Street, Manchester, M1 1JE
First Floor Office 9, 25 Spear Street, Manchester, M1 1JE
First Floor Office 3, 25 Spear Street, Manchester, M1 1JE
Second Floor Office 19, 25 Spear Street, Manchester, M1 1JE
Second Floor Office 23, 25 Spear Street, Manchester, M1 1JE
Apartment 602, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 106, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 304, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 607, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 107, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 709, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 2, 3 Dale Street, Manchester, M1 1BA
Apartment 401, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 102, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 604, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Basement, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Basement, 3 Stevenson Square, Manchester, M1 1DN
1B Stevenson Square, Manchester, M1 1DN
First Floor, 1 Stevenson Square, Manchester, M1 1DN
Third Floor, 12 Hilton Street, Manchester, M1 1JF
Second Floor, 22 Lever Street, Manchester, M1 1EA
First Floor, 22 Lever Street, Manchester, M1 1EA
Ground Floor, 26 Lever Street, Manchester, M1 1DW

Second Floor, 3 Stevenson Square, Manchester, M1 1DN
Flat 17, 3 Dale Street, Manchester, M1 1BA
First Floor Office 2, 25 Spear Street, Manchester, M1 1JE
First Floor Office 5, 25 Spear Street, Manchester, M1 1JE
Second Floor, 12 Hilton Street, Manchester, M1 1JF
Basement, 12 Hilton Street, Manchester, M1 1JF
First Floor, 12 Hilton Street, Manchester, M1 1JF
Apartment 209, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 203, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 503, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
19 Cafe Bar, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 9, 3 Dale Street, Manchester, M1 1BA
Basement, 20 Spear Street, Manchester, M1 1JE
Unit 1A, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 1B, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 2, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Apartment 406, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Third Floor, 20 Dale Street, Manchester, M1 1EZ
Third Floor, 3 Stevenson Square, Manchester, M1 1DN
Ground Floor And Basement, 1 Stevenson Square, Manchester, M1 1DN
Ground Floor, 22 Lever Street, Manchester, M1 1EA
Second Floor, 26 Lever Street, Manchester, M1 1DW
Fourth Floor, 24 Lever Street, Manchester, M1 1DZ
First Floor, 24 Lever Street, Manchester, M1 1DZ
Ground Floor, 3A Stevenson Square, Manchester, M1 1DN
First Floor, 3 Stevenson Square, Manchester, M1 1DN
Flat 19, 3 Dale Street, Manchester, M1 1BA
Second Floor Office 18, 25 Spear Street, Manchester, M1 1JE
32 Oldham Street, Manchester, M1 1JN
Second Floor Office 21, 25 Spear Street, Manchester, M1 1JE
MAIL BOXES ETC, Chatsworth House, 19 Lever Street, Manchester, M1 1WD
Apartment 303, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 703, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 505, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 108, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
20 Spear Street, Manchester, M1 1JE
Unit D Fifth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Fourth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Units 4 And 5, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Apartment 704, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 407, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 403, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 204, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 206, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 101, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Fourth Floor, 20 Dale Street, Manchester, M1 1EZ
Second Floor, 20 Dale Street, Manchester, M1 1EZ
First Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
17 - 19 Hilton Street, Manchester, M1 1JJ
Basement, 22 Lever Street, Manchester, M1 1EA
Basement, 24 Lever Street, Manchester, M1 1DZ
IDEAS BY MUSIC LTD, Third Floor, 24 Lever Street, Manchester, M1 1DZ
Flat 1, 3 Dale Street, Manchester, M1 1BA
Second Floor Office 16, 25 Spear Street, Manchester, M1 1JE

Second Floor Office 20, 25 Spear Street, Manchester, M1 1JE
Second Floor 204, 12 Hilton Street, Manchester, M1 1JF
Second Floor Office 24, 25 Spear Street, Manchester, M1 1JE
Apartment 105, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 207, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 504, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 306, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Unit 7, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 3, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Mala Secret Garden, 8 Dale Street, Manchester, M1 1JA
Apartment 608, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 508, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 208, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 706, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 104, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 601, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 309, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Basement, 20 Dale Street, Manchester, M1 1EZ
Fred Aldous, 37 Lever Street, Manchester, M1 1LW
Ticketmaster UK Limited, Second Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Office 3B, 22 Lever Street, Manchester, M1 1EA
Office 3A, 22 Lever Street, Manchester, M1 1EA
24 Lever Street, Manchester, M1 1DZ
5 Stevenson Square, Manchester, M1 1DN
5A Stevenson Square, Manchester, M1 1DN
Flat 5, 3 Dale Street, Manchester, M1 1BA
Flat 15, 3 Dale Street, Manchester, M1 1BA
Flat 22, 3 Dale Street, Manchester, M1 1BA
Flat 16, 3 Dale Street, Manchester, M1 1BA
Second Floor Office 15, 25 Spear Street, Manchester, M1 1JE
Second Floor Office 17, 25 Spear Street, Manchester, M1 1JE
Apartment 605, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 801, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Unit 1C, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Apartment 301, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 307, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Ground Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1WD
Third Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Third Floor 305 To 306 And 308, 12 Hilton Street, Manchester, M1 1JF
Second Floor, 24 Lever Street, Manchester, M1 1DZ
Flat 21, 3 Dale Street, Manchester, M1 1BA
Flat 7, 3 Dale Street, Manchester, M1 1BA
Flat 10, 3 Dale Street, Manchester, M1 1BA
Flat 11, 3 Dale Street, Manchester, M1 1BA
First Floor Office 1, 25 Spear Street, Manchester, M1 1JE
Basement Floor Room, 25 Spear Street, Manchester, M1 1JE
Third Floor Offices 303-304, 12 Hilton Street, Manchester, M1 1JF
First Floor Office 7, 25 Spear Street, Manchester, M1 1JE
Apartment 701, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 201, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Units G4 And G5, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 6, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Apartment 708, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Apartment 603, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 109, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 202, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 609, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Chapter One Books, Chatsworth House, 19 Lever Street, Manchester, M1 1WD
Apartment 606, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 103, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 409, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
12 Hilton Street, Manchester, M1 1JF
35 Lever Street, Manchester, M1 1LW
3A Stevenson Square, Manchester, M1 1DN
14 Hilton Street, Manchester, M1 1JF
Third Floor, 26 Lever Street, Manchester, M1 1DW
Flat 18, 3 Dale Street, Manchester, M1 1BA
Flat 12, 3 Dale Street, Manchester, M1 1BA
Flat 8, 3 Dale Street, Manchester, M1 1BA
First Floor Office 14B, 25 Spear Street, Manchester, M1 1JE
25 Spear Street, Manchester, M1 1JE
10 Hilton Street, Manchester, M1 1JF
Soup, 31 - 33 Spear Street, Manchester, M1 1DF
Apartment 205, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 404, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 501, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 3, 3 Dale Street, Manchester, M1 1BA
Unit G1, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Serviced Apartment 302, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 702, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 405, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 308, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 705, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 408, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Ground Floor, 20 Dale Street, Manchester, M1 1EZ
Fifth Floor, 20 Dale Street, Manchester, M1 1EZ
First Floor, 20 Dale Street, Manchester, M1 1EZ
Unit 1D, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Ground Floor Vantona Viyella Plc, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
21 Hilton Street, Manchester, M1 1JJ
First Floor 103 To 104, 12 Hilton Street, Manchester, M1 1JF

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 - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL