

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140946/JO/2024

Date registered valid: 6 September 2024

Proposal: Variation of condition 7 (Hours) attached to planning permission 126861/JO/2020.

Address: Astley House, 23 Quay Street, Manchester, M3 4AE

Ward(s): Deansgate Ward

Applicant: Raine Allied London Quay Street Two Limited

Agent (if any): Mrs Deborah Baker Barnett, Zerum

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **16 October 2024**

Application Details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 17 September 2024

Standard consultations:

Printed: 17 September 2024 Expired: 8 October 2024

Neighbour notifications

Printed: 17 September 2024 Expired: 8 October 2024

Site notice

Posted: 17 September 2024 Expired: 8 October 2024

Press advert

Published: 24 September 2024 Expired: 8 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: St John Street Conservation Area 1970

Tree Preservation Order: Not applicable

Astley and Byrom House is located at the junction of Quay Street and Lower Byrom Street Manchester.

It consists of two joined buildings which function as one.

Astley House is an eleven-storey office tower, originally designed by the architectural practice of Leach Rhodes & Walker and built in 1959.

Byrom House, also designed by Leach Rhodes & Walker, which was built in 1965.

The site was completed refurbished from a Planning Permission granted in 2018, which has revitalized the building.

The site is bounded by Lower Byrom Street to the west and Quay Street to the north.

It is located within St John Street Conservation Area. St John Street is the only surviving Georgian terraced street in central Manchester and forms the heart of the conservation area.

The Grade II* listed 19 Quay Street and Grade II listed The Old Schoolhouse neighbours the building.

The Grade II listed buildings Manchester Opera House and Great John Street Hotel are situated close by.

Surroundings uses are both residential and commercial in nature.

Description of Development

The application seeks the variation of condition 7 (Hours) attached to planning permission 126861/JO/2020.

This submission seeks to vary the element of the condition that states “*All external rooftop terraced areas shall only be used between 8.00am and 9.00pm seven days a week, and there shall be no use of amplified sound.*”

Related Applications

119610/FO/2018 - Refurbishment of Astley and Byrom House including: external reconfiguration and improvement of the building facades; a new entrance and canopy onto Quay Street; single storey roof top extensions; introduction of a pavilion structure and external amenity at rooftop level of the Cooper Building; ground floor changes of use (Use Class A1, A3 and D2); and associated works.

Approved July 2018.

124296/JO/2019 - Minor Material Amendment to planning permission ref: 119610/FO/2018, including revisions to external terraces, relocation of plant areas, and improved access.

Approved October 2019.

126861/JO/2020 - Minor Material Amendment to planning permission ref:119610/FO/2018, including the replacement of rectilinear rooftop pavilion with geodesic glass dome, together with associated revised landscape layout.

Approved August 2020.

Consultations & Notification Responses

Environmental Health – Confirmed that they can accept the opening hours of the external terrace area finishing at 23:00 as this is standard across the City Centre.

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The following policy and guidance are considered relevant to the consideration of this application:

The Adopted Core Strategy for the City of Manchester

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

C1 (Centre Hierarchy) states Manchester City Centre is the regional focus for commerce, culture, leisure and tourism development, with retail development being directed towards the Primary Shopping Area.

C10 (Leisure and the Evening Economy) states that redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/ night-time economy will be permitted, subject to the following considerations:

- Cumulative impact – where a concentration of bars, takeaways or other night-time uses are proving detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.
- Residential amenity – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.
- Balance – new uses in Manchester centres should support both the daytime and evening/night-time economies whilst not undermining the role of the primary shopping area.

CC9 (Design and Heritage) advises that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space, and provide good access to sustainable transport provision.

EN1 (Design Principles and Strategic Character Areas) advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also 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.

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

DM1 (Development Management) states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

The Unitary Development Plan (UDP) for the City of Manchester

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced; however, a number of policies were saved on 11 July 2012 and remain extant.

DC10.1 (Food and Drink Uses) requires development for food and drink uses to have regard to the following:

- the general location of the proposed development, including any reference to the area in other policies in the Development Plan
- the effect on the amenity of neighbouring residents
- the availability of safe and convenient arrangements for car parking and servicing
- ease of access for all, including disabled people, and
- the storage and collection of refuse and litter.

DC26.1 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Places for Everyone

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

The following policies are considered relevant to this application:

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will

help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

National Planning Policy Framework (NPPF) (2023)

Decisions should accord with the requirements of the National Planning Policy Framework (NPPF) (2023), which sets out the Government's Planning Policies for England and how these are expected to be applied.

The following policies are of relevance to this application:

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.

It specifically states that:

"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings" (**paragraph 139**).

At the heart of the Framework is a presumption in favour of sustainable development in terms, *"For plan-making"* and *"For decision-taking"*, (**paragraph 11**).

This is further explored in **paragraph 8**, which confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

Section 16 (Conserving and Enhancing the Historic Environment) addresses how proposals that affect heritage assets should be considered.

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

Paragraph 201 advises that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 202 advises 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.

Other Legislation

Sections 16, 66, and 74 of the **Listed Buildings and Conservation Areas Act 1990** require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

The Principle of Development

The principle of the development is considered to be acceptable. External terraces and areas in the City Centre are open until 11pm and so the proposal is not out of keeping with this.

Residential Amenity

The proposal seeks to change the hours of operation of the external areas of the 'Deck and Dome' area from 8am to 9pm, seven days a week, to 8am until 11pm, seven days a week.

The internal area of the 'Deck and Dome' area is allowed hours from 9am to 00.30am, Monday-Sunday.

The internal rooftop spaces are currently available for hire for the hosting of managed, booked events. It is not open to passing trade. Usage of the space would respond to the demand for hire, and use of the outside space will be seasonally driven on that basis.

The condition currently prohibits any use of the outdoor space after 9pm. Anyone present at an event who wishes to smoke or take a breath of air outdoors, must descend to street level and exit the premises entirely. This is inconvenient for patrons and for the operator, as customers who leave the event space may decide not to return.

There is no aspiration as part of this application to create an outdoor events space with amplified sound. Rather, the aim is to provide an adjacent outdoor space which can be used by those attending events in the internal spaces. It would be ancillary to the main event space. It is anticipated that it will not be used to a great degree but will provide a convenient resource for a small number of people.

It is considered that the taller built elements of the building already help to limit the escape of sound from the area.

The use of external terraces until 11pm are a common occurrence across much of the City Centre. The application originally sought permission for the external area of 'Deck and Dome' to match the internal area, which would be to operate until 00:30am.

Whilst the immediate neighbouring occupiers are commercial in nature, there is still residential development with the vicinity, particularly on Byrom Street and Lower Byrom Street. It is considered that the change of hours of operation of the external areas of 'Deck and Dome' until 11pm will have little impact upon residential amenity, but to go beyond 11pm would create an unnecessary impact upon residential amenity for nearby residents.

The noise breakout from the unit itself has already been assessed and accepted by the City Council as the Local Planning Authority previously and it is not considered that the minor change in hours warranted an updated noise assessment to be produced for this application.

By virtue of the nature of the built form; the limited extent of use envisaged; and the character of nearby uses, it is considered that the change in hours will result in little impact upon residential amenity compared to the hours already in situ.

Conclusion

Given the above, it is considered that the proposal is in accordance with the above policies and should be approved.

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 based on seeking solutions to problems arising in relation to dealing with the application. In this case, this has involved discussions over modifying the hours proposed to be varied.

Condition(s) to be attached to decision for approval

1) The minor material amendment to Condition 7 (Hours) of planning permission ref: 140946/JO/2024 hereby granted consent gives approval to the following drawings and documents, received by the City Council as the Local Planning Authority on 02 October 2024:

- Covering Letter

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy

2) The development shall be carried out in accordance with samples and specifications of all materials to be used on all external elevations of the development referred to in File Note, dated 19th August 2019, and drawing references and photographs referred to in letter from Deloitte Real Estate, dated 23rd August 2019 and approved 28 October 2019.

Reason - For the avoidance of doubt and 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) All external doors shall open inwards and shall not open out onto any area of highway, footpath or public realm.

Reason - For the avoidance of doubt, to ensure that the detail of the development is acceptable to the City Council as local planning authority, pursuant to Policies SP1 and DM1 of the Core Strategy.

4) In relation to external lighting, including illumination of the canopy, the development shall be carried out in accordance with drawing references.

- 8888 - ABC Illuminated Canopy Details, Manchester - Rev P04.
- 180046- 3DR-DE-DR-27008_A - Canopy - Details Sheet 1 of 2
- 180046-3DR-SE-DR-27006_A - Canopy - Elevations
- 180046-3DR-SE-DR- 27007_A - Canopy - Sections
- 180046-3DR-XX-DR-27004_A - Canopy - Plan and Technical
- Submissions for Electrical Services produced by Encon Maintain Limited and supporting product specification, approved 28 October 2019.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy

5) The signage for the development shall be carried out in accordance with the Tenant Signage Strategy dated October 2018, approved on 28 October 2019.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy

6) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the roofs, unless otherwise agreed in the form of a Planning Permission submitted to the City Council as the Local Planning Authority.

Reason: In the interest of visual amenity and pursuant to policy DC18.1 of the Unitary Development Plan for the City of Manchester.

7) The Leisure use (cinema) with ancillary café / bar offer (Use Class D2) shall operate between 9.30 am to 2am Monday to Saturday, and 10.00am to 1am on Sundays.

Unit 3, a gymnasium use, shall operate between 5.45am to 10.30pm Monday to Friday, with classes not commencing before 6.00am, and 7.15am to 8pm Saturday and Sunday, with classes not commencing before 7.30am.

All external rooftop terraced areas shall only be used between 8.00am and 11.00pm seven days a week, and there shall be no use of amplified sound.

The hours of the following units shall operate in accordance with the hours listed below:

Unit 2 - 9am to 9pm, Monday-Sunday

Unit 4a - 9am to 9pm, Monday-Sunday

The Gallery 10am to 9pm, Monday-Sunday

Deck and Dome internal spaces - 9am to 00.30am, Monday-Sunday (Please note, these hours do not apply to the external space)

Unit 4 (The Side Street Studio) - 8am to 1am, Sunday to Thursday. 8am 3am, Friday to Saturday.

Unit 5 - 8am to 1am, Sunday to Thursday. 8am 3am, Friday to Saturday.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy

8) The development shall be carried out in accordance with the following documents:

Awas Operations Memo - Sound Discharge ABC Dome received on the 12 April 2023

Noise Breakout Assessment for Condition 8 M001-C received on the 30 May 2023

All vents / windows and doors will remain closed during any occasion when amplified sound takes place.

Noise levels will be controlled by means of an electronic limiter.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy

9) The details of the approved scheme set out in Waste Management Strategy dated 5 November 2018 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy

10) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be submitted to and approved in writing by the City Council as the local planning authority in order to secure a reduction in the level of noise emanating from the site.

Notwithstanding the details in the Plant Noise Assessment dated 17 October 2019 prepared by RBA and Noise Assessment prepared by Sandy Brown dated 8 March 2018, prior to occupation of the development, a validation report is required to be submitted to in writing and to be approved in writing by the City Council as the Local Planning Authority.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy

11) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Where Sunday/Bank Holiday deliveries etc. are permitted, the times shall be confined to 10:00 to 18:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

12) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intake.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

13) The construction works shall be carried out in accordance with Safety, Health, Environmental Quality Plan (SHEQ) Plan, prepared by McClaren, dated 18 September 2018 and approved 12 February 2019.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy

14) The measures to address issues, including crime prevention, as set out in e-mail from Deloitte to the City Council, as the local planning authority, dated 4th June 2018, shall be fully implemented prior to the commencement of development, and fully maintained thereafter.

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

15) The approved scheme for landscaping and design of all areas of public realm, including at upper levels, shall be carried out fully in accordance with the submitted and approved plans outlined in condition 1.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy

Appendix 1 – List of consultees & neighbours notified

Environmental Health

[illegible]

Apartment 603, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 601, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 512, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 510, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 508, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 507, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 505, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 503, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 501, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 412, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 411, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 409, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 407, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 405, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 403, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 402, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 313, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 311, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 309, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 307, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 306, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 304, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 302, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 213, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 212, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 211, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 210, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 209, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
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Apartment 204, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 203, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 201, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 111, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 107, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 103, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Rossetti Place, 6 Lower Byrom Street, Manchester, M3 4PG
Ground Floor And First Floor, Rossetti Place, 6 Lower Byrom Street, Manchester, M3 4AP
Flat 302, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat G02, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Office 2 Second Floor, 19B Quay Street, Manchester, M3 3HN
Ground Floor, 19B Quay Street, Manchester, M3 3HN
ESure, 25 Quay Street, Manchester, M3 4AL
Flat G01, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 101, Artillery House, 15 Byrom Street, Manchester, M3 4PF
19 Quay Street, Manchester, M3 3HN
12 Byrom Street, Manchester, M3 4PP
Flat 203, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 201, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Third Floor, 19B Quay Street, Manchester, M3 3HN
19B Quay Street, Manchester, M3 3HN
Suite D Part First Floor, 66 Quay Street, Manchester, M3 3EJ

8 Byrom Street, Manchester, M3 3BF
17 Quay Street, Manchester, M3 3HN
Ground Floor, 66 Quay Street, Manchester, M3 3EJ
60 Quay Street, Manchester, M3 3JE
Opera House, Quay Street, Manchester, M3 3HP
The Old Schoolhouse, 14 Byrom Street, Manchester, M3 4PP
Flat G03, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 303, Artillery House, 15 Byrom Street, Manchester, M3 4PF
10 Byrom Street, Manchester, M3 3BF
28 St John Street, Manchester, M3 4DJ
Flat 301, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Flat 102, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Byrom House, 21 Quay Street, Manchester, M3 3JD
Basment Car Park Adjacent 3, Lower Byrom Street, Manchester, M3 4AS
Office 3 Second Floor, 19B Quay Street, Manchester, M3 3HN
66 Quay Street, Manchester, M3 3EJ
Suite B Part First Floor, 66 Quay Street, Manchester, M3 3EJ
Second Floor, 66 Quay Street, Manchester, M3 3EJ
Fourth Floor, Byrom House, 21 Quay Street, Manchester, M3 3JD
Flat 202, Artillery House, 15 Byrom Street, Manchester, M3 4PF
FLIPBOOK LTD, First Floor, 19B Quay Street, Manchester, M3 3HN
24A - 26 St John Street, Manchester, M3 4DJ
Flat 103, Artillery House, 15 Byrom Street, Manchester, M3 4PF
Office 1 Second Floor, 19B Quay Street, Manchester, M3 3HN
Lime Blue (O) Part Second Floor, 19B Quay Street, Manchester, M3 3HN
Suite C Part First Floor, 66 Quay Street, Manchester, M3 3EJ
78 Gartside Street, Manchester, M3 3EL

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 - St John Street Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL