

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140274/LO/2024		
Date registered valid:	31 July 2024		
Proposal:	Listed building consent for internal works to part ground floor and basement in association with restaurant fit-out		
Address:	38 Mosley Street, Manchester, M2 3AZ		
Ward(s):	Deansgate		Ward
Applicant:	The Cut and Craft Limited		
Agent (if any):	Mr Matthew Pardoe Moorside Planning Ltd		
Case officer:	Emily		Booth
	Tel: 0161 234		4193
	Email: emily.booth@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	14 October 2024		

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 10 September 2024

Standard consultations:

Printed: 20 September 2024 Expired: 11 October 2024

Neighbour notifications

Printed: 8 August 2024 Expired: 30 August 2024

Site notice

Posted: 23 August 2024 Expired: 14 September 2024

Press advert

Published: 13 August 2024 Expired: 3 September 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The building is located at 38 - 42 Mosley Street and 57 Spring Gardens. It was recently refurbished including restoration of many features and the redevelopment into office space. Features such as decorative cornices, panelling, picture rails have been reinstated. The building was used previously used as an RBS bank.

The building is a Grade II* Listed Building. The original block fronting onto Mosley Street is 3 storeys tall with 7 window bays. At the ground floor is a significant vermiculated plinth, with a double height ground floor. The building is predominantly sandstone with a granite band at the top of the ground floor plinth. There are a number of highly significant spaces within the building such as the domed room and the banking hall. A large part of the interior of the building was rebuilt in the 1970s and has internal features of low significance.

This proposal affects the banking hall and the basement premises below, which includes historic safe rooms.

The building is situated in the Upper King Street Conservation Area and there are other surrounding Grade II* and Grade II listed buildings and modern buildings surrounding it.

Surrounding uses include offices, banks, shops, restaurants, cafes, hotels, the Town Hall Complex, an art gallery and a bus station.

Description of development

Listed Building Consent is currently sought for the following works associated with the use of these areas of the building as a restaurant:

- The construction of a mirrored box to house the kitchen.
- The connection of the kitchen to the existing fume extraction and ventilation risers and services.
- The provision of accessible raised areas.
- The demolition of the existing non-original lift.
- The removal of a part of the floor to install a staircase.
- Redecoration.
- The creation of two openings within original walls within the basement.
- The covering of some of the walls with hygienic surfaces.
- The installation of suspended ceilings within some back of house areas.
- The installation of WCs.
- The installation of M&E and lighting.

All works would be internal.

Consultations & Notification Responses

Historic England (North West) - Suggest that the City Council seek the views of their specialist conservation and archaeological advisers and may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>.

Publicity - The application was advertised in the local press as an application for Listed Building Consent, a site notice was displayed on site and letters were sent to surrounding occupiers. No responses were received.

Issues

The Adopted Core Strategy for the City of Manchester

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

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

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

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

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

The Unitary Development Plan for the City of Manchester

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

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

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

Places for Everyone

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

The following policies are considered relevant to this application.

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

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

National Policy

Town and Country Planning (Control of Advertisements) Regulations 2007 - requires local planning authorities to exercise their powers under the Regulations in the interests of amenity and public safety, taking into account material provisions of the development plan and any other relevant factors.

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

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this

instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

The NPPF 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.

Under these criteria the effect of the proposal on the affected heritage assets has been considered.

Visual Amenity and the impact on the Character and Appearance of the Heritage Assets affected -

The area of the building affected by the proposals includes the former banking hall and some original vaults below with storage areas and access corridor. The other fabric of the basement has been significantly altered in the past to provide bigger safes and plant and equipment areas. The works have been the subject of extensive discussions and the proposals have been amended to reduce the harm caused to these important parts of the building.

The majority of the works would suite the character of the spaces and would be sensitively installed.

The removal of the lift and the installation of a staircase would only affect non-original fabric and floor construction.

The proposed use as a restaurant includes the need for a kitchen, fume extraction and other M&E. These items have required the most negotiation and have been amended to conceal the piping and enclose the kitchen as a reflective pod. Luckily, there are existing fume extraction and fresh air connections, but the location of these did make it hard to find a good location for the kitchen. The proposal for these elements would cause harm, but it is considered that the harm has been reduced as much as possible due to the design of the kitchen pod and the concealing of the other elements without affecting the ceilings. The lighting would use existing connections.

Much of the equipment would be housed within raised floors keeping them hidden within usable areas. The raised floors would be accessed via a permanent ramp and a removable ramp. There would also be lift access to the basement.

Despite these problems a highly decorative large historic space like this is unlikely to be viable for many other uses. The benefits of a restaurant occupying this space would also mean that a majority of the space would remain open plan.

The hygienic surfaces that have been applied to marble, granite and glazed bricks have been justified as they are required for hygiene reasons and would help protect the underlying fabric in highly trafficked areas.

The demolition of parts of walls within the basements is considered acceptable as it has been justified in the reuse of the premises and on the basis that it has affected non-original fabric and original fabric of low significance.

Due to the complexity of the spaces affected a number of conditions are proposed as follows:

- A specification for timber / lime plaster repairs / reinstatement
- The paint spec and colour of the external door.

- A full paint analysis of the existing and full details of the proposed redecoration including the submission of samples for agreement.
- Fixing details for the new curtain rails.
- Samples of repairs / new materials and finishes will be required by condition.
- Full details of the works to create the Back of House area.
- Final details of M and E and any new light fittings. Prior to any installation of M&E.
- Final details of the works to columns.
- Full details of the removal of part of the floor to allow the installation of the staircase.
- Full details of the feature immersive corridor (shown as TBC on the drawing).

The works are therefore considered to cause less than substantial harm.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above-described works and are consistent with paragraphs 203 and 208 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of the proposals are that the former banking hall would be re-occupied, better maintained and reused and a significant amount more of this important space would be seen by people visiting the restaurant. This would also assist in the success of the renovation of the whole building that was completed recently.

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 in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included ongoing discussions about the form and design of the rooftop extension and level of removal of historical fabric and pre application advice about the information required to be submitted to support the application.

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:

The location plan referenced 001 Rev - received by the City Council as local planning authority on 31 May 2024

The drawings referenced:

10472-HBL-XX-00-DR-D-0001 Rev P01
10472-HBL-XX-XX-DR-S-0101 Rev P02
10472-HBL-XX-XX-DR-S-1001 Rev P02
AC23-P18
AC23-P27
AC23-P28
AC23-P29
AC23-P30
AC23-P31
AC23-P32
AC23-P33
AC23-P34
AC23-P35
AC23-P36
AC23-P37
AC23-P38
AC23-P39
AC23-P41
AC23-P44
AC23-P51

received by the City Council as local planning authority on 24 July 2024

AC23-P10 Rev C
AC23-P12 Rev C
AC23-P25 Rev A
AC23-P26 Rev A
AC23-P40 Rev A
AC23-P42 Rev A
AC23-P43 Rev A
AC23-P45 Rev A

AC23-P46 Rev A
AC23-P47 Rev A
AC23-P48 Rev A
AC23-P49 Rev A
AC23-P55
AC23-P56

received by the City Council as local planning authority on 20 September 2024

AC23-P02 Rev B
AC23-P03 Rev C
AC23-P05 Rev B
AC23-P11 Rev D
AC23-P13 Rev C
AC23-P15 Rev C
AC23-P16 Rev C
AC23-P20 Rev B
AC23-P22 Rev C
AC23-P23 Rev B
AC23-P24 Rev B
AC23-P53 Rev A

received by the City Council as local planning authority on 14 October 2024

The Schedule of Structural Works received by the City Council as local planning authority on 24 July 2024

The email from Studio Two Interiors dated 20 September 2024

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

3) A specification for timber, lime plaster repairs and reinstatement works shall be submitted to and approved in writing by the City Council as local planning authority prior to any repair works to internal walls. The approved repairs shall be implemented only in accordance with the approved information and shall be completed prior to the completion of the development hereby approved.

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

4) A paint specification and colour for the external door shall be submitted to and approved in writing by the City Council as local planning authority prior to any repair works to this external door commencing. The approved paint shall be used only in accordance with the approved information and the repainting shall be completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so

careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) A full paint analysis of the existing and full details of the proposed redecoration including samples shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any redecoration works to any part of the premises. The approved redecoration shall be implemented only in accordance with the approved information and the repainting shall be completed prior to the completion of the development hereby approved.

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

6) Fixing details for the curtain rails shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any curtain rails within the premises subject of this application. The approved curtain rails shall be implemented only in accordance with the approved information.

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

7) Samples of all repairs, new materials and new finishes shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any new materials and finishes within any part of the premises. The approved repairs, materials and finishes shall be implemented only in accordance with the approved information and shall be completed prior to the completion of the development hereby approved.

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

8) Full and final details of the finishes, wall and floor coverings within the ground floor and basement Back of House areas (shown on the drawings referenced AC-23-P13 Rev C and AC-23-P20 Rev B) shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any new materials and finishes within these areas. The works shall be implemented only in accordance with the approved information.

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

9) Full and final details of all M&E including positions, extent, materials and finishes and the design of any new light fittings shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any M&E equipment within the premises. The works shall be implemented only in accordance with the approved information.

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

10) Full and final details of the works to columns shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to columns. The approved works shall be implemented only in accordance with the approved information and shall be completed prior to the completion of the development hereby approved.

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

11) Full and final details of the removal of part of the floor to allow the installation of the staircase shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to columns. The approved removal works shall be implemented only in accordance with the approved information.

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

12) Full and final details of the feature immersive corridor (as shown on drawing referenced AC23-P20 Rev B) shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to columns. The approved removal works shall be implemented only in accordance with the approved information.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so

careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

13) A method statement is required for the removal of paint to the stone vault shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of paint from this item. The approved works shall be implemented only in accordance with the approved information and shall be completed prior to the completion of the development hereby approved.

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

14) Full and final details of the removable ramp including any measures required to secure it in place shall be submitted to and approved in writing by the City Council as local planning authority prior to the use of the raised floor areas. The ramp shall be used only in accordance with the approved information for as long as the raised floors are retained.

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

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

Second Floor, 2 New York Street, Manchester, M1 4HJ
Twelfth Floor, 1 New York Street, Manchester, M1 4HD
Second Floor, 57 Spring Gardens, Manchester, M2 2BY
First Floor, 70 Spring Gardens, Manchester, M2 2BQ
Fifth Floor, 70 Spring Gardens, Manchester, M2 2BQ
Fifth Floor, 61 Mosley Street, Manchester, M2 3HZ
First Floor, 57 Spring Gardens, Manchester, M2 2BY
Fifth Floor Suite 5A And 5B, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Fifth Floor Suite 5C, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Third Floor Suite 3C, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Ground Floor, York House, 20 York Street, Manchester, M2 3BB
24 Mosley Street, Manchester, M2 3AG
Seventh Floor, 17 York Street, Manchester, M2 3BA
Basement, 2 New York Street, Manchester, M1 4HJ
The Alchemist, Ground Floor, 1 New York Street, Manchester, M1 4HD
Ninth Floor, 1 New York Street, Manchester, M1 4HD
Sixth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Ground Floor, 55 Spring Gardens, Manchester, M2 2BY
Fifth Floor, 55 Spring Gardens, Manchester, M2 2BY
Fourth Floor, 70 Spring Gardens, Manchester, M2 2BQ
Ground Floor, 57 Spring Gardens, Manchester, M2 2BY
Fifth Floor Suite 5D, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Fifth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
53 - 55 Mosley Street, Manchester, M2 3HQ
Second Floor, 61 Mosley Street, Manchester, M2 3HZ
Transform Manchester, Fifth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Second Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Eighth Floor, York House, 20 York Street, Manchester, M2 3BB
Basement To Third Floor, 17 York Street, Manchester, M2 3BA
Third And Fourth Floor, 2 New York Street, Manchester, M1 4HJ
Seventh Floor, 1 New York Street, Manchester, M1 4HD
Sixth Floor Suite 6B, Brook House, 77 - 79 Fountain Street, Manchester, M2 2EE
Second Floor Suite 2D, Brook House, 77 - 79 Fountain Street, Manchester, M2 2EE
Second Floor, 55 Spring Gardens, Manchester, M2 2BY
Sixth Floor, 55 Spring Gardens, Manchester, M2 2BY
57 Spring Gardens, Manchester, M2 2BY
Ground Floor, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Tenth Floor, York House, 20 York Street, Manchester, M2 3BB
SINGLETON CLAMP & PARTNERS LTD, Fourth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Sixth Floor, York House, 20 York Street, Manchester, M2 3BB
1 New York Street, Manchester, M1 4HD
2 New York Street, Manchester, M1 4HJ
Second Floor, 1 New York Street, Manchester, M1 4HD
Fifth Floor, 1 New York Street, Manchester, M1 4HD
Sixth Floor, 1 New York Street, Manchester, M1 4HD
Department For Work And Pensions, 58 Mosley Street, Manchester, M2 3HZ
63 - 65 Mosley Street, Manchester, M2 3HZ
Fourth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE

57 Mosley Street, Manchester, M2 3FF
Ground Floor, 59 Mosley Street, Manchester, M2 3HZ
Third Floor, 61 Mosley Street, Manchester, M2 3HZ
First Floor, 61 Mosley Street, Manchester, M2 3HZ
First Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Fourth Floor, York House, 20 York Street, Manchester, M2 3BB
Ground Floor, 17 York Street, Manchester, M2 3BA
Fourth Floor, 1 New York Street, Manchester, M1 4HD
Eleventh Floor, 1 New York Street, Manchester, M1 4HD
Second Floor Suite 2B, Brook House, 77 - 79 Fountain Street, Manchester, M2 2EE
Seventh Floor, 55 Spring Gardens, Manchester, M2 2BY
Third Floor, 55 Spring Gardens, Manchester, M2 2BY
Fourth Floor, 55 Spring Gardens, Manchester, M2 2BY
Third Floor, 64 - 72 Spring Gardens, Manchester, M2 2BG
Fourth Floor, 64 - 72 Spring Gardens, Manchester, M2 2BQ
Second Floor, York House, 20 York Street, Manchester, M2 3BB
Third Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Fifth Floor, 51 Mosley Street, Manchester, M2 3HQ
51 Mosley Street, Manchester, M2 3HQ
First Floor To Fourth Floor, 51 Mosley Street, Manchester, M2 3HQ
59 Mosley Street, Manchester, M2 3HZ
19 York Street, Manchester, M2 3BA
Third Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Third Floor, York House, 20 York Street, Manchester, M2 3BB
Fifth Floor, York House, 20 York Street, Manchester, M2 3BB
First Floor, York House, 20 York Street, Manchester, M2 3BB
Fourth And Fifth Floor, 17 York Street, Manchester, M2 3BA
Third Floor, 1 New York Street, Manchester, M1 4HD
First Floor, 1 New York Street, Manchester, M1 4HD
Brook House, 77 - 79 Fountain Street, Manchester, M2 2EE
Sixth Floor Suite 6D, Brook House, 77 - 79 Fountain Street, Manchester, M2 2EE
Third Floor, 57 Spring Gardens, Manchester, M2 2BY
Third Floor, 70 Spring Gardens, Manchester, M2 2BQ
64 - 72 Spring Gardens, Manchester, M2 2BQ
65 Mosley Street, Manchester, M2 3JE
Second Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
Seventh Floor, Barnett House, 53 Fountain Street, Manchester, M2 2AN
61 Mosley Street, Manchester, M2 3HZ
Fourth Floor, 61 Mosley Street, Manchester, M2 3HZ
Ground Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Sixth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Eighth Floor, 1 New York Street, Manchester, M1 4AD
Eighth Floor, 55 Spring Gardens, Manchester, M2 2BY
First Floor, 55 Spring Gardens, Manchester, M2 2BY
Second Floor, 70 Spring Gardens, Manchester, M2 2BQ
Sixth Floor, 70 Spring Gardens, Manchester, M2 2BQ
Second Floor, 64 - 72 Spring Gardens, Manchester, M2 2BG
Seventh Floor, York House, 20 York Street, Manchester, M2 3BB
Eighth Floor, Barnett House, 53 Fountain Street, Manchester, M2 2AN
Sixth Floor, 61 Mosley Street, Manchester, M2 3HZ
Sixth Floor, 19 York Street, Manchester, M2 3BA
Colwyn Chambers, 19 York Street, Manchester, M2 3BA
First Floor, 2 New York Street, Manchester, M1 4HJ
Tenth Floor, 1 New York Street, Manchester, M1 4HD

Fifth And Sixth Floor, 1 New York Street, Manchester, M1 4HD
Sixth Floor Suite 5B, Brook House, 77 - 79 Fountain Street, Manchester, M2 2EE
70 Spring Gardens, Manchester, M2 2BQ
Ground Floor, 70 Spring Gardens, Manchester, M2 2BQ
Sainsbury's, 58 Mosley Street, Manchester, M2 3HZ
First Floor, 64 - 72 Spring Gardens, Manchester, M2 2BQ
York House, 20 York Street, Manchester, M2 3BB
REGUS MANAGEMENT UK LTD, Ground Floor, Barnett House, 53 Fountain Street,
Manchester, M2 2AN
First Floor, Barnett House, 53 Fountain Street, Manchester, M2 2EE
First Floor, 57 Mosley Street, Manchester, M2 3HY
TOKIO MARINE KILN SERVICES LTD, Ninth Floor, York House, 20 York Street, Manchester,
M2 3BB
Sixth Floor, 17 York Street, Manchester, M2 3BA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Upper King Street (Extension) Conservation Area 1985
Area Team Boundary - Name: CENTRAL