MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140132/LO/2024
Date registered valid:	11 June 2024
Proposal:	Listed building consent for internal and external alterations to create secure art store.
Address:	Manchester Art Gallery, Mosley Street, Manchester, M2 3JL
Ward(s):	Deansgate Ward
Applicant:	Manchester City Council
Agent (if any):	Ms Hannah Bellerby Buttress Architects Ltd
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 05/08/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 12 June 2024 Expired: 3 July 2024

Neighbour notifications
Printed: 12 June 2024 Expired: 3 July 2024

Site notice
Posted: Expired:

Press advert
Published: 18 June 2024 Expired: 2 July 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II* listed Athenaeum Building that forms part of the Manchester Art Gallery site, which also features the Grade I listed Manchester Art Gallery. The property dates from 1837 and is completed in an Italian Palazzo Style, is two storey, with basement and added attic with symmetrical nine window façade. The ground floor and basement are partially screened by a low-lying decorative sandstone wall. The property is connected to the Grade I listed Manchester Art Gallery by a contemporary glazed link extension. The property's basement features modern fittings and partitions which were installed to allow for the creation of ancillary office space, the space however is currently vacant.

Listed building: Grade II*

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

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

Description of development

The application seeks listed building consent for the carrying out of internal and external works to allow for the creation of a secure basement art store.

The proposed works comprise of the installation of a set of security grates/bars to the Athenaeum Building's basement windows along its Princess Street elevation, George Street elevation and its north-western facing side elevation, totalling in 18no windows to be fitted.

The cast iron security bars would sit within a frame of the same material, with it having a height of 2380mm, and a width 1120mm. The arrangement of the bars would see 5no full height vertical bars and 6no secondary vertical bars intersected by 7no cross bars.

Other external works comprise of the repair of the property's windows, stone drainage channels and two failed lintels.

Proposed internal works would see the removal of non-original partitions and a false ceiling, plaster repair work, installation of new exposed M&E services, damp proofing works and redecoration.

Planning History

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

140131/VO/2024 - External alterations to create secure art store – Application under consideration.

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

138717/LO/2023 - Listed Building Consent for the installation of waterproofing system to perimeter walls within basement store areas, removal of coating to external walls, replacement of existing timber floor with concrete slab, drainage improvement works to adjacent lightwells - Application under consideration.

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

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

Consultations & Notification Responses

Historic England – No objection.

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy C10 – Leisure and Evening Economy
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

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 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Policy for Waste

Issues

Impact upon Heritage Assets

The application site is that of the basement of the Grade II* listed Athenaeum Building. The site initially had a mixed use, featuring a library, newsrooms, lecture hall, billiard room and gymnasium. Since 1938 however, the premises was added to the Manchester Art Gallery Complex and functions as space for additional exhibitions. The Art Gallery was then redeveloped between 1998 and 2002 to allow for the implementation of internal changes, as well as the connecting glazed link and rear extension to the Art Gallery Complex. These works have left the basement space as an area which still features many historical features, including original ventilation system and windows but also notable modern intervention, including modern partitions and a false ceiling. The space is currently vacant having last been in use as ancillary office space.

The proposed use as a secure art store for sculptures and paintings when not on display requires the premises to be outfitted with improved security measures. The application of external security grates/bars is considered to be a significant intervention which would lead to a notable change in the external appearance of the basement level of the application property. During negotiations

the 18no bar design, as well as external frame design of the grates was questioned in order to facilitate a more simplistic design. However, it was made clear that the proposed design was required in order to bring the space in line with the Collections Trust's requirements on secure art stores. Notwithstanding the above, it was also noted that the grates design would facilitate easy and largely reversible installation and removal works. The low level of less than substantial harm identified by these works is taken into account in the final consideration of the scheme below. In the event of an approval, it is considered necessary to condition the proposal so that an installation methodology and material samples of the greatest would be submitted to and approved in writing by the Local Planning Authority.

As part of the proposed works, window repairs will be made where necessary. Internal decoration will also take place which will be determined by a paint analysis. In the event of an approval, it is considered necessary to condition these works so that they are undertaken in accordance with the submitted repair statement and that the results of the paint analysis are submitted to and approved in writing by the Local Planning Authority.

Other external works also include the repair of two failed lintels at basement level, one to the property's George Street elevation and the other to its Princess Street elevation. It is not yet known the extent of the repair that will be required so in the event of an approval said works shall be controlled via condition which would see the submission of a methodology statement, sample repairs and a proposed timescale for the works.

The last of the external works would see repair and potential replacement of the stone lightwell drainage channels present on site. It is not known if the points of failure are within historic stonework or modern concrete patch repairs and as such said works will be required to be controlled by condition which will see the identification of all historic and non-original material, a methodology for the repair works and material samples of any stone replacements.

Internal alterations would see the removal of non-original partitions and a false ceiling, these works would see unsympathetic additions to the space removed and are supported. Other internal works then largely consist of internal repair works to plaster, new decorative finishes, installation of M&E works, as well as damp proofing works to create a controlled atmosphere. Works relating to the installation of new decorative finishes, M&E works and damp proofing works will have their final layouts and finishes controlled by condition. The submitted information makes clear that the installation of new M&E will be exposed and thus leave the basement space full height. Decorative finishes will also be supported by paint work analyses.

Within the basement space an original early ventilation system features along the western side of the building. The system whilst inoperative and painted over still shows evidence of its ornate finish. In order to facilitate the creation of a climate control system, the ventilation system needs to be made airtight. During negotiation it was agreed that a printed system should be overlaid onto the ventilation system which would then allow for easy removal if required. In the event of an approval the methodology for these works, as well as a material sample of the overlay system shall be submitted to and approved in writing by the Local Planning Authority.

The proposal has been assessed and is considered would result in a low level of substantial harm to be caused to the significance of a Grade II* listed building through the installation of external metal security grates. Notwithstanding this, it is considered these works however would result in no permanent harm being caused to the listed building, with the method of installation being within mortar joints and being reversible/repairable. Furthermore, the proposed works would secure the future long term use of the property's basement space, preserving its significance and leading to the removal of unsympathetic modern interventions. As such, the identified harm would be outweighed by the public benefits of the proposal in this instance.

In light of the above, on balance, the proposal is considered to accord with Core Strategy Policies SP1, EC3, CC1, CC4, CC9, C10, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, Places for Everyone Plan Policy JP-Strat2 and JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion

In light of the above, the development, subject to appropriate planning condition, is acceptable and accords with Core Strategy Policies SP1, EC3, CC1, CC4, CC9, C10, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, Places for Everyone Plan Policy JP-Strat2 and JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. The application is therefore recommended for approval.

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

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) Specified Plans The development hereby approved shall be carried out in accordance with the following drawings and documents:

- MAG-BUT-00-RL-DR-A-91-0003 Rev P01: Site Location Plan
- MAG-BUT-25-00-DR-A-00-0001 Rev C01: Ground Floor Staff Office Proposed Setting Out Drawing
- MAG-BKP-08-B1-DR-S-10-0200 Rev P07: Work Package 9 - Proposed Athenaeum Basement GA
- MAG-BKP-18-ZZ-DR-C-90-0515: Work Package 18 - ZZ-DR-C-90-0515
- MAG-BUT-08-B2-DR-A-00-1001-P10: Proposed Art Store Alterations Plans
- MAG-BUT-08-B2-DR-A-00-4001-P09: Proposed Basement GA Plan
- MAG-BUT-08-B2-DR-A-05-0001-P03: Proposed Internal Elevations 1
- MAG-BUT-08-B2-DR-A-05-0002-P03: Proposed Internal Elevations 2
- MAG-BUT-08-B2-DR-A-05-0003-P03: Proposed Internal Elevations 3
- MAG-BUT-08-B2-DR-A-05-0004-P03: Proposed Internal Elevations 4
- MAG-BUT-08-B2-DR-A-05-0005-P03: Proposed Internal Elevations 5
- MAG-BUT-08-B2-DR-A-06-6002-P04: GA Sections
- MAG-BUT-08-B2-DR-A-10-0001-P07: Basement Art Store Waterproofing Details
- MAG-BUT-08-B2-DR-A-22-0001-P04: Wall Types and Taking Plan
- MAG-BUT-08-B2-DR-A-22-0003-P04: Typical Tanking Details
- MAG-BUT-08-B2-DR-A-31-0001-P06: Art Store 2 Window Proposals (Received 11/06/2024)
- MAG-BUT-08-B2-DR-A-31-0002-P02: Art Store Secondary Glazing
- MAG-BUT-08-B2-DR-A-35-4002-P04: Proposed Basement Reflected Ceiling Plan
- MAG-BUT-08-B2-DR-A-35-4003-P03: Proposed Ceiling Details
- MAG-BUT-08-B2-DR-A-40-0001-P06: Proposed Basement Art Store Finishes Plan
- MAG-BUT-18-ZZ-DR-A-52-5002-P01: Proposed Moat Drainage Works The Athenaeum
- MAG-BUT-XX-XX-SP-A-00-0001: 9518 RS Architectural Restoration Specification (Dated April 2024; Prepared by Buttress)
- MAG-BUT-08-XX-SH-A-31-0001: Art Store 2 Window Repair Schedule (Dated May 2024; Prepared by Buttress)
- MAG-BUT-XX-XX-SP-A-00-0003 P03: Phase 2 Conservation Specification for Listed Building Consent (Dated 13/05/2024; Prepared by Buttress)
- 14794-BKP-14-ZZ-TN-S-0003: Manchester Art Gallery, Consultant Advice Note (Prepared by Booth King; Dated 13/05/2024; Received 23/07/2024)
- TE1764-TE-00-XX-RP-GE-001-V01: Ground Investigation Report for Manchester Art Gallery, Manchester (Dated 22/02/2024; Prepared by Tier Environmental Ltd)
- Heritage Assessment (Dated May 2024; Prepared by Buttress)
- Construction and Environmental Management Plan (Received 29/07/2024)

Stamped as received by the City Council as Local Planning Authority on 28/05/2024 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) a) Prior to the commencement of any works related to the installation of the external grates hereby approved, material samples depicting their final finish and profile shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

b) Prior to the installation of the approved grates, an installation methodology statement, that shall identify the point and method of affixing the grates to the listed building, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

c) Prior to the first occupation of the development, a verification report that shall confirm the approved works have been implemented shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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) a) Notwithstanding drawing nos. MAG-BKP-08-B1-DR-S-10-0200 Rev P07, MAG-BKP-18-ZZ-DR-C-90-0515 and MAG-BUT-18-ZZ-DR-A-52-5002-P0, prior to the commencement of any works in relation to the listed building's lightwell drainage channels, a scheme identifying the extent of historical and non-original material within the areas to be worked on shall be submitted to and approved in writing by the City Council. The scheme shall also identify the areas of channel to repaired and that which requires replacement. The development shall then proceed in accordance with the approved details.

b) Upon the discharging of part a of this condition and prior to the commencement of the laying of any new or repaired stone, material samples of any new and repaired stone, as well as a methodology for their installation 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.

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

5) a) Prior to the commencement of any works in relation to repair of the cracked lintels identified in the submitted condition report (Reference 14794-BKP-14-ZZ-TN-S-0003; Prepared by Booth King; Dated 13/05/2024; Received 23/07/2024), a scheme that shall detail the methodology for the removal of the cracked lintels shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development.

b) Upon the carrying out of the works approved under part a of this condition, a detailed methodology of works for the repair and reinstallation of the lintels to be removed, as well as a timeline/schedule of works and appropriate material samples of the repair works where necessary, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development and within the agreed timescale.

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

6) Notwithstanding the details shown on drawing no.MAG-BUT-08-B2-DR-A-06-6002-P04, prior to any works commencing in relation to the draft proofing of the original ventilation duct system to be retained, material samples of the lining to be overlaid on it and an installation methodology for said works, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development.

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

7) Notwithstanding the details set out within condition 2, prior to the commencement of 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. Materials samples and methodology statement for the installation of damp proofing works.
b. Material samples and specifications for decorative internal finish, including to columns, shutters and window surrounds, which shall be evidenced through a paintwork analysis.
c. Final layout and finish of M&E services.

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.

8) The window repair works shall proceed in accordance The window repair works shall proceed in accordance with the works detailed in the submitted Window Repair Schedule (Reference number MAG-BUT-08-XX-SH-A-31-0001; Prepared by Buttress; Dated May 2024) and section RS16 of the submitted Architectural Restoration Specification (Reference number MAG-BUT-XX-XX-SP-A-00-0001; Prepared by Buttress; Dated April 2024). If during the implementation of the approved works, more extensive repairs not identified within the aforementioned document are required in order to make the windows good, said works shall not commence until a scheme detailing said repairs and an accompanying methodology statement are submitted to and approved in writing by the City Council as Local Planning Authority. 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.

9) The development shall proceed in accordance with the measures put forward within the submitted Architectural Restoration Specification (Reference number MAG-BUT-XX-XX-SP-A-00-0001; Prepared by Buttress; Dated April 2024).

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

10) Prior to the completion of the development as a whole but upon the completion of the works to remove timber floorboards hereby approved. A verification report detailing the storage and handover of the removed boards to Manchester City Council as landowner for future use, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of safeguarding material of historical interest in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

79 Mosley Street, Manchester, M2 3LQ
Suite 6A, 80 Mosley Street, Manchester, M2 3FX
80 Mosley Street, Manchester, M2 3FX
Basement, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 112, The Arthouse, 43 George Street, Manchester, M1 4AB
Basement And Ground Floor, 75 Mosley Street, Manchester, M2 3HR
Seventh Floor, 75 Mosley Street, Manchester, M2 3HR
Apartment 302, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 205, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 5, 58 - 60 George Street, Manchester, M1 4HF
Basement Room D, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Abbey House, Mosley Street, Manchester, M2 3LW
Cafe Nero, 80 Mosley Street, Manchester, M2 3FX
Suite 8, 80 Mosley Street, Manchester, M2 3FX
Suite 7A, 80 Mosley Street, Manchester, M2 3FX
Suite 3A, 80 Mosley Street, Manchester, M2 3FX
Apartment 209, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 201, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 104, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 208, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 407, The Arthouse, 43 George Street, Manchester, M1 4AB
33 George Street, Manchester, M1 4HQ
35A - 39A George Street, Manchester, M1 4HQ
Flat 1, 58 - 60 George Street, Manchester, M1 4HF
14 Princess Street, Manchester, M1 4NB
Third Floor Inscape, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Fifth Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
First Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Basement Room A, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 9, 80 Mosley Street, Manchester, M2 3FX
Apartment 101, The Arthouse, 43 George Street, Manchester, M1 4AB
3 Nicholas Street, Manchester, M1 4HL
Apartment 107, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 309, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 109, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 8, 58 - 60 George Street, Manchester, M1 4HF
Flat 2, 58 - 60 George Street, Manchester, M1 4HF
Flat 7, 58 - 60 George Street, Manchester, M1 4HF
77A Mosley Street, Manchester, M2 3HR
Basement To Third Floor, 79 Mosley Street, Manchester, M2 3LQ
Fourth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Third Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Basement Room B, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Suite 3B, 80 Mosley Street, Manchester, M2 3FX
Suite 1B, 80 Mosley Street, Manchester, M2 3FX
Apartment 110, The Arthouse, 43 George Street, Manchester, M1 4AB
83 Princess Street, Manchester, M1 4HH
1 Nicholas Street, Manchester, M1 4HL

Apartment 405, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 305, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 103, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 404, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 401, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 108, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat At, 5 Nicholas Street, Manchester, M1 4HL
Flat 6, 58 - 60 George Street, Manchester, M1 4HF
Basement, Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
16 Princess Street, Manchester, M1 4NB
Fifth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 4A, 80 Mosley Street, Manchester, M2 3FX
Ban Di Bul Restaurant, 77 Princess Street, Manchester, M2 4EG
Suite 1A, 80 Mosley Street, Manchester, M2 3FX
Apartment 406, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 203, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 303, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 102, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 310, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 210, The Arthouse, 43 George Street, Manchester, M1 4AB
Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
First Floor And Second Floor, 58 - 60 George Street, Manchester, M1 4HF
Flat 3, 58 - 60 George Street, Manchester, M1 4HF
Second Floor, 12 Princess Street, Manchester, M1 7AG
Ground Floor Unit 6, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 5B, 80 Mosley Street, Manchester, M2 3FX
Suite 7B, 80 Mosley Street, Manchester, M2 3FX
Suite 6B, 80 Mosley Street, Manchester, M2 3FX
Obi Property Limited, 80 Mosley Street, Manchester, M2 3FX
72 George Street, Manchester, M1 4HF
The Alan Hotel, 18 Princess Street, Manchester, M1 4LG
Apartment 207, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 105, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 304, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 402, The Arthouse, 43 George Street, Manchester, M1 4AB
5 Nicholas Street, Manchester, M1 4HL
77 Mosley Street, Manchester, M2 3HR
5 Back George Street, Manchester, M1 4NA
Basement Room C, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Mezzanine Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
GREGGS, Ground Floor Unit 7, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Advertising Right BT Inlink Outside 74, Mosley Street, Manchester, M2 3LW
Suite 4B, 80 Mosley Street, Manchester, M2 3FX
Suite 5A, 80 Mosley Street, Manchester, M2 3FX
Apartment 408, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 307, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 306, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 204, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 111, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 106, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 202, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 301, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
12 Princess Street, Manchester, M1 7AN

Second Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Ground Floor Unit 5, Abbey House, 74 Mosley Street, Manchester, M2 3FX
Unit 9, Abbey House, Mosley Street, Manchester, M2 3LW
Suite 2A, 80 Mosley Street, Manchester, M2 3FX
Suite 2B, 80 Mosley Street, Manchester, M2 3FX
Apartment 403, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, 75 Mosley Street, Manchester, M2 3HR
Fourth Floor, 75 Mosley Street, Manchester, M2 3HR
Apartment 308, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 410, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 409, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 206, The Arthouse, 43 George Street, Manchester, M1 4AB
Betfred, 14 Nicholas Street, Manchester, M1 4EJ
Flat 4, 58 - 60 George Street, Manchester, M1 4HF

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - George Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL