MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140088/LO/2024
Date registered valid:	6 June 2024
Proposal:	Listed Building Consent for works to the Power Hall in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas, including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct facade adjacent to the location of the former vehicle ramp.
Address:	Power Hall, Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP
Ward(s):	Deansgate Ward
Applicant:	Science and Industry Museum
Agent (if any):	Deloitte LLP
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approved
Date of recommendation:	29 July 2024

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 10 June 2024

Standard consultations:
Printed: 10 June 2024 Expired: 1 July 2024

Neighbour notifications
Printed: 10 June 2024 Expired: 1 July 2024

Site notice
Posted: 10 June 2024 Expired: 1 July 2024

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

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The Science and Industry Museum is located in the western part of Manchester city centre, on the site of the former Liverpool Road railway station.

The wider museum site is bounded to the north by a number of large warehouses including the site of the new Aviva Studios, to the south by Liverpool Road, to the east by Lower Byrom Street, and to the west by the River Irwell as well as Stephenson's Viaduct.

The Museum is spread across several historic buildings that are connected by walkways and outdoor spaces. The museum is located on the site of the former Liverpool Road Railway Station, which was the terminus of the world's first intercity passenger railway. The buildings that house the museum are all listed and include the New Warehouse, the Power Hall, the 1830 Warehouse.

Throughout the museum complex, there are a number of outdoor spaces and walkways that allow visitors to explore the historic buildings and enjoy views of the surrounding area. The museum's layout is designed to be both educational and engaging, while retaining the industrial character and general spacial layout associated with its historic use.

The museum site is located in the Castlefield Conservation Area, known for its canals, warehouses, and industrial architecture.

This Listed Building Consent is focused on the Power Hall, which is a very high single-storey building, rectangular in plan with six bays. The walls are of brick, with stone facings and quoins at the western end. The hipped M-roof is of slate, with some glazing. The Lower Byrom Street elevation has blind windows and brick dentillation detail.

The corner between this and the Liverpool façade is splayed with a wide wagon entrance (now glazed). The Liverpool Road façade has alternating round-headed blind windows with stepped surrounds and large square-headed wagon doorways with stone fenders. The original sliding doors have been replaced with glazing.

The west elevation has a large metal concertina door for locomotives and a smaller inserted door for pedestrians. The south elevation has inserted glass and metal door and window frames in the original wagon entrances

Description of Development

The proposal seeks Listed Building Consent for works to the Power Hall in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas, including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area.

Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works.

Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works.

Phase 3 includes temporary re-surfacing works in the Heart space.

Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct facade adjacent to the location of the former vehicle ramp.

The Phase 1 works will be the works that primarily affect the Power Hall and it is these works that are under consideration as a part of this Listed Building Consent.

Related Applications

140203/FO/2024 - Phased refurbishment of the Upper Yard and Station Approach public realm areas, including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct facade adjacent to the location of the former vehicle ramp.
Across the Science and Industry site. Approved in tandem with this application.

140087/LO/2024 - Listed Building Consent for works to the New Warehouse in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct facade adjacent to the location of the former vehicle ramp.
For works affecting the New Warehouse. Approved in tandem with this application.

140088/LO/2024 - Listed Building Consent for works to the Power Hall in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas, including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct facade adjacent to the location of the former vehicle ramp.
For works affecting the Power Hall. Approved in tandem with this application.

140089/LO/2024 - Listed Building Consent for works to the 1830s Viaduct in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas, including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct facade adjacent to the location of the former vehicle ramp.
For works affecting the 1830s Viaduct. Approved in tandem with this application.

140090/LO/2024 - Listed Building Consent for works to the 1830s Warehouse in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas, including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the

hard landscaping beneath and the viaduct facade adjacent to the location of the former vehicle ramp.
For works affecting the 1830s Warehouse. Approved in tandem with this application.

140091/LO/2024 - Listed Building Consent for works to the Station Building in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas, including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct facade adjacent to the location of the former vehicle ramp.
For works affecting the Station Building. Approved in tandem with this application.

140092/LO/2024 - Listed Building Consent for works to the 1867 Viaduct in association with the phased refurbishment of the Upper Yard and Station Approach public realm areas, including temporary landscaping in the Heart Space, and repairs and making good to the plant room deck and the former vehicle ramp area. Phase 1 includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works. Phase 2 includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works. Phase 3 includes temporary re-surfacing works in the Heart space. Phase 4 includes repairs and making good works to the hard landscaping beneath and the viaduct facade adjacent to the location of the former vehicle ramp.
For works affecting the 1867 Viaduct. Approved in tandem with this application.

137397/LO/2023 - Listed Building Consent for internal gallery refurbishment at the Power Hall including works to remove, replace and reinstate flooring, remove and replace internal platforms, balustrades and installation of services and associated works at the Power Hall.
Approved October 2023.

138102/LO/2023 - Listed Building Consent for the refurbishment, repair, and redecoration of The Gantry crane structure. Works shall include the stripping of paint, introduction of new waterproofing measures, including at its juncture with the adjacent Power Hall, the introduction of bird protection measures, carrying out of structural repairs and repainting, and other associated works at The Gantry.
Approved January 2024.

138401/FO/2023 - Phased refurbishment and waterproofing works at the Viaduct and Station Building, Science and Industry Museum where Phase 1 works shall include temporary removal of the hard landscaping, tracks and ballast, installation of the new waterproofing solution across the viaduct, installation of new lead flashing at the juncture of the viaduct and Station Building, and other associated works, and Phase 2 works which shall include the reinstatement of the hard landscaping, ballast and tracks following completion of the waterproofing works to the Viaduct. Concerning the section of the Viaduct with the curtilage of the Station Building.
Approved April 2024.

138402/LO/2023 - Listed Building Consent for phased refurbishment and waterproofing works at the Viaduct and 1830s Warehouse, Science and Industry Museum where Phase 1 works shall include temporary removal of the hard landscaping, tracks and ballast, installation of the new waterproofing solution across the viaduct, installation of new lead flashing at the juncture of the viaduct and 1830s Warehouse, and other associated works, and Phase 2 works which shall include the reinstatement of the hard landscaping, ballast and tracks following completion of the waterproofing works to the Viaduct. Concerning the section of the Viaduct with the curtilage of the Station Building.
Approved April 2024.

138403/FO/2023 - Phased refurbishment and waterproofing works at the Viaduct and 1830s Warehouse, Science and Industry Museum where Phase 1 works shall include temporary removal of the hard landscaping, tracks and ballast, installation of the new waterproofing solution across the viaduct, installation of new lead flashing at the juncture of the viaduct and 1830s warehouse, installation of temporary plenums to windows to the north elevation of the 1830s warehouse, and other associated works, and Phase 2 works which shall include the reinstatement of the hard landscaping, ballast and tracks following completion of the waterproofing works to the Viaduct. Concerning the section of the Viaduct with the curtilage of the 1830 Warehouse.
Approved April 2024.

138404/LO/2023 - Listed Building Consent for phased refurbishment and waterproofing works at the Viaduct and 1830s Warehouse, Science and Industry Museum where Phase 1 works shall include temporary removal of the hard landscaping, tracks and ballast, installation of the new waterproofing solution across the viaduct, installation of new lead flashing at the juncture of the viaduct and 1830s warehouse, installation of temporary plenums to windows to the north elevation of the 1830s warehouse, and other associated works, and Phase 2 works which shall include the reinstatement of the hard landscaping, ballast and tracks following completion of the waterproofing works to the Viaduct. Concerning the section of the Viaduct with the curtilage of the 1830 Warehouse.
Approved April 2024.

138260/FO/2023 - Phased refurbishment works, with Phase 1 including full replacement of the roof with new insulation, downpipes and gutters, access gantries and ladders and revised rooflight arrangement, fabric repairs and decoration works to the facades, waterproofing works to the Special Exhibitions Gallery at basement level including some excavation of the Upper Yard to allow for access, the installation of a new entrance porch on the west elevation, installation of scaffolding and hoarding during construction works, other associated works, and Phase 2 comprising the reinstatement of the Upper Yard hard landscaping following completion of the waterproofing works to the Special Exhibitions Gallery.
Approved February 2024.

138261/LO/2023 - Listed building consent for Phased refurbishment works, with Phase 1 including full replacement of the roof with new insulation, downpipes and gutters, access gantries and ladders and revised rooflight arrangement, fabric repairs and decoration works to the facades, waterproofing works to the Special Exhibitions Gallery at basement level including some excavation of the Upper Yard to allow for access, the installation of a new entrance porch on the west elevation, installation of scaffolding and hoarding during construction works, other associated works, and Phase 2 comprising the reinstatement of the Upper Yard hard landscaping following completion of the waterproofing works to the Special Exhibitions Gallery.
Approved February 2024.

<u>Consultations & Notification Responses</u>

Heritage & Urban Design – Are supportive of the proposed works but have recommended various conditions to be attached to the various applications where further details are required in order to ensure compliance from a conservation/heritage perspective.

Historic England (North West) – Have no objection to the applications on heritage grounds.

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 effect of the proposal on the affected heritage asset has been considered under the following criteria.

The Adopted Core Strategy for the City of Manchester

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

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.

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

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

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 (UDP) for the City of Manchester

DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

DC19.1 (Listed Buildings) states that 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 settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an advise effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

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.

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.

JP-P1 (Sustainable Places) states an aim 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.

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

Development decisions should, therefore, accord with the requirements of the **NPPF (National Policy Planning Framework)**, in particular 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.

Paragraph 195 advises that heritage assets should be conserved in a manner appropriate to their significance.

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 ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Paragraph 203 advises that in determining applications, LPAs should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 206 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 207 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 208 advises that proposals of less than substantial harm to the significance of a designated heritage asset should be assessed against the wider public benefits of the proposal.

Paragraph 212 advises that Local planning authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance.

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.

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.

<u>Issues</u>

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the heritage asset itself.

Principle of the Development

The works proposed seek to improve accessibility within the SIM complex, rationalise and enhance surfacing of the yard areas as well as increase usability.

Main considerations relate primarily to impact on interfaces of surfaces finishes with listed assets, impact on their curtilages and their setting. The proposed landscaping works include relevelling the yard areas, removal and re-using existing loafed granite setts, and relaying new granite setts, installing new planters and seating.

The supporting Heritage Statement has identified the impacts on significance and summarises overall that there is a beneficial impact which we would generally agree.

In principle. the works are supported for their beneficial effects in improving the appearance of these spaces and in approving accessibility. It is hoped that the improved landscaping will bring benefit to not only the Science and Industry Museum, but to the surrounding area in which the Museum features as an important part of. The improved landscaping and accessibility will also bring greater opportunity for a wider variety of people to appreciate the various listed assets situated within the boundaries of the Museum site.

Impact on Heritage Asset

The Upper Yard derives its significance from its association with the listed former goods sheds and forms their setting. It includes a historic gantry structure attached to the Power Hall, cobbled surfaces, and some areas of former train tracks. It is also the primary entrance to the complex. It currently presents challenges to accessibility with respect to level changes, mismatching of surface materials comprising patches of loafed setts mix 1 and mix 2 and areas of tarmac.

The only direct impact on the historic fabric of the Power Hall will be the proposed interfaces between the surface finishes of the Upper Yard and the north elevation of the building, the details of which can be seen in drawing 2913-PLA-XX-XX_DR-L-5010. Where the new fabric or reused cobble setts will meet the face of the building, a Polysulphide sealant will be used to seal the joint, in line with the supporting specification and best practice for historic buildings. Additionally, a bitumen impregnated Woodfibre board will be added below ground as a buffer between the concrete base and sub-base of the Upper Yard and the Power Hall to ensure the fabric of the building is protected from any disturbance or damage.

The proposals will mix of loafed setts 1 and 2 and new granite setts for accessible areas. The final composition and appearance of re-used setts loafed setts is yet to be determined and will need to be agreed. There is precedence that has been applied in the lower yard area and could be appropriate. There will be a very low degree of less than substantial harm cause by these works.

These works will result in a low amount of less than substantial harm to the listed building.

80% of the existing loafed setts are to be retained and re-laid within the new scheme overall, to ensure that the existing industrial character of the site and existing fabric is retained as much as possible.

The proposed introduction of new level setts will however result in the loss of some of the loafed setts from the Upper Yard. This will result in the loss of historic fabric and will have a slight/ moderate impact on the character of the Upper Yard as the existing loafed cobbles contribute specifically to the industrial character and appearance of the site, reflecting its history and former use. The removal of these setts, and the subsequent replacement with new level setts, will however have significant public benefits, providing level access across the site for all members of the public.

Currently, the existing loafed setts are laid in a patchwork manner across the Upper Yard, with patches of dark grey granite setts, and areas of lighter buff/pink/yellow setts, set apart from each other.

This is as a result of multiple phases of repairs and redevelopment over many years. For the same reason, there are also substantial areas of tarmac scars and areas of missing setts within the Upper Yard. This has resulted in an incomplete appearance to the yard which detracts from the setting and character of the site overall.

When the proposed works are carried out, the loafed cobble mix will be re-laid so that the dark grey setts and buff/pink setts are integrated and mixed together to create a more consistent and cohesive appearance across the site. This will result in a even spread of setts representing numerous periods of development and redevelopment on the site.

The proposed scheme will enhance the overall character and appearance of the Upper Yard, introducing a consistent design language and material palette. A more coherent landscape will help the site to read as one, help to improve sense of place, and will complement the uniformity, aesthetic quality and historic character of the assets across the site. This will address the current issues relating to the patchwork and incomplete character of the yard.

The reduction in the percentage of loafed setts across the site will allow for the excess setts to be used to fill gaps currently occupied my tarmac or gravel and will also account for the removal of a large quantum of split or damages setts; these sets are damaged beyond repair and would not be re-usable regardless. The excess loafed setts which are to be removed from the yard will be carefully stored by the museum for any potential future use on the site.

This also means that their removal will be largely reversible, as the untouched loafed cobbles will remain fully intact in storage, should they need to be placed back in the Upper Yard in the future.

The introduction of the new level setts in areas that are proposed to be accessible will have a minor impact on the character of the Upper Yard. The new setts have been carefully sourced and chosen to match and complement the existing loafed setts to ensure the area retains a consistent appearance, while replicating the historic appearance of the yard. The new proposed mix incorporates a range of tones and textures and will be laid with jointing widths which would be expected from a historic yard, to further compliment the remaining loafed setts and reduce any visual impact.

These works will result in a low amount of less than substantial harm to the Upper Yard area, however, the resulting improved accessibility of the Upper Yard will have significant public benefits, allowing all visitors to travel across the yard on a level surface, with ease. This in turn, will allow these visitors to experience the site fully, improving both sense of place and appreciation for the heritage assets that enclose it.

The relaying of the existing railway tracks and the introduction of in-situ concrete will help to highlight the tracks within the yard; an important part of the yard’s character and forming a tangible link to its former use, the rails are an important feature within the landscape, and the landscaping works will ensure they are clearly legible. The concrete will be further beneficial, providing a main accessible route across the site, connecting the new areas of accessible setts.

Where the surface of the Upper Yard extends east to meet the Lower Byrom Street entrance, the new level setts will be introduced to facilitate level access to the site from this entrance in the future. Options have been appraised by the design team to investigate the possibility of retaining some areas of the existing loafed setts in this area due to their small contribution to the

streetscape setting of the site, however full level access was deemed the most appropriate to achieve maximum public benefit while also maintaining visual consistency and quality.

These works will result in a low amount of less than substantial harm to the listed building.

Furniture and planting locations have been carefully considered to ensure that key views east-west through the site towards the 1830 Warehouse and Station Approach are maintained.

Planters have been designed to mimic the industrial feel of the site, taking inspiration from freight train carriages and using Corten steel. The main body of the planters will be no taller than 700mm to ensure they do not obscure any views across the site. Planters will also non-static, preventing unnecessary intervention with the fabric of the yard and allowing them to be moved and relocated as required.

Alongside the planters, proposed bug hotels will help to improve biodiversity and promote visitor enjoyment and engagement with the site as a whole.

A small increase in planting and greening may detract minimally from the hard industrial character of the area, however, will be beneficial in improving biodiversity and ecology and providing important areas of shade and dwell space for visitors, improving their overall experience of the area.

The proposed new seating will not only increase visitor dwell time, but also increase the number of rest places for those who are unable to be on their feet for long periods of time. This will enhance visitor experience by allowing individuals and groups to spend longer periods of time in the Upper Yard, promoting a more holistic experience of the site, and encouraging the appreciation of the heritage value of the surrounding buildings.

Pre-commencement conditions have been added to the accompanying Listed Building Consents in order to ensure that the works carried out are within a low amount of less than substantial harm to the listed assets.
- Detail required of retaining walls, steps and balustrade showing treatment of level changes at entrance.
- The finish of the Corten wall. Sample materials of wall, steps, and balustrade.
- Sample mix of re-used loafed setts.
- Sample mix and mortar finish of new setts.
- Details of interfaces between new and old setts.
- Details of polysulphide sealant where setts meet existing building.

Overall, these works to the Upper Yard area only very minorly directly impact upon the fabric of the listed building will result in a low amount of less than substantial harm to the listed building.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a low amount of less than substantial harm to the special interest and the historic character of the Grade II listed building. Any less than substantial harm is considered to be outweighed by the public benefit gained by bringing improved accessibility to allow all visitors to enjoy and appreciate the site and its assets is determined in particular to be a significant benefit to the works.

Other public benefits include; improved, coherent design language and material palette across the site, improved quality of materials within the setting of all assets, removal of existing ‘clutter’ from the landscape, greening and improved biodiversity, a heightened sense of place and ability

to appreciate the site as a whole, the provision of rest areas and shaded seating, and potential economic benefits to the Castlefield area and any associated positive multiplier effect that will be brought as a result of the uplift to the Science and Industry Museum, which is a key site in the area.

Therefore, the proposals are considered to be acceptable in accordance with the policies listed above in the policies section of this document.

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: Approved

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.

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 permitted shall be carried out in accordance with phasing plan outlined in 'Site/Phasing Plan 2913-PLA-XX-XX-DR-L-0024 P02' dated 28 March 2024, received by the City Council as the Local Planning Authority on 05 June 2024, which outlines the phases as follows:

Phase One includes works to Upper Yard areas including: new accessible routes; new planters; new fixed furniture; re-surfacing including with new materials; repair and relaying of existing cobbles; works to underground services to accommodate the scheme, building repairs and associated works.

Phase Two includes works to Station Approach areas including: new accessible routes; new planting areas; new fixed furniture; re-surfacing including with new materials; works to underground services to accommodate the scheme, building repairs and associated works.

Phase Three includes temporary re-surfacing works in the Heart space.

Phase Four includes repairs and making good works to the hard landscaping beneath and the viaduct facade adjacent to the location of the former vehicle ramp.

Reason - The development is to be carried out on a phased basis and details must therefore be agreed in this regard to ensure that a comprehensive development provided at this site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 05 June 2024:

- Site Location Plan 2913-PLA-XX-XX-DR-L-0006 P03
- Site Phasing Plan 2913-PLA-XX-XX-DR-L 0024 P02
- Upper Yard Existing and Proposed Sections/Elevation 2913-PLA-XX-XX-DR-L 3004 P03
- Proposed Building Interfaces 2 2913-PLA-XX-XX-DR-L 5011 P03
- Proposed Upper Yard Furniture Details - Removable Free Standing Planters 2913-PLA-XX-XX-DR-L 7000 P06
- Proposed Upper Yard Furniture Details - Curved bench 913-PLA-XX-XX-DR-L 7001 P06
- Proposed Upper Yard Furniture Details - Typical Free Standing Bench 913-PLA-XX-XX-DR-L 7003 P06
- Proposed Upper Yard Furniture Details - Bespoke Bug Hotel 913-PLA-XX-XX-DR-L 7006 P06
- Proposed Upper Yard Furniture Details - Litter Bins 913-PLA-XX-XX-DR-L 7008 P06
- Biodiversity Net Gain Assessment
- Flood Risk Assessment
- Drainage Strategy

Received by Manchester City Council as the Local Planning Authority on 13 June 2024:

- General Arrangement Proposed Illustrative Plan 2913-PLA-XX-XX-DR-L-0008 P05
- Proposed General Arrangement Proposed Softworks 2913-PLA-XX-XX-DR-L 2004 P04
- Proposed General Arrangement Proposed Levels Strategy 2913-PLA-XX-XX-DR-L 3003 P03
- Proposed General Arrangement Proposed Furniture 2913-PLA-XX-XX-DR-L 4004 P04
- Proposed General Arrangement Proposed Boundary Treatments 2913-PLA-XX-XX-DR-L 4005 P03
- Heritage Impact Assessment

Received by Manchester City Council as the Local Planning Authority on 20 June 2024:

- General Arrangement - Site Clearance Paving and Surfacing 2913-PLA-XX-XX-DR-L 1025 P03
- Proposed General Arrangement - Site Clearance 2913-PLA-XX-XX-DR-L 4003 P06

Received by Manchester City Council as the Local Planning Authority on 03 July 2024:

- Design and Access Statement
- Proposed General Arrangement Hardworks 2913-PLA-XX-XX-DR-L 1003 P07

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 and saved policies DC14 and DC18.1.

4) Notwithstanding the details as set out in condition 3 above, prior to the commencement of any Phase One works to the retaining walls, the balustrade, or the steps proposed at the entrance of the Upper Yard Area, the following details shall be submitted in writing to and approved in writing by the City Council as the Local Planning Authority:

- 1:50 scale drawings, elevations, and sections of the specific individual elements of the retained walls and of the steps.
- Details confirming the finish of the Corten retaining wall
- Sample material of the retaining wall
- Sample material of the steps
- Sample material of the balustrade

The approved details shall be implemented as part of Phase One of the development, shall be in place prior to the first use of Phase One of the development, and thereafter shall be retained and maintained.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details as set out in condition 3 above, prior to the commencement of any works during Phase One that would concern the laying and/or re-laying of any cobbles or setts, the following details shall be submitted in writing to and approved in writing by the City Council as the Local Planning Authority:

- the full and final details of the interfaces between the new and old cobbles/setts
- the details of polysulphide sealant where cobbles/setts will meet the existing buildings
- a sample panel of re-used loafed cobbles/setts showing mix of setts, coursing, and mortar mix
- a sample panel of proposed new cobbles/setts, including mix and mortar

The approved details shall then be implemented as part of the development, shall be in place prior to the first use of Phase One of the development, and thereafter shall be retained and maintained.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) All new works and works of making good to the retained historic fabric shall be finished to match the adjacent historic work with regard to the methods used and to colour, material, texture, and profile.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy 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)

117E Liverpool Road, Manchester, M3 4JN
117A Liverpool Road, Manchester, M3 4JN
119D Liverpool Road, Manchester, M3 4JN
Flat 25, 91 Liverpool Road, Manchester, M3 4JN
Flat 2, 91 Liverpool Road, Manchester, M3 4JN
Flat 19, 91 Liverpool Road, Manchester, M3 4JN
Flat 302, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 101, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 313, 73 - 83 Liverpool Road, Manchester, M3 4AQ
26 Rozel Square, Manchester, M3 4FQ
Flat 214, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 205, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 114, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 212, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 312, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 103, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 301, 73 - 83 Liverpool Road, Manchester, M3 4AQ
St Mathews, Liverpool Road, Manchester, M3 4NQ
Flat 203, 11 Duke Street, Manchester, M3 4FR
Flat G04, 11 Duke Street, Manchester, M3 4FR
Castlefield Mews, Stone Street, Manchester, M3 4NE
8 Castlefield Mews, Stone Street, Manchester, M3 4NE
14 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 5, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
37 Culvercliff Walk, Manchester, M3 4FL
61 Rozel Square, Manchester, M3 4FQ
69 Rozel Square, Manchester, M3 4FQ
65 Rozel Square, Manchester, M3 4FQ
129C Liverpool Road, Manchester, M3 4JN
127E Liverpool Road, Manchester, M3 4JN
Arch 123A, Woollam Place, Manchester, M3 4JJ
5 Woollam Place, Manchester, M3 4JJ
9 Woollam Place, Manchester, M3 4JJ
7 Woollam Place, Manchester, M3 4JJ
131D Liverpool Road, Manchester, M3 4JN
133A Liverpool Road, Manchester, M3 4JN
31 Rozel Square, Manchester, M3 4FQ
15 Culvercliff Walk, Manchester, M3 4FL
39 Rozel Square, Manchester, M3 4FQ
27 Rozel Square, Manchester, M3 4FQ
17 Rozel Square, Manchester, M3 4FQ
117 Liverpool Road, Manchester, M3 4JN
Flat 22, 91 Liverpool Road, Manchester, M3 4JN
Flat 3, 91 Liverpool Road, Manchester, M3 4JN
Flat 15, 91 Liverpool Road, Manchester, M3 4JN
Flat 1, 91 Liverpool Road, Manchester, M3 4JN
Unit 1, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 307, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 102, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
14 Rozel Square, Manchester, M3 4FQ
Flat 106, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 202, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 318, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 315, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 310, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 303, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 210, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 105, 11 Duke Street, Manchester, M3 4FR
10 Castlefield Mews, Stone Street, Manchester, M3 4NE
Westpoint, Duke Street, Manchester, M3 4NF
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
15 Rozel Square, Manchester, M3 4FQ
13 Rozel Square, Manchester, M3 4FQ
3 Rozel Square, Manchester, M3 4FQ
33 Culvercliff Walk, Manchester, M3 4FL
57 Rozel Square, Manchester, M3 4FQ
129E Liverpool Road, Manchester, M3 4JN
129D Liverpool Road, Manchester, M3 4JN
127F Liverpool Road, Manchester, M3 4JN
131F Liverpool Road, Manchester, M3 4JN
7 Culvercliff Walk, Manchester, M3 4FL
11 Culvercliff Walk, Manchester, M3 4FL
13 Culvercliff Walk, Manchester, M3 4FL
35 Rozel Square, Manchester, M3 4FQ
4 Ashill Walk, Manchester, M3 4FJ
Chaos Karts, Lower Byrom Street, Manchester, M3 4AP
119B Liverpool Road, Manchester, M3 4JN
119A Liverpool Road, Manchester, M3 4JN
Ground Floor, 91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 16, 91 Liverpool Road, Manchester, M3 4JN
Flat 21, 91 Liverpool Road, Manchester, M3 4JN
Flat 28, 91 Liverpool Road, Manchester, M3 4JN
Flat 117, 73 - 83 Liverpool Road, Manchester, M3 4AQ
18 Rozel Square, Manchester, M3 4FQ
Unit 4, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 217, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 204, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 202, 11 Duke Street, Manchester, M3 4FR
Flat 205, 11 Duke Street, Manchester, M3 4FR
6 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 12, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 1, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
55 Rozel Square, Manchester, M3 4FQ
9 Rozel Square, Manchester, M3 4FQ
35 Culvercliff Walk, Manchester, M3 4FL
73 Rozel Square, Manchester, M3 4FQ
75 Rozel Square, Manchester, M3 4FQ
129A Liverpool Road, Manchester, M3 4JN
127D Liverpool Road, Manchester, M3 4JN
Warehouse Rear Of 121 To 123, Liverpool Road, Manchester, M3 4JN
125 Liverpool Road, Manchester, M3 4JN
131A Liverpool Road, Manchester, M3 4JN

133D Liverpool Road, Manchester, M3 4JN
21 Culvercliff Walk, Manchester, M3 4FL
23 Rozel Square, Manchester, M3 4FQ
Factory, 161 Water Street, Manchester, M3 4JQ
117B Liverpool Road, Manchester, M3 4JN
Flat 10, 91 Liverpool Road, Manchester, M3 4JN
Flat 24, 91 Liverpool Road, Manchester, M3 4JN
Flat 6, 91 Liverpool Road, Manchester, M3 4JN
Flat 314, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 213, 73 - 83 Liverpool Road, Manchester, M3 4AQ
4 Rozel Square, Manchester, M3 4FQ
8 Rozel Square, Manchester, M3 4FQ
32 Rozel Square, Manchester, M3 4FQ
30 Rozel Square, Manchester, M3 4FQ
Flat 112, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 306, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat G02, 11 Duke Street, Manchester, M3 4FR
Flat 204, 11 Duke Street, Manchester, M3 4FR
Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat 2, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Part Ground Floor Unit 1, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat 11, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 10, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
67 Rozel Square, Manchester, M3 4FQ
Arch 123, Woollam Place, Manchester, M3 4JJ
23 Woollam Place, Manchester, M3 4JJ
19 Woollam Place, Manchester, M3 4JJ
17 Woollam Place, Manchester, M3 4JJ
11 Woollam Place, Manchester, M3 4JJ
43 Rozel Square, Manchester, M3 4FQ
23 Culvercliff Walk, Manchester, M3 4FL
19 Rozel Square, Manchester, M3 4FQ
12 Ashill Walk, Manchester, M3 4FJ
2 Ashill Walk, Manchester, M3 4FJ
8 Ashill Walk, Manchester, M3 4FJ
15 Atherton Street, Manchester, M3 3GS
117C Liverpool Road, Manchester, M3 4JN
91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 5, 91 Liverpool Road, Manchester, M3 4JN
Flat 12, 91 Liverpool Road, Manchester, M3 4JN
Flat 17, 91 Liverpool Road, Manchester, M3 4JN
Flat 9, 91 Liverpool Road, Manchester, M3 4JN
Flat 113, 73 - 83 Liverpool Road, Manchester, M3 4AQ
12 Rozel Square, Manchester, M3 4FQ
22 Rozel Square, Manchester, M3 4FQ
20 Rozel Square, Manchester, M3 4FQ
34 Rozel Square, Manchester, M3 4FQ
Flat 107, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 304, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 317, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 216, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat G03, 11 Duke Street, Manchester, M3 4FR
Flat 206, 11 Duke Street, Manchester, M3 4FR
Ground Floor, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF

Flat 9, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
51 Rozel Square, Manchester, M3 4FQ
31 Culvercliff Walk, Manchester, M3 4FL
1 Rozel Square, Manchester, M3 4FQ
7 Rozel Square, Manchester, M3 4FQ
59 Rozel Square, Manchester, M3 4FQ
71 Rozel Square, Manchester, M3 4FQ
129B Liverpool Road, Manchester, M3 4JN
1 Woollam Place, Manchester, M3 4JJ
131C Liverpool Road, Manchester, M3 4JN
48 Liverpool Road, Manchester, M3 4EQ
45 Rozel Square, Manchester, M3 4FQ
5 Culvercliff Walk, Manchester, M3 4FL
29 Rozel Square, Manchester, M3 4FQ
37 Rozel Square, Manchester, M3 4FQ
17 Culvercliff Walk, Manchester, M3 4FL
6 Ashill Walk, Manchester, M3 4FJ
The Castlefield Hotel, Liverpool Road, Manchester, M3 4JN
119E Liverpool Road, Manchester, M3 4JN
Flat 23, 91 Liverpool Road, Manchester, M3 4JN
Flat 7, 91 Liverpool Road, Manchester, M3 4JN
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 207, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 109, 73 - 83 Liverpool Road, Manchester, M3 4AQ
6 Rozel Square, Manchester, M3 4FQ
24 Rozel Square, Manchester, M3 4FQ
36 Rozel Square, Manchester, M3 4FQ
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 201, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 108, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 206, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 209, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 104, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 106, 11 Duke Street, Manchester, M3 4FR
Flat 101, 11 Duke Street, Manchester, M3 4FR
12 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 3, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
49 Rozel Square, Manchester, M3 4FQ
11 Rozel Square, Manchester, M3 4FQ
29 Culvercliff Walk, Manchester, M3 4FL
127B Liverpool Road, Manchester, M3 4JN
3 Woollam Place, Manchester, M3 4JJ
131B Liverpool Road, Manchester, M3 4JN
131E Liverpool Road, Manchester, M3 4JN
133E Liverpool Road, Manchester, M3 4JN
3 Culvercliff Walk, Manchester, M3 4FL
16 Ashill Walk, Manchester, M3 4FJ
Castlefield Centre, 101 Liverpool Road, Manchester, M3 4JN
117F Liverpool Road, Manchester, M3 4JN
119F Liverpool Road, Manchester, M3 4JN
Flat 20, 91 Liverpool Road, Manchester, M3 4JN
Flat 11, 91 Liverpool Road, Manchester, M3 4JN
Flat 18, 91 Liverpool Road, Manchester, M3 4JN

Flat 26, 91 Liverpool Road, Manchester, M3 4JN
Flat 14, 91 Liverpool Road, Manchester, M3 4JN
Flat 13, 91 Liverpool Road, Manchester, M3 4JN
Flat 111, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 309, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 308, 73 - 83 Liverpool Road, Manchester, M3 4AQ
10 Rozel Square, Manchester, M3 4FQ
28 Rozel Square, Manchester, M3 4FQ
EE PICO CELL (1592366), Communication Station Outside Museum Of Science And Industry, Liverpool Road, Manchester, M3 4FP
Unit 2, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 203, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 215, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 116, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 102, 11 Duke Street, Manchester, M3 4FR
Flat 104, 11 Duke Street, Manchester, M3 4FR
Flat 7, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 4, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
25 Culvercliff Walk, Manchester, M3 4FL
39 Culvercliff Walk, Manchester, M3 4FL
79 Rozel Square, Manchester, M3 4FQ
77 Rozel Square, Manchester, M3 4FQ
129F Liverpool Road, Manchester, M3 4JN
127C Liverpool Road, Manchester, M3 4JN
21 Woollam Place, Manchester, M3 4JJ
15 Woollam Place, Manchester, M3 4JJ
133F Liverpool Road, Manchester, M3 4JN
133B Liverpool Road, Manchester, M3 4JN
Arch 124, Woollam Place, Manchester, M3 4JN
Arches 1 To 9, Princes Bridge, Manchester, M3 4PY
1 Culvercliff Walk, Manchester, M3 4FL
25 Rozel Square, Manchester, M3 4FQ
47 Rozel Square, Manchester, M3 4FQ
Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP
117D Liverpool Road, Manchester, M3 4JN
119C Liverpool Road, Manchester, M3 4JN
121 - 123 Liverpool Road, Manchester, M3 4JN
Flat 4, 91 Liverpool Road, Manchester, M3 4JN
Flat 8, 91 Liverpool Road, Manchester, M3 4JN
Flat 27, 91 Liverpool Road, Manchester, M3 4JN
Flat 110, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 115, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ
2 Rozel Square, Manchester, M3 4FQ
16 Rozel Square, Manchester, M3 4FQ
83 Rozel Square, Manchester, M3 4FQ
Flat 105, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 208, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 211, 73 - 83 Liverpool Road, Manchester, M3 4AQ
5 - 9 Duke Street, Manchester, M3 4NF
Flat G01, 11 Duke Street, Manchester, M3 4FR
Flat G06, 11 Duke Street, Manchester, M3 4FR
Flat G05, 11 Duke Street, Manchester, M3 4FR

Flat 103, 11 Duke Street, Manchester, M3 4FR
Flat 201, 11 Duke Street, Manchester, M3 4FR
Flat 6, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 8, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
53 Rozel Square, Manchester, M3 4FQ
5 Rozel Square, Manchester, M3 4FQ
63 Rozel Square, Manchester, M3 4FQ
127A Liverpool Road, Manchester, M3 4JN
25 Woollam Place, Manchester, M3 4JJ
133C Liverpool Road, Manchester, M3 4JN
9 Culvercliff Walk, Manchester, M3 4FL
41 Rozel Square, Manchester, M3 4FQ
33 Rozel Square, Manchester, M3 4FQ
19 Culvercliff Walk, Manchester, M3 4FL
21 Rozel Square, Manchester, M3 4FQ
14 Ashill Walk, Manchester, M3 4FJ
10 Ashill Walk, Manchester, M3 4FJ
The Crystal Maze, Lower Byrom Street, Manchester, M3 4AP

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 - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL