MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140332/LO/2024
Date registered valid:	3 July 2024
Proposal:	Listed Building Consent for internal alterations to create new meeting rooms and a kitchen including infilling of staircase.
Address:	Part floor 2, 14-16 Newton Street, Manchester, M1 2AF
Ward(s):	Piccadilly Ward
Applicant:	Green
Agent (if any):	Andrew Burns Atelier MB
Case officer:	Danielle Cooper Tel: 0161 234 1658 Email: danielle.cooper@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	27/08/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 1 Aug 2024

Standard consultations:
Printed: 10 July 2024 Expired: 31 July 2024

Neighbour notifications
Printed: 10 July 2024 Expired: 31 July 2024

Site notice
Posted: 10 July 2024 Expired: 31 July 2024

Press advert
Published: 16 July 2024 Expired: 6 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

Description of site

The application relates to internal works of the second floor. This group of listed buildings are located within an island site bounded by Dale Street, Newton Street, China Lane and Back Piccadilly. The buildings are a classic example of a late 19 Century Manchester commercial warehouse. Over 5 storeys, the wider group of buildings, which are currently being refurbished as office space at all the upper levels, is relatively well reserved externally with the exception of finish and roof structure.

Consent was granted under applications ref no 118678/LO/2017 & 118677/FO/2017, and 134142/LO/2022 & 134141/FO/2022 for associated with the works to the building to facilitate its use as modern standard office accommodation above reconfigured and refurbished ground floor and basement commercial space. The works to implement those consents are ongoing.

Description of area

The application site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants commercial, residential, hotel uses, and places of worship. The site also lies to the major transport hubs of Piccadilly Train Station and the Bus and Tram stops at Parker Street within Piccadilly Gardens.

Description of development

Listed building consent is sought for alterations to create new meeting rooms and a kitchen to the second floor including infilling of staircase.

Proposed works:

Creation of 4 meeting rooms: No. 1 & 2 to the far northern end, no. 3 under the staircase and no.4 to the south-eastern end.

- Meeting rooms 1 & 2 to be formed by two new partition walls, the horizontal wall will be slim framed glazed, and a solid wall will be erected to separate the two new rooms.
- Meeting one 3 will be formed under the staircase by inserted a glass door with slim framed glazing and ventilation grilles above.
- Meeting room 4 will be created by re-using an historic partition wall from elsewhere in the building. A small section of this wall will be new, adding a fitted door which will be glass with slim framed glazing.

New kitchen area to the southwest.

- The proposed new kitchenette will be fixed to the existing walls with minimum fixing points.

Infill of opening by inserting a partition wall between units 12 & 14 so that they are separate units. Junctions with the existing column will be avoided by use of a staggered wall.

Infill of existing stair opening between the 1st and 2nd floors for fire and security (separate tenants) reasons. Number of existing timber balusters to be removed and stored within the enclosed staircase.

New section of floor infill to be fitted to existing opening to create a separation between floors. Floor to be fitted around the existing timber handrail, which will be sealed.

A new glass wall as shown on plan will be introduced near the top section of the staircase

At second floor where wooden balusters are to be removed, matching replicas will be fitted.

History:

12 Newton Street - 140261/LO/2024 - Listed building consent for the insertion of partitions in existing space to form meeting rooms. Infill of stair opening to form separate tenancy – Pending consideration

16 Newton Street - 137013/LO/2023 & 137012/FO/2023 - Listed building consent for internal and external works including insertion of indoor outdoor amenity breakout spaces on the 1st and 4th floors, - partial removal and reinstatement of the existing lath and plaster ceiling, reconfiguration of WC layouts, insertion of external amenity breakout space on the 2nd floor, restoration of the street facing facades of No. 10 and 12 and reinstatement of 3 sliding sash windows on the 3rd floor and other internal works – Approved 12.01.2024

10-16 Newton Street - 134142/LO/2022 & 134141/FO/2022 - Listed Building Consent for internal and external alterations comprising - insertion of indoor outdoor amenity breakout spaces on the 1st and 4th floors, - partial removal and reinstatement of the existing lath and plaster ceiling, reconfiguration of WC layouts, insertion of external amenity breakout space on the 2nd floor, restoration of the street facing facades of No. 10 and 12 and reinstatement of 3 sliding sash windows on the 3rd floor – Approved 21.09.2022

8 – 16 Newson Street 118678/LO/2017 - LISTED BUILDING CONSENT The proposed works comprise of the external and internal repair and refurbishment of the upper floors of 8-16 Newton Street, the change of use of these parts of the building to office use and associated works to enable this. This includes the upgrading of entrances, the inclusion of lifts, the modifications to stairs and improvement to the bin stores for all building users – Approved 23.11.2018

8 – 16 Newton Street - 118677/FO/2017 - External and internal repair and refurbishment works to floors 1-4, part basement and ground floor associated with change of use of floors 1-4 to Class B1 (office use) and associated works to enable this. Works to includes the upgrading of entrances, creation of level access, removal of stairs and installation of new lifts improvement to the current bin stores to provide adequate internal capacity for all building users – Approved 23.11.2018

Consultations & Notification Responses

The application was advertised by the press, site notice and neighbour notification letters. No representations were received.

Policy

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

The Adopted Core Strategy for the City of Manchester

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

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

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

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

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

The Unitary Development Plan for the City of Manchester

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

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

Places for Everyone

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

The following policies are considered relevant to this application.

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

Policy JP-S1 (Sustainable Development) aims to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously-developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

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

National Policy

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

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

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

Paragraph 200 advises that Local planning authorities 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, LPA's 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.

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.

Issues

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 development

The principle of the development is considered to be acceptable as the works will help support the full use of the building in a prominent location within Stevenson Square Conservation.

Impact on Heritage Asset

The proposals under consideration have evolved from consideration of alternative options and appropriate levels of mitigation in consultation with MCC officers with have helped inform the current scheme.

The proposed partition walls which will create 4 meeting rooms are considered to be cause some harm, however as there is evidence in the building of historic vertically boarded partitioning, the principle of some subdivision as shown is considered acceptable as it is limited and therefore will not overly subdivide the space. As such, the partitioning is considered acceptable as it provides sufficient open plan of each floor to ensure the subdivision will not have an adverse impact on the appreciation of the volume of the space. It is also noted that two of the partition walls will be largely glazed (forming meetings rooms 1, 2 & 3) and echo the panelling proportions of the historic partitions which ensures the floorspace retains its openness and respects the character and appearance of the listed building. The reuse of the relocated historic partition wall is welcomed and is considered to visually fit within its new location and is therefore acceptable. The partition

walls are all full height but will have a deflection head as shown within the fixing drawings submitted which ensures harm to the fabric of the listed building would be minimal and is therefore acceptable.

The proposed glazed doors and partitions are considered acceptable and will respect the character and appearance of the listed building. A method statement for the installation of the partitions and section drawings of the solid wall and relocated wall will be conditioned as prior to commencement.

The original timber staircase within the building connects the ground floor to the 4th floor of the building and the original timber spindles and handrails are intact. The proposal is to separate the 1st and 2nd floor by blocking the staircase off entirely with fire and acoustic separation in order to allow the spaces to be occupied by different users. It is noted that the approved consent under applications 118677/FO/2017 & 118678/LO/2017 has allowed the staircase to be blocked off with a protected wall construction on every floor.

The applicant proposes to remove a limited number of spindles for future reinstatement whereby they will be placed within the staircase. The opening will then be floored over with a timber floor and be useable by the tenant (creating the 3rd meeting room. A new glass wall as shown on plan will be introduced near the top section of the staircase so that the removed spindles and stairs are open and can be viewed as original. Where the spindles are to be removed, they will be replaced with new stainless steel spindles which are fixed to the infill floor to mirror locations and dimensions of the original spindles.

The alterations proposed are considered to cause some harm to the historic fabric of the listed building. However, as the alterations are reversible and will introduce a new feature (glass wall) to showcase the stairs and spindles, this ensures the impact on the floorplate and perception of volume of the affected spaces are minimised, whilst also creating a clear separation between the new and historic fabric. The LPA consider the proposed works to the staircase to be acceptable.

A method statement for the careful removal of the spindles is considered acceptable. Samples of the new stainless steel spindles and their fixing detail will be conditioned as prior to commencement.

New kitchenettes will be fitted to each floor against existing original dividing brick walls and will use minimal fixings. As such, there is considered to be a degree of harm to the fabric of the listed building, however this harm is considered reversible and will result in a viable end use and is therefore acceptable. The original surface will remain behind the units.

The M&E services are to be installed as approved as set out within the original previously approved scheme (118678/LO/2017) and is therefore acceptable.

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 as the proposal will bring the currently vacant unit into use by securing tenants for the office space and provide jobs. As such, the proposal meets the requirements set out in paragraphs 195, 201, 203, 205 and 207 of the NPPF, and planning policies SP1, DM1, EN3 and CC9 and of the Core Strategy, saved UDP policies, and DC 19.1 and Places for Everyone Policies JP-P 1 and JP-P 2.

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

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

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

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

LOCATION PLAN (Received 21/06/2024)
2ND FLOOR PLAN, Ref: 2046 P(140)A (Received 21/06/2024)
INTERNAL SECTIONS - KITCHEN AREA, Ref: 2046 P(301)A (Received 21/06/2024)

INTERNAL SECTIONS - UNDERSTAIRS MEETING ROOM, Ref: 2046 P(303)A (Received 21/06/2024)
INTERNAL SECTIONS - MAIN OFFICE SPACE, Ref: 2046 P(300) B (Received 07/08/2024)
INTERNAL SECTIONS - MEETING ROOM 4, Ref: 2046 P(302) B (Received 07/08/2024)
GLAZED PARTITION DETAIL, Ref: 2046 P(400) A (Received 07/08/2024)
STAIR ST02 (2ND FLOOR) SECTION, Ref: 2046 P(460) A (Received 07/08/2024)

HERITAGE STATEMENT (Received 03/07/2024)
DESIGN AND ACCESS STATEMENT (Received 07/08/2024)
METHOD STATEMENT SPINDLE REMOVAL (07/08/2024)

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 the National Planning Policy Framework

3) Notwithstanding the details as set out in condition 2 above before any of the following works commence final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

A. Specification and sample of new spindles, their fixings and method statement for their installation
B. Specification and colour of paint to window and door frames
C. Specification and sample details of wall finishes to partition walls
D. Section drawing to show fixtures of new kitchenettes
E. Specification and sample details of new timber floor over staircase
F. Section drawing to show fixtures of proposed solid wall and relocated existing partition wall
G. Method statement for installation of the proposed and relocated partition walls.

All of the above shall be implemented in accordance with the approved details before the use of the building approved under this application commences.

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 policies CC9 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

Flat 18, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 22, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 4, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN

Flat 12, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Second Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
Flat 9, 2 Mangle Street, Manchester, M1 2DU
Flat 1, 2 Mangle Street, Manchester, M1 2DU
Ground Floor, 12 Newton Street, Manchester, M1 2AN
Flat 8, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 17, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 14, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Basement, 14 Newton Street, Manchester, M1 2AF
Flat 3, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Second Floor, 35 Dale Street, Manchester, M1 2HF
V1BE, 37 Dale Street, Manchester, M1 2HF
Basement, 45 Dale Street, Manchester, M1 2HF
Flat 12, 2 Mangle Street, Manchester, M1 2DU
Flat 3, 2 Mangle Street, Manchester, M1 2DU
12 Newton Street, Manchester, M1 2AN
16 Newton Street, Manchester, M1 2AE
Flat 2, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Fourth Floor, 14 Newton Street, Manchester, M1 2AF
Flat 24, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 11, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Third Floor, 35 Dale Street, Manchester, M1 2HF
Fourth Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
Second Floor And Third Floor, 45 Dale Street, Manchester, M1 2HF
33 Dale Street, Manchester, M1 2HE
Second Floor, 16 Newton Street, Manchester, M1 2AE
Ground Floor, 35 Dale Street, Manchester, M1 2HF
VS MANCHESTER LTD, Basement, 36 Dale Street, Manchester, M1 2HN
Flat 10, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
45 Dale Street, Manchester, M1 2HF
33A Dale Street, Manchester, M1 2HE
Fifth Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
First Floor, 35 Dale Street, Manchester, M1 2HF
First Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
Basement, Dale House, 35 Dale Street, Manchester, M1 2HF
47 Dale Street, Manchester, M1 2HF
Basement, 33A Dale Street, Manchester, M1 2HE
2 Tariff Street, Manchester, M1 2FF
First Floor, 12 Newton Street, Manchester, M1 2AN
Basement And Ground Floor, 12 Newton Street, Manchester, M1 2AN
Flat 6, 2 Mangle Street, Manchester, M1 2DU
Flat 7, 2 Mangle Street, Manchester, M1 2DU
Flat 14, 2 Mangle Street, Manchester, M1 2DU
Flat 10, 2 Mangle Street, Manchester, M1 2DU
Flat 5, 2 Mangle Street, Manchester, M1 2DU
Flat 11, 2 Mangle Street, Manchester, M1 2DU
Flat 4, 2 Mangle Street, Manchester, M1 2DU
Flat 2, 2 Mangle Street, Manchester, M1 2DU
Flat 13, 2 Mangle Street, Manchester, M1 2DU
Flat 8, 2 Mangle Street, Manchester, M1 2DU
Flat 26, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 27, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 23, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 28, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN

Flat 25, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Second Floor, 14 Newton Street, Manchester, M1 2AF
Third Floor, 14 Newton Street, Manchester, M1 2AF
Fourth Floor, 16 Newton Street, Manchester, M1 2AE
Ground Floor, 16 Newton Street, Manchester, M1 2AE
First Floor, 14 Newton Street, Manchester, M1 2AF
Third Floor, 16 Newton Street, Manchester, M1 2AE
First Floor, 16 Newton Street, Manchester, M1 2AE
Ground Floor, 14 Newton Street, Manchester, M1 2AF
36 Dale Street, Manchester, M1 2AF
Flat 5, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 1, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 9, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 7, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 6, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Third Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
Beatnikz Republic, Ground Floor, Dale House, 35 Dale Street, Manchester, M1 2HF
Ground Floor, 45 Dale Street, Manchester, M1 2HF
Fourth Floor, 35 Dale Street, Manchester, M1 2HF
10 Newton Street, Manchester, M1 2AN
Flat 19, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 15, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 16, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
8 - 10 Newton Street, Manchester, M1 2AN
Flat 20, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Ground Floor, 8 Newton Street, Manchester, M1 2AN
First Floor, 45 Dale Street, Manchester, M1 2HF
Basement, 8 - 10 Newton Street, Manchester, M1 2AN
Flat 21, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL