

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139882/LO/2024

Date registered valid: 8 May 2024

Proposal: Listed Building Consent for the installation of cathodic protection and facade repair/cleaning of the external elevations.

Address: Hotel Gotham, 100 King Street, Manchester, M2 4WU

Ward(s): Deansgate Ward

Applicant: Mrs Miranda Bell Commercial Development Projects Ltd

Agent (if any):

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15/08/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 10 May 2024 Expired: 1 June 2024

Neighbour notifications

Printed: 10 May 2024 Expired: 1 June 2024

Site notice

Posted: 22 May 2024 Expired: 13 June 2024

Press advert

Published: 14 May 2024 Expired: 28 May 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II* Former Midland Bank. The property has a striking facade and is comprised of ten stories, arranged in diminishing stages of four, three, two and one storeys. The external elevations of the property are completed in Portland Stone overlaid on a steel frame. The site is in mixed use as a restaurant (Class E (b)) and Hotel (Class C1). With age, the property's steel frame has degraded and expanded, which has then led to cracking stonework in multiple locations on the property's facade.

Listed building: Grade II*

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of the City Centre and the Upper King Street Conservation Area. Neighbouring development consists of a high number of Grade II listed buildings including the Grade II* listed Former Reform Club, and the Grade II listed no47, no49 and no60 and no62 Spring Gardens. Neighbouring uses comprise of a high number of commercial properties in restaurant (Class E(b)) and office uses (Class E(g)(i)).

Description of development

The application seeks listed building consent for the installation of a cathodic protection system with associated internal and external cabling works and external repairs.

The proposed protection system is required in order to combat and prevent the further expansive corrosion of the property's steel frame that is causing its external stonework to crack.

The installation of the system would see the routing of cables through the property's hotel and restaurant spaces to connect with fuse boxes and the property's steel frame. All cabling would be concealed via false ceilings and/or channelled through existing cabling routes. Junction boxes and controllers would be installed, with them being situated in external risers and other back of house areas.

External repairs would see existing cracked stonework repaired, as well as stonework and grouting to be affected by the installation of new cabling and anodes.

Planning History

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

131535/LO/2021 - LISTED BUILDING CONSENT for internal alterations to the lower basement of Hotel Gotham to provide further hotel accommodation – Approved November 2021.

131534/FO/2021 - Internal alterations to the lower basement of Hotel Gotham to provide further hotel accommodation – Approved November 2021.

101523/LO/2013/C1 - LISTED BUILDING CONSENT Internal and external alterations to 100 King Street to facilitate its re-use and associated refurbishment and restoration as a new hotel with ancillary bar and restaurant use – Approved April 2013.

101522/FO/2013/C1 - Change of use of floors 1 - 8 and part of ground floor of 100 King Street from office (Class B1) to Hotel (Class C1) with associated bar and restaurant use (Class A3 and A4) at levels 1, 2, 7 and 8 and associated external works comprising formation of new hotel drop off point, associated public realm works, installation of 2 No. lanterns adjacent to the proposed hotel entrance and creation of external bar / terrace area at the roof level and associated works – Approved April 2013.

094786/FU/2010/C1 - Change of use of the basement, ground and mezzanine floors to a restaurant (Use Class A3) – Approved May 2011.

084316/LO/2007/C1 - Internal and external alterations to facilitate use of ground and basement levels for retail purposes – Approved August 2008.

084306/FO/2007/C1 - Use of former bank (Use Class A2) at ground and basement levels for retail purposes (Use Class A1) – Approved August 2009.

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 EC2 – Existing Employment Space
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

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 16 – Conserving the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Issues

Impact upon Heritage Asset

The Grade II* listed former Midland Bank was designed by Sir Edwin Lutyens in 1928 and completed in 1935 and is considered to be one of his finest works. The building is constructed with a steel frame overlaid with Portland Stone. Externally, the building has a commanding presence within the street scene, featuring ornate detailing both externally, in the form of decorative stonework, as well as internally, with its former bank hall and mezzanine featuring marble finishes installing a sense of grandeur and opulence. Its upper floors, whilst significant, are however markedly less grand and detailed than that of its ground floor and mezzanine, having not been designed by Lutyens. The use of the site as a bank ceased in 2008 and since then planning permission has been granted and implemented for a ground floor restaurant use (Class

E(b)), with hotel (Class C1) above. In recent years surveys have indicated that numerous cracks in the building's façade are now present and that this indicates the expansion of the original steel frame.

The proposal would see the installation of a Cathodic Protection System which would run an electrical current through the property's steel frame and direct any corrosion to a series of anodes, thereby safeguarding the property's steel frame from further corrosion.

To implement this system, the proposal would see the installation of a series of cables, junction boxes and controllers within back of house areas and risers to allow it to extend all over the structure. Cables would be concealed within false ceilings and be located within existing cabling channels. Notwithstanding this, it is considered necessary to condition the proposal in the event of an approval so that final methods of how they will be affixed will be submitted to and approved in writing by the Local Planning Authority.

Externally, the proposal would see the repair of the existing cracks within the Portland Stone façade. To implement the proposed system however there is need to widen mortar joints and make minor openings within the framework to allow for the installation of anodes. The proposed repair works would also entail the making good of the aforementioned works. It is currently unknown if a scaffolding system or an alternative fixture free method of gaining access to the upper floors of the external façade is to be used. With this in mind, it is considered necessary that in the event of an approval conditions be attached requiring the submission of an installation methodology for a scaffold or any such alternative; samples and method statement for the installation works of the proposed Cathodic Protection System; and final repair samples for all works.

In light of the above it has been made clear that there is a pressing material need to stop the steel frame of the listed building from expanding further and for the Portland Stone façade to suffer more damage. Subject to condition, the internal installation of the proposed protection system will not impact upon the significance of areas of historic value and external works will be subject to appropriate repairs to be controlled by planning condition. On this basis it is considered that the proposed development would meet the statutory test to preserve and assist in the preservation and increased longevity of the listed building.

In light of the above, the proposal would meet the statutory test to preserve as put forward under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and as such is in accordance with policies SP1, EC2, CC1, CC2, CC4, CC9, CC10, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC14, DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policies JP-Strat2 and JP-P2 and the National Planning Policy Framework.

Conclusion

In light of the above, the development, subject to appropriate planning condition, the proposal is acceptable and accords with Core Strategy Policies SP1, EC2, CC1, CC2, CC4, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, Places for Everyone Plan Policies JP-Strat2 and JP-P2, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. 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 policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

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

- o Location Plan (Received 25/04/2024)
- o CN23-016-J837-D001: Zone Layout Sheet 1 of 3
- o CN23-016-J837-D002: Zone Layout Sheet 2 of 3
- o CN23-016-J837-D003: Zone Layout Sheet 3 of 3

- o CN23-016-J837-D004 Revision 01: Anode Layout Sheet 1 of 4 King Street Elevation
- o CN23-016-J837-D005 Revision 01: Anode Layout Sheet 2 of 4 Brown Street Elevation
- o CN23-016-J837-D006 Revision 01: Anode Layout Sheet 3 of 4 Chancery Lane Elevation
- o CN23-016-J837-D007 Revision 01: Anode Layout Sheet 4 of 4 Spring Gardens Elevation
- o CN23-016-J837-D008: Cable Routes and Component Locations Sheet 1 of 4 King Street Elevation
- o CN23-016-J837-D009: Cable Routes and Component Locations Sheet 2 of 4 Brown Street Elevation
- o CN23-016-J837-D010: Cable Routes and Component Locations Sheet 3 of 4 Chancery Lane Elevation
- o CN23-016-J837-D011: Cable Routes and Component Locations Sheet 4 of 4 Spring Gardens Elevation
- o CN23-016-J837-D012 Rev 01: Internal Cabling Routes - Basement Level
- o CN23-016-J837-D013 Rev 02: Internal Cabling Routes - Mezzanine Floor Level (Received 02/08/2024)
- o CN23-016-J837-D014 Rev 01: Internal Cabling Routes - 1st Floor Level
- o CN23-016-J837-D015 Rev 01: Internal Cabling Routes - 3rd Floor Level
- o CN23-016-J837-D016 Rev 01: Internal Cabling Routes - 6th Floor Level
- o CN23-016-J837-D017: Wiring Diagram
- o CN23-016-J837-D018 Revision 01: Anode Installation Details Sheet 1 of 2
- o CN23-016-J837-D019: General Details
- o CN23-016-J837-D020: Anode Installation Details Sheet 2 of 2
- o CN23-016-J837-D021: Masonry Block Numbering King Street - Elevation A Ground to Second Floor Level
- o CN23-016-J837-D022: Masonry Block Numbering Brown Street - Elevation B Ground to Second Floor Level
- o CN23-016-J837-D023: Masonry Block Numbering Chancery Lane - Elevation C Ground to Second Floor Level
- o CN23-016-J837-D024: Masonry Block Numbering Spring Gardens - Elevation D Ground to Second Floor Level
- o CN23-016-J837-D025: Masonry Block Numbering King Street - Elevations A, F and L Second to Fifth Floor Level
- o CN23-016-J837-D026: Masonry Block Numbering Brown Street - Elevations B, E and H Second to Fifth Floor Level
- o CN23-016-J837-D027: Masonry Block Numbering Chancery Lane - Elevations C, G and K Second to Fifth Floor Level
- o CN23-016-J837-D028: Masonry Block Numbering Spring Gardens - Elevations D, J and M Second to Fifth Floor Level
- o CN23-016-J837-D029: Masonry Block Numbering King Street - Elevations A, N, Q and X Fifth to Eighth Floor Level
- o CN23-016-J837-D030: Masonry Block Numbering Brown Street - Elevations B, H, P and R Fifth to Eighth Floor Level
- o CN23-016-J837-D031: Masonry Block Numbering Chancery Lane - Elevations S, U and V Fifth to Eighth Floor Level
- o CN23-016-J837-D032: Masonry Block Numbering Spring Gardens - Elevations D, J, W and Y Fifth to Eighth Floor Level
- o Heritage Statement (Prepared by Stephen Levrant; Dated 15/03/2024; Received 25/04/2024)
- o Planning Design and Access Statement (Dated April 2024; Received 25/04/2024)
- o Cathodic Protection Design Report & Specification (Prepared by Corrosion Engineering Solutions, Dated 07/06/2024)
- o Cathodic Protection Schedule of Work for Pricing (Prepared by Corrosion Engineering Solutions; Dated 07/06/2024)

- o Inspection and Test Plan (Prepared by Corrosion Engineering Solutions; Dated 07/06/2024)
- o Email correspondence RE Mezzanine Cabling Concealment (Prepared by Marshall; Dated and received 02/08/2024)
- o Mortar Analysis Report: Sample 1 (Prepared by M Womersley; Dated July 2024; Referenced 09/07/2024)
- o Mortar Analysis Report: Sample 2 (Prepared by M Womersley; Dated July 2024; Referenced 09/07/2024)

Stamped as received by the City Council as Local Planning Authority on 10/07/2024 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) Prior to the installation of any scaffolding, a methodology and specification for any associated scaffolding and support structure, including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding, and details of making good to the building fabric following removal, shall be submitted to and approved in writing by the City Council as local planning authority. The scaffolding methodology shall be implemented and remain in place for the duration of the development. The building shall be repaired and made good following removal of the scaffolding within one month of removal.

In the event that scaffolding is not required to carry out the development hereby approved, a methodology and specification for the alternative means of access, and details of making good to the building fabric following removal if applicable, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development. Where necessary the building shall be repaired and made good following removal of any fixings within one month of removal.

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

4) Prior to the commencement of the internal and external installation works for the Cathodic Protection System hereby approved, a method statement and material samples for the removal/widening of masonry and stone joints to facilitate the aforementioned system's installation, as well as a timescale for the proposed works, shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the methodology statement and material samples should include detail on mortar removal, anode installation on flat elevations and corner columns, and cable penetration works. The development shall then proceed in accordance with the approved details and timescale.

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

5) Notwithstanding the provisions of condition 2, prior to the commencement of any external repair works and the completion of the approved installation works, the following shall be submitted to and agreed in writing by the City Council as local planning authority:

- a) A scheme that shall identify all external repair works to be carried out as part of the development and a timescale for their implementation.
- b) Method statement for the installation of new repair works; material repair samples for stone, masonry and mortar; and samples of any necessary cleaning works.

The approved details shall then be implemented as part of the development and be completed prior to its first use.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

6) a) The installation of internal cabling routes to the property's basement, first floor, first floor mezzanine, third floor and sixth floor shall be completed in accordance with the following drawings:

- o CN23-016-J837-D012 Rev 01: Internal Cabling Routes - Basement Level
- o CN23-016-J837-D013 Rev 02: Internal Cabling Routes - Mezzanine Floor Level (Received 02/08/2024)
- o CN23-016-J837-D014 Rev 01: Internal Cabling Routes - 1st Floor Level
- o CN23-016-J837-D015 Rev 01: Internal Cabling Routes - 3rd Floor Level
- o CN23-016-J837-D016 Rev 01: Internal Cabling Routes - 6th Floor Level

All received 10/07/2024, unless specified otherwise.

b) Prior to the commencement of the works listed within part a of this condition, the final routing, concealment and fixing details of the approved cabling routes shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then be completed in accordance with the approved details.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

7) a) The development hereby approved shall proceed in accordance with the submitted Cathodic Protection Design Report & Specification and the Inspection and Test Plan (Both prepared by Corrosion Engineering Solutions, Dated 07/06/2024; and Received 10/07/2024).

b) Upon the completion of the works put forward within part a of this condition, a verification report to confirm that the works have been carried out and have been successfully completed shall be submitted to and approved in writing by the City Council as Local Planning Authority. Any instances of non-conformity with the recommendations/measures in the report shall be detailed along with any measures required to ensure the successful implementation of the scheme.

Reason - In the interests of protecting the character, appearance and condition of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

LIVERPOOL VICTORIA FRIENDLY, Ninth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Basement, The Chancery, 58 Spring Gardens, Manchester, M2 1YB
Fourteenth Floor, 50 Brown Street, Manchester, M2 2JT
Ninth Floor, 73 King Street, Manchester, M2 4NG
Tenth Floor, 73 King Street, Manchester, M2 4NG
Basement, 41 Spring Gardens, Manchester, M2 2GB
Third Floor, 81 King Street, Manchester, M2 4AH
All Bar One Cafe Bar, 75 - 79 King Street, Manchester, M2 4NG
Sixth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Eighth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
St James Club, 45 Spring Gardens, Manchester, M2 2BG
Seventh Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
First Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1YB
Seventh Floor, 73 King Street, Manchester, M2 4NG
Third Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
50 Spring Gardens, Manchester, M2 1EN
First To Fourth Floor, 50 Brown Street, Manchester, M2 2JT
Flight Club, Ground Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Third Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Unit 1, 50 Brown Street, Manchester, M2 2JT
Tenth Floor, 50 Brown Street, Manchester, M2 2JT
Eighth Floor, 73 King Street, Manchester, M2 4NG
Pall Mall Court, 67 King Street, Manchester, M2 4PD
Fifth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
43A Brown Street, Manchester, M2 2JJ
Kyocera Document Solutions, 3 - 7 Booth Street, Manchester, M2 4DU
Fifth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
43 Spring Gardens, Manchester, M2 2BG
Ground Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Fourth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Fifth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
ENTERPRISES VENTURES LIMITED, Sixth Floor, 73 King Street, Manchester, M2 4NG
Fifth And Sixth Floor, 50 Brown Street, Manchester, M2 2JT
Twelfth Floor, 50 Brown Street, Manchester, M2 2JT
First To Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
The Chancery, 58 Spring Gardens, Manchester, M2 1EW
DUFF & PHELPS LTD, Second Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Pall Mall Medical Centre, 61 King Street, Manchester, M2 4PD
Fifth Floor, 73 King Street, Manchester, M2 4NG
WEIGHTMANS LLP, Seventh Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Ground Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Ninth Floor, 67 King Street, Manchester, M2 4PD
Ground Floor, 41 Spring Gardens, Manchester, M2 2GB
Eleventh Floor, 50 Brown Street, Manchester, M2 2JT
73 King Street, Manchester, M2 4NG
Fourth Floor, 73 King Street, Manchester, M2 4NG
Third Floor, 73 King Street, Manchester, M2 4NG

Fourth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
39 Spring Gardens, Manchester, M2 2BG
Fourth Floor, 81 King Street, Manchester, M2 4AH
Second Floor, 81 King Street, Manchester, M2 4AH
Seventh Floor, 50 Brown Street, Manchester, M2 2JT
Atlas Chambers, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Sixth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Basement, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Sixth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Second Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
First Floor To Fifth Floor, 41 Spring Gardens, Manchester, M2 2BG
Ground Floor, 81 King Street, Manchester, M2 4AH
Thirteenth Floor, 50 Brown Street, Manchester, M2 2JT
Seventh Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
47 Spring Gardens, Manchester, M2 2BG
JAMIE'S ITALIAN LIMITED, Ground Floor, 100 King Street, Manchester, M2 4WU
Eighth And Ninth Floors, 50 Brown Street, Manchester, M2 2JT
Eighth Floor To Tenth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
First Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Second Floor, 73 King Street, Manchester, M2 4NG

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 - Upper King Street Conservation Area 1970
Area Team Boundary - Name: CENTRAL