

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140131/VO/2024
Date registered valid: 11 June 2024
Proposal: External alterations to create secure art store.
Address: Manchester Art Gallery, Mosley Street, Manchester, M2 3JL
Ward(s): Deansgate Ward

Applicant: Manchester City Council
Agent (if any): Ms Hannah Bellerby Buttress Architects Ltd
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 05/08/2024

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 12 June 2024 Expired: 3 July 2024

Neighbour notifications

Printed: 12 June 2024 Expired: 3 July 2024

Site notice

Posted: Expired:

Press advert

Published: 18 June 2024 Expired: 2 July 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

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

Listed building: Grade II*

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

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

Description of development

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

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

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

Planning History

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

140132/LO/2024 - Listed building consent for internal and external alterations to create secure art store – Application under consideration.

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

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

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

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

Consultations & Notification Responses

Environmental Health – No objection subject to conditions relating to a Construction Management Plan, demolition/construction hours, plant and contaminated land.

Highways – No objection subject to a condition relating to the submitted Construction Management Plan.

Greater Manchester Police – No objection received.

Metrolink – No objection.

Transport for Greater Manchester – No objection.

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy C10 – Leisure and Evening Economy
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN18 – Contaminated Land and Ground Stability
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

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

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

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

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy for Waste

Issues

Principle of the development

The proposal would see external alterations to the Grade II* listed Athenaeum Building to allow for the use of its basement as a secure art store. Taking into account the site’s listed and vacant status and how said proposals would secure the long term future use of this section of the property, it is considered that the proposal would further assist the regeneration of the City Centre and bolster a valuable community asset, in accordance with Core Strategy Policies SP1, EC3, CC1, CC4 and C10 and is therefore acceptable in principle subject to the matters discussed below.

Visual Amenity

The site sits within the heart of Manchester City Centre and the George Street Conservation Area, located within walking distance of St Peters Square and a high number of listed buildings. The section of Princess Street that the site lies on, that which is intersected by Mosley Street and Portland Street, features a high number of Victorian and Edwardian buildings completed in a

variety of red brick and sandstone. The basement windows affected by the proposal are partially set below ground level and are obscured by a boundary wall.

Existing security grates are present on the basement windows of the Grade I listed Art Gallery that adjoins the site. Those that are proposed are of a similar design to that of the aforementioned, furthermore, their obscured position within the street scene would lead them to have a negligible impact upon the wider street scene. On this basis it is therefore considered that the proposal is acceptable in regard of its design and is therefore in accordance with Core Strategy Policy EN1 and DM1, Saved Unitary Development Plan Policies DC18 and DC19 and the National Planning Policy Framework.

Heritage

The application is a Grade II* building that forms part of an extension to the Grade I Manchester Art Gallery. The basement windows to the latter feature varying designs of external security bars/grates, with some featuring an outer frame which is then secured to the property's stonework and others which then feature bars which tie directly into stonework/masonry. The proposed grates would feature a wrap round outer frame which would sit within the reveals of the basement windows. Said grates would then be secured to the property's stonework to ensure easy installation, removal and repair work if needed.

The grates, whilst taller than those present on the Grade I listed building, would not appear as alien features on the elevations of the property and would have a low level of less than substantial harm that would be outweighed by the benefits brought about by the long term occupation of the basement space. Furthermore, their positioning at basement level would not affect the appearance or setting of the George Street Conservation Area.

In light of the above, it is considered that the development would have an overall neutral impact on the significance of the Grade II* listed Athenaeum Building and is thus in accordance with Core Strategy Policies CC9, EN1, EN3 and DM1, and Saved Unitary Development Plan Policies DC18 and DC19, and the National Planning Policy Framework.

Residential Amenity

The proposal only entails physical alterations to the property's façade in order to ensure it is secure for its future use as an art store. The proposed secure grates would be confined to the property's basement window openings and thus would not cause an unacceptable degree of overshadowing or loss of privacy. No objection has been received from Greater Manchester Police. Environmental Health have stated within their consultation response that in the event of an approval a condition requiring details of any external plant should be submitted to and approved in writing by the Local Planning Authority, as well as an additional condition limiting the hours of construction. The applicant has confirmed that no plant is proposed and as such, this condition is considered to be unnecessary and would not be attached to a decision notice in the event of an approval. Construction hours also lie within the remit of Environmental Health and given the scale of the development this is considered to be unnecessary and as such will also not be attached in the event of an approval. On this basis the proposal is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Highway Safety

The application site fronts out onto Princess Street and its side elevation runs along George Street. St Peter's Tram Stop lies within walking distance of the site, with Mosley Street being home to the tramline that serves said stop 40m to the north-west of the site. Both Metrolink and

Transport for Greater Manchester do not object to the proposal. Highways have requested that in the event of an approval the submitted construction management plan be conditioned as part of it. Subject to a condition that would require the construction phase of the development to adhere to the submitted construction management plan, it is considered the development is acceptable in relation to highway safety and is thus in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Contaminated Land

The application would see the external alteration of the application site. The submission has been accompanied by a ground investigation, however, this relates to internal works that do not require planning permission and thus will not be conditioned as part of the development in the event of an approval. Environmental Health do not object to the development subject to a condition that would require if contamination were found where it had not been anticipated nor expected then a scheme for its remediation be submitted to and approved in writing by the Local Planning Authority. Subject to such a condition the development is acceptable in this regard and therefore accords with Core Strategy Policies EN18 and DM1, and the National Planning Policy Framework.

Waste Management

Waste storage and collection arrangements will not be affected by the proposal and thus the development is acceptable in this regard and is in accordance with Core Strategy Policy EN19 and DM1, and the National Planning Policy Framework.

Conclusion

In light of above, subject to appropriate planning condition, the proposal is acceptable and accords with Core Strategy Policies SP1, EC3, CC1, CC4, CC9, C10, EN1, EN3, EN18, EN19 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, Places for Everyone Plan Policies JP-Strat2 and JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. The development 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

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 91 of the Town and Country Planning Act 1990.

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

- o MAG-BUT-00-RL-DR-A-91-0003 Rev P01: Site Location Plan
- o MAG-BUT-25-00-DR-A-00-0001 Rev C01: Ground Floor Staff Office Proposed Setting Out Drawing
- o MAG-BKP-08-B1-DR-S-10-0200 Rev P07: Work Package 9 - Proposed Athenaeum Basement GA
- o MAG-BKP-18-ZZ-DR-C-90-0515: Work Package 18 - ZZ-DR-C-90-0515
- o MAG-BUT-08-B2-DR-A-00-1001-P10: Proposed Art Store Alterations Plans
- o MAG-BUT-08-B2-DR-A-00-4001-P09: Proposed Basement GA Plan
- o MAG-BUT-08-B2-DR-A-05-0001-P03: Proposed Internal Elevations 1
- o MAG-BUT-08-B2-DR-A-05-0002-P03: Proposed Internal Elevations 2
- o MAG-BUT-08-B2-DR-A-05-0003-P03: Proposed Internal Elevations 3
- o MAG-BUT-08-B2-DR-A-05-0004-P03: Proposed Internal Elevations 4
- o MAG-BUT-08-B2-DR-A-05-0005-P03: Proposed Internal Elevations 5
- o MAG-BUT-08-B2-DR-A-06-6002-P04: GA Sections
- o MAG-BUT-08-B2-DR-A-10-0001-P07: Basement Art Store Waterproofing Details
- o MAG-BUT-08-B2-DR-A-22-0001-P04: Wall Types and Taking Plan
- o MAG-BUT-08-B2-DR-A-22-0003-P04: Typical Tanking Details
- o MAG-BUT-08-B2-DR-A-31-0001-P06: Art Store 2 Window Proposals (Received 11/06/2024)
- o MAG-BUT-08-B2-DR-A-31-0002-P02: Art Store Secondary Glazing
- o MAG-BUT-08-B2-DR-A-35-4002-P04: Proposed Basement Reflected Ceiling Plan
- o MAG-BUT-08-B2-DR-A-35-4003-P03: Proposed Ceiling Details
- o MAG-BUT-08-B2-DR-A-40-0001-P06: Proposed Basement Art Store Finishes Plan
- o MAG-BUT-18-ZZ-DR-A-52-5002-P01: Proposed Moat Drainage Works The Athenaeum

- o MAG-BUT-XX-XX-SP-A-00-0001: 9518 RS Architectural Restoration Specification (Dated April 2024; Prepared by Buttress)
- o MAG-BUT-08-XX-SH-A-31-0001: Art Store 2 Window Repair Schedule (Dated May 2024; Prepared by Buttress)
- o MAG-BUT-XX-XX-SP-A-00-0003 P03: Phase 2 Conservation Specification for Listed Building Consent (Dated 13/05/2024; Prepared by Buttress)
- o 14794-BKP-14-ZZ-TN-S-0003: Manchester Art Gallery, Consultant Advice Note (Prepared by Booth King; Dated 13/05/2024; Received 23/07/2024)
- o TE1764-TE-00-XX-RP-GE-001-V01: Ground Investigation Report for Manchester Art Gallery, Manchester (Dated 22/02/2024; Prepared by Tier Environmental Ltd)
- o Heritage Assessment (Dated May 2024; Prepared by Buttress)
- o Construction and Environmental Management Plan (Received 29/07/2024)
- o Email correspondence (Prepared by Robertson; Received on 09/07/2024).

Stamped as received by the City Council as Local Planning Authority on 28/05/2024 unless specified otherwise.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The construction phase of the development shall proceed in accordance with the Construction Management Plan received on 29/07/2024, and email correspondence (Prepared by Robertson) received on 09/07/2024. The approved plan and details shall be adhered to for the entirety of the construction period of the development hereby approved.

Reason - In the interest of highway safety and neighbouring amenity in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

4) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety. Pursuant to Manchester Core Strategy Policies EN18 and DM1.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester
Metrolink

79 Mosley Street, Manchester, M2 3LQ
Suite 6A, 80 Mosley Street, Manchester, M2 3FX
80 Mosley Street, Manchester, M2 3FX
Basement, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 112, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 6, 30 Princess Street, Manchester, M1 4DA
Basement And Ground Floor, 75 Mosley Street, Manchester, M2 3HR
Seventh Floor, 75 Mosley Street, Manchester, M2 3HR
Apartment 302, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 205, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 5, 58 - 60 George Street, Manchester, M1 4HF
Basement Room D, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Abbey House, Mosley Street, Manchester, M2 3LW
Cafe Nero, 80 Mosley Street, Manchester, M2 3FX
Suite 8, 80 Mosley Street, Manchester, M2 3FX
Suite 7A, 80 Mosley Street, Manchester, M2 3FX
Suite 3A, 80 Mosley Street, Manchester, M2 3FX
Apartment 12, 30 Princess Street, Manchester, M1 4DA
Apartment 209, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 201, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 7, 30 Princess Street, Manchester, M1 4DA
Apartment 24, 30 Princess Street, Manchester, M1 4DA
Apartment 104, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 208, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 407, The Arthouse, 43 George Street, Manchester, M1 4AB
33 George Street, Manchester, M1 4HQ
35A - 39A George Street, Manchester, M1 4HQ
Flat 1, 58 - 60 George Street, Manchester, M1 4HF
14 Princess Street, Manchester, M1 4NB
Third Floor Inscap, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Fifth Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
First Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Basement Room A, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 9, 80 Mosley Street, Manchester, M2 3FX
Apartment 32, 30 Princess Street, Manchester, M1 4DA
Apartment 21, 30 Princess Street, Manchester, M1 4DA
Apartment 101, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 16, 30 Princess Street, Manchester, M1 4DA
3 Nicholas Street, Manchester, M1 4HL
Apartment 107, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 309, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 109, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat 8, 58 - 60 George Street, Manchester, M1 4HF
Flat 2, 58 - 60 George Street, Manchester, M1 4HF
Flat 7, 58 - 60 George Street, Manchester, M1 4HF

77A Mosley Street, Manchester, M2 3HR
Basement To Third Floor, 79 Mosley Street, Manchester, M2 3LQ
Fourth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Third Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Basement Room B, Abbey House, 74 Mosley Street, Manchester, M2 3WL
American Pies, 39 Booth Street, Manchester, M2 4AA
Suite 3B, 80 Mosley Street, Manchester, M2 3FX
Suite 1B, 80 Mosley Street, Manchester, M2 3FX
Apartment 19, 30 Princess Street, Manchester, M1 4DA
Apartment 27, 30 Princess Street, Manchester, M1 4DA
Apartment 11, 30 Princess Street, Manchester, M1 4DA
Apartment 110, The Arthouse, 43 George Street, Manchester, M1 4AB
83 Princess Street, Manchester, M1 4HH
Apartment 5, 30 Princess Street, Manchester, M1 4DA
Apartment 31, 30 Princess Street, Manchester, M1 4DA
1 Nicholas Street, Manchester, M1 4HL
Apartment 405, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 305, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 103, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 404, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 401, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 108, The Arthouse, 43 George Street, Manchester, M1 4AB
Flat At, 5 Nicholas Street, Manchester, M1 4HL
Flat 6, 58 - 60 George Street, Manchester, M1 4HF
Basement, Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
16 Princess Street, Manchester, M1 4NB
Kissaten, 58 Mosley Street, Manchester, M2 3HZ
First And Second Floor, 58 Mosley Street, Manchester, M2 3HZ
Fifth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 4A, 80 Mosley Street, Manchester, M2 3FX
Ban Di Bul Restaurant, 77 Princess Street, Manchester, M2 4EG
Suite 1A, 80 Mosley Street, Manchester, M2 3FX
32 Princess Street, Manchester, M1 4LB
Apartment 8, 30 Princess Street, Manchester, M1 4DA
Apartment 20, 30 Princess Street, Manchester, M1 4DA
Apartment 406, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 203, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 303, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 102, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 310, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 210, The Arthouse, 43 George Street, Manchester, M1 4AB
Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
First Floor And Second Floor, 58 - 60 George Street, Manchester, M1 4HF
Flat 3, 58 - 60 George Street, Manchester, M1 4HF
Second Floor, 12 Princess Street, Manchester, M1 7AG
Ground Floor Unit 6, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 7B, 80 Mosley Street, Manchester, M2 3FX
Suite 6B, 80 Mosley Street, Manchester, M2 3FX
Obi Property Limited, 80 Mosley Street, Manchester, M2 3FX
Suite 5B, 80 Mosley Street, Manchester, M2 3FX
Apartment 14, 30 Princess Street, Manchester, M1 4DA
Apartment 17, 30 Princess Street, Manchester, M1 4DA
72 George Street, Manchester, M1 4HF
The Alan Hotel, 18 Princess Street, Manchester, M1 4LG

Apartment 207, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 29, 30 Princess Street, Manchester, M1 4DA
Apartment 23, 30 Princess Street, Manchester, M1 4DA
Apartment 4, 30 Princess Street, Manchester, M1 4DA
Apartment 105, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 304, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 402, The Arthouse, 43 George Street, Manchester, M1 4AB
5 Nicholas Street, Manchester, M1 4HL
77 Mosley Street, Manchester, M2 3HR
5 Back George Street, Manchester, M1 4NA
Basement Room C, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Mezzanine Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
GREGGS, Ground Floor Unit 7, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Advertising Right BT Inlink Outside 74, Mosley Street, Manchester, M2 3LW
Suite 4B, 80 Mosley Street, Manchester, M2 3FX
Suite 5A, 80 Mosley Street, Manchester, M2 3FX
Apartment 28, 30 Princess Street, Manchester, M1 4DA
Apartment 15, 30 Princess Street, Manchester, M1 4DA
Apartment 10, 30 Princess Street, Manchester, M1 4DA
Basement, 28 - 32 Princess Street, Manchester, M1 4LB
Apartment 408, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 25, 30 Princess Street, Manchester, M1 4DA
Apartment 18, 30 Princess Street, Manchester, M1 4DA
Apartment 307, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 306, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 204, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 111, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 106, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 202, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 301, The Arthouse, 43 George Street, Manchester, M1 4AB
Ground Floor, Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
12 Princess Street, Manchester, M1 7AN
Second Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Ground Floor Unit 5, Abbey House, 74 Mosley Street, Manchester, M2 3FX
Unit 9, Abbey House, Mosley Street, Manchester, M2 3LW
Suite 2A, 80 Mosley Street, Manchester, M2 3FX
Suite 2B, 80 Mosley Street, Manchester, M2 3FX
28 - 32 Princess Street, Manchester, M1 4LB
Apartment 403, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 26, 30 Princess Street, Manchester, M1 4DA
Apartment 30, 30 Princess Street, Manchester, M1 4DA
Apartment 9, 30 Princess Street, Manchester, M1 4DA
Apartment 22, 30 Princess Street, Manchester, M1 4DA
Ground Floor, 75 Mosley Street, Manchester, M2 3HR
Fourth Floor, 75 Mosley Street, Manchester, M2 3HR
Apartment 308, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 410, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 409, The Arthouse, 43 George Street, Manchester, M1 4AB
Apartment 206, The Arthouse, 43 George Street, Manchester, M1 4AB
Betfred, 14 Nicholas Street, Manchester, M1 4EJ
Flat 4, 58 - 60 George Street, Manchester, M1 4HF

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - George Street Conservation Area 1985

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL