

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138412/LO/2023

Date registered valid: 2 November 2023

Proposal: Listed Building Consent for various repair works and preventative measures to control water ingress into the arches from the Deansgate-Castlefield Metrolink station located above the arches

Address: Deansgate Locks, Whitworth Street West, Manchester, M1 5LH

Ward(s): Deansgate Ward

Applicant: Mr Matthew Baddeley SWIPACS1 C/o Schrodgers

Agent (if any): Miss Clarissa Forshaw-Murphy JLL

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

Recommendation: Approve

Date of recommendation: 14/08/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 10 November 2023

Expired: 1 December 2023

Neighbour notifications

Printed: 10 November 2023

Expired: 1 December 2023

Site notice

Posted: 10 November 2023

Expired: 1 December 2023

Press advert

Published: 14 November 2023

Expired: 28 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed Deansgate Locks railway arches. The railway line the arches previously served opened in the 1870s and was in active use as a railway line until 1969 when the former Manchester Central Station ceased operation. The site was redeveloped in the 1990s to allow for commercial units to be situated within its arches and for a tram stop/line to be situated atop it. The arches are completed in brick, both internally and externally. Water ingress is now widespread through the structure, which has led to a number of its commercial units becoming unfit for purpose leaving the site largely vacant.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site lies within the southern portion of Manchester City Centre and is adjacent to the Deansgate Conservation Area that lies to the west. Neighbouring built development features a number of tall buildings that dominate the skyline/local street scene, this includes Axis Tower along Albion Street, the Viadux scheme to the north of the site, as well as Beetham Tower along Deansgate. Numerous listed buildings also lie in close proximity to the site including the former Manchester Central Station, Deansgate Railway Station and former Lock Keepers Cottage at no9 Century Street. Neighbouring uses comprise of commercial retail uses, with residential development above.

Description of development

The application seeks listed building consent for the carrying out of repair works and preventative internal lining works to control water ingress through the arches.

The works applied for would see the carrying out of core drilling within the arches to allow for the creation of weepholes that will then divert water running through the structure to said holes.

Internal lining works are then proposed in the form of a type c cavity drain system. This would then be screened by decorative cladding with other drainage works in the form of cast iron gutters.

Planning History

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

116108/LO/2017 - LISTED BUILDING CONSENT for soffit works to halt water ingress through the underside of the brick arches, and help remove the water through gutters and downpipes – Approved June 2017.

116107/LO/2017 - LISTED BUILDING CONSENT for soffit works to halt water ingress through the underside of the brick arches, and help remove the water through gutters and downpipes – Approved June 2017.

107012/LO/2014/C1 - Listed Building Consent for proposed new staircase and footbridge across the Rochdale Canal at the First Street end of the Deansgate Castlefield Metrolink stop – Approved January 2015.

103196/LO/2013/C1 - LISTED BUILDING CONSENT for works associated with provision of Metrolink Stop Improvements, including parapet screen, structure to house Stop Equipment Room, stair tower with integrated lift access, stair tower with footbridge, new platform furniture, fittings and materials – Approved November 2013.

052083/LO/CITY3/97 - LISTED BUILDING CONSENT Internal and external works in association with refurbishment of viaduct arches for retail and food and drink uses including arch infill, erection of pedestrian canal side walkway and canal bridges, provision of outside sitting areas and access structure to upper viaduct level, and refurbishment and extension of part of viaduct to form four storey office building – Approved September 1997.

038347 - Determination by the Central Manchester Development Corporation/ Listed Building Consent Alterations to provide new station in connection with the proposed new light rapid transit system – Approved January 1991.

038346 - Determination by the Central Manchester Development Corporation/ Listed Building Consent Alterations to provide new boundary wall and sub-station in connection with the proposed light rapid transit system – Approved January 1991.

Consultations & Notification Responses

Cadent Gas – No objection.

Metrolink – No objection subject to conditions relating to construction management and Metrolink infrastructure.

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 EC3 – The Regional Centre
- 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 C10 – Leisure and Evening Economy
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

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

- Policy 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 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Impact upon Heritage Asset

The application site, as stated above, was originally erected to support railway lines that served Manchester Central. Their brick finish is typical of Victorian railway arches and their impressive height and prominent position within the local street scene makes the site a highly recognisable local landmark. The arches initially fell into disuse after the Manchester Central railway line ceased operations in 1969, between then and the early 1990s the arches were left unoccupied or were in use as various light industrial units. Under a series of permissions issued between 1991 and 1997 the site was redeveloped and saw the creation of retail and drinking establishment uses within the arches, as well as the creation of the now Deansgate Castlefield metrolink stop, which was subsequently reworked in 2013.

Over time water ingress through the structure has become a notable issue and now the majority of the arches present on site suffer from significant water leaks/ingress rendering them unfit for occupation. Without intervention the water ingress into the structure will only worsen with time, further jeopardising the internal arches and undermining ongoing regeneration efforts within the City Centre. In light of the above the City Council as Local Planning Authority are of the position that works are required to secure the structure, manage water ingress and promote renewed regeneration on site.

During negotiations it was agreed that to halt water ingress entirely would require significant intervention externally, i.e. the creation and installation of a roofed structure over the entirety of the application site and thus it was determined that a more sensitive solution would be to treat the arches internally.

The submission has been accompanied by indicative drawings showing the installation of weepholes to divert water through the structure, as well as decorative cladding that would then be laid over it. By installing weepholes to divert water to certain points this would render parts of the structure free from water ingress and limit it to certain points within it. However, due to the unknown path water will take through the structure when weepholes are installed, it is not known what the exact number, location and size of the weepholes will be, notwithstanding this however, it has been confirmed that the maximum number of weepholes will be 60, across the entire site, and that the weepholes maximum width would be 450mm. In light of this, it is considered that in the event of an approval planning conditions should be attached that would control initial investigate works that will then inform a more detailed final design for the number of, location and size of the weepholes to be installed that shall also be required to be submitted to the Local Planning Authority for approval. Subject to such conditions this element of the development is considered to be acceptable.

Once weepholes have been installed on site this will then inform the extent and overall manifestation of the decorative cladding. The extent of the cladding cannot yet be determined due to it not being known how much of the structure will be free of water ingress upon the installation of the weephole works described above. Consequently, it is also considered necessary in the event of an approval that the final design of decorative cladding for each archway will be required to be submitted to the Local Planning Authority for approval and that this design should be based on the findings of the weephole works undertaken.

Upon the completion of the works applied for commercial tenants will then be able to occupy the units on site. In light of this, it is considered necessary to condition a final tenant fit out strategy so that these matters can be assessed for their appropriateness.

In light of the above it has been made clear that there is a pressing material need to control water ingress through the structure and that alternative methods are not viable. Furthermore, without intervention it is clear that the units on site will remain unfit for occupation and will thus harm ongoing regeneration efforts in the City Centre.

The works to the listed structures would result in less than substantial harm to the significance of the listed structures. This would come from the interventions to the structure for drainage purposes and the covering of the arches once the drainage works were complete. Whilst care and attention can be given to the appearance, the manner in which the covering is fixed and mirroring the curve of the arch, harm would arise as a result of not being able to view the original brick work and appearance of the arch unless the works were reversed.

The installation of weepholes and decorative cladding, whilst harmful, would allow for the reoccupation of the site. Some of the arches are currently not habitable due to the damp issues

which is affecting the viability and attractiveness of this major leisure destination within the city centre. It is essential that there is long term occupation of the arches in the interest of the vitality of the city centre and to prevent further dereliction of the listed structures. Public benefit which outweighs the harm is derived from the economic and environmental benefits from having occupied listed structures that are preserved for future generations.

On this basis it is considered that the identified harm would be outweighed by significant public benefit as required by the NPPF.

In light of the above, on balance, the proposal is considered to accord with Core Strategy Policies SP1, EC2, EC3, CC1, CC2, CC4, CC9, C10, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policy DC19, Places for Everyone Plan Policy JP-Strat2 and JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Matters

A consultation response from Metrolink has been received in which they have stated that in the event of an approval conditions requiring the submission of a construction management plan and a condition preventing works from taking place if they have not been previously agreed with them. As the application only seeks listed building consent, it is considered that conditions of such descriptions are not applicable in this instance and would not meet the six tests for planning condition as set out in the National Planning Policy Framework.

Conclusion

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

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved 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 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 10901: Location Plan (Received 26/10/2024)
- o 10902: Arch References (Received 13/08/2024)
- o 10200: Typical Proposed Section (Received 17/07/2024)
- o 10606: Unit 6 Internal Elevations - proposed (Received 17/07/2024)
- o Digital CGI Visuals (Received 01/08/2024)
- o Correspondence Letter (Prepared by JLL; Dated 17/07/2024; Received 17/07/2024)
- o Planning Statement (Prepared by JLL; Dated 24/10/2024)
- o Heritage Statement (Prepared by Kathryn Sather & Associates; Dated September 2023)
- o Design and Access Statement (Prepared by Ellis Williams; Dated 12/06/2023)

Stamped as received by the City Council as Local Planning Authority on the dates specified above.

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

3) a) Prior to the commencement of the development hereby approved, a methodology and strategy for the carrying out of investigative core drilling/weepole works for each of the twelve archways, along with appropriate sample trial holes/works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The submitted methodology must include detail on building protection methods. For the avoidance of doubt bespoke information for each of the twelve archways will be required to be submitted. The approved details shall then be carried out as part of the development.

b) Upon the completion of the investigative works approved under part (a) of this condition and prior to the commencement of any works in relation to the core drilling/weephole works, a full survey for each arch when fully exposed, and a detailed design for the core drilling/weephole works which shall identify the number of weepholes to be installed for each of the twelve archways, as well as their location, depth and profile, shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt, bespoke information for each of the twelve archways will be required to be submitted. The approved details shall then be carried out as part of the development.

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 any works in relation to the installation of the approved water proofing membrane/lining and associated cladding but after the discharging and completion of the works secured by condition 3, the final design for the lining and cladding of the twelve archways, that shall be based upon the findings of the carrying out of the core drilling/weephole works, shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this shall include materials, finishes, fixing details, areas to be left exposed and overall internal manifestation, along with a corresponding installation methodology, schedule of works and maintenance/inspection strategy. For the avoidance of doubt bespoke information for each of the twelve archways will be required to be submitted. The development shall then proceed 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 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) Upon the discharging and completion of the works secured by conditions 3 and 4 but prior to the reoccupation of each of the twelve archways, tenant fit out strategies for each arch or confirmation no fit out works are proposed for an archway, shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt locations of toilets, kitchen units and other areas of similar uses should be confirmed, additionally, it should be noted that this does not supersede the need for an application for listed building consent for any alterations to existing building fabric or the subdivision of spaces within those units.

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
Metrolink

Arch 90, Hewitt Street, Manchester, M15 4GB
Hilton Manchester, 303 Deansgate, Manchester, M3 4LQ
Arch 88, Hewitt Street, Manchester, M15 4GB
Basement To First Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Arch 85, Hewitt Street, Manchester, M15 4GB
Arch 86, Hewitt Street, Manchester, M15 4GB
Flat 4603, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3709, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4403, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3001, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3110, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3004, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2608, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3606, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4002, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3008, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3311, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2503, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2704, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2804, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2905, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2902, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3607, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
The Orchid Suite, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2910, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2702, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3702, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3502, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3310, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2603, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2601, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4202, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3611, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3604, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3011, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Arch 1, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Rebellion, 2B Whitworth Street West, Manchester, M1 5WZ
Deansgate Railway Station, Deansgate, Manchester, M3 4LG
Arch 92, Hewitt Street, Manchester, M15 4GB
325 - 327 Deansgate, Manchester, M3 4LQ
Arch 83, Hewitt Street, Manchester, M15 4GB
ANEXSYS LTD, Ground Floor, 4 Whitworth Street West, Manchester, M1 5WY
4 Whitworth Street West, Manchester, M1 5WY
Flat 3903, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3005, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4204, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2909, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2703, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4102, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4205, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3803, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3601, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2806, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2709, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2802, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2706, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3907, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3304, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3810, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3208, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4407, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3409, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3511, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2710, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2504, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3010, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4106, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4108, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2807, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4006, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3105, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4004, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
345 Deansgate, Manchester, M3 4LG
Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Arches 5 And 6, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arch 84, Hewitt Street, Manchester, M15 4GB
Second Floor, 4 Whitworth Street West, Manchester, M1 5WY
Flat 2510, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2606, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4005, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3910, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4101, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3303, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4303, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2602, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2605, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4404, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3805, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3411, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4008, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3808, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3507, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3201, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3704, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3202, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4406, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3407, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2701, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3205, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Arches 3 And 4, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arch 91, Hewitt Street, Manchester, M15 4GB
Flat 3402, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3108, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2911, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2506, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3707, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4109, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3404, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3909, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2903, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3908, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3801, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2809, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3802, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2511, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2705, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2811, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2611, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4103, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3301, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4206, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3809, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3206, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3904, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3506, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3308, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4604, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3106, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2906, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4607, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3710, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4601, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4001, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Arch 2, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
5 Century Street, Manchester, M3 4QL
9 Century Street, Manchester, M3 4QL
Basement, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
First Floor, 4 Whitworth Street West, Manchester, M1 5WY
Flat 3505, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4201, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4606, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3211, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3501, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3002, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3209, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3804, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4405, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3608, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3103, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4306, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3003, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3504, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3605, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2501, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3006, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4507, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2711, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 3609, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4301, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2502, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3210, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3009, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4307, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3503, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3007, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Arch 11, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Flat 2805, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3708, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2803, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Penthouse, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2604, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2808, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2908, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3901, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2707, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3408, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2904, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2708, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3401, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4105, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4107, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4605, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3603, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3305, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3701, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4203, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3309, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2801, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4003, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4009, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3306, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4501, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2907, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2505, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3109, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
343 Deansgate, Manchester, M3 4LG
Arch 89, Hewitt Street, Manchester, M15 4GB
Arch 91A, Hewitt Street, Manchester, M15 4GB
321 Deansgate, Manchester, M3 4LQ
Third Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Arch 7, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arches 9 And 10, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
JON MALE LTD, Arch 87, Hewitt Street, Manchester, M15 4GB
Flat 4302, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2901, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2507, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4007, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4104, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3410, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3203, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3302, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3111, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3807, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4305, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4304, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3705, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4505, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4506, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3508, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4401, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3509, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2508, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2609, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3905, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4010, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3806, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3207, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3204, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3406, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3101, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Second Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Third Floor Boot Room, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Flat 3703, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2610, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3706, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4207, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3906, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2810, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2509, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4110, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3711, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3510, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3902, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3403, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3405, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3307, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4503, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2607, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4504, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4602, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3107, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3610, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

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
Area Team Boundary - Name: CENTRAL