

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139994/JO/2024 and 139980/JO/2024

Date registered valid: 13 May 2024

Proposal: 139994/JO/2024 - Variation of Condition 2 (Approved Plans) of Planning Permission 126750/FO/2020, consisting of alterations to roof plant deck, an increase of roof extension floorspace, and the removal of secondary glazing and replacement of window glass with Histo-glass.

139980/JO/2024 - Variation of Condition 2 (Approved Plans) attached to Listed Building Consent 126751/LO/2020, consisting of various internal alterations, alterations to roof plant deck, an increase of roof extension floorspace, and the removal of secondary glazing and replacement of window glass with Histo-glass.

Address: Great John Street Hotel, Great John Street, Manchester, M3 4FD

Ward(s): Deansgate Ward

Applicant: Mr James Nichols Great John Street Hotel Limited

Agent (if any): Ms Katie Daniels Euan Kellie Property Solutions

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5 July 2024

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other and Listed Building Consent

Date of site visit: 3 July 2024

Standard consultations:

Printed: 21 May 2024 Expired: 12 June 2024

Neighbour notifications

Printed: 21 May 2024 Expired: 12 June 2024

Site notice

Posted: 3 June 2024 Expired: 24 June 2024

Press advert

Published: 28 May 2024 Expired: 11 June 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area

The application relates to a Grade II Listed building on Great John Street namely The Great John Street Hotel. The building is a former school with a rooftop playground, which is unique in Manchester City Centre was converted to a hotel including the construction of a rooftop extension in 2004. The property was previously used as a school, as a college and for storage purposes associated with Granada Studios. It was constructed in 1912.

The most significant remaining features of the development include the remaining plan form, the two segregated staircases, designed to segregate boys from girls, the elevations particularly the elevation on Great John Street, original window frames and doors, the spatial quality of the original double height classrooms and school halls, the former roof playground, including cast iron railings, perimeter walls and chimney piers, the original glazed brick and the remaining original glazed brick fireplaces.

It is located in the Castlefield Conservation Area.

Surrounding uses include residential, cinema, offices, bar, retail and hotel uses.

Applications referenced 126750/FO/2020 and 126750/FO/2020 were approved in 2020 and allowed internal and external amendments to the existing hotel, including a large rooftop extension.

Description of development

Planning permission and Listed Building Consent is now sought to vary condition 2 of both applications referenced 126750/FO/2020 and 126750/FO/2020 to allow the following changes:

- Internal layout changes to staff changing within the basement of Great John Street Hotel.
- Internal layout change to Ground Floor kitchen, restaurant and service area. The kitchen area would be moved from the ground floor mezzanine to allow the main kitchen to be located on the ground floor and to allow the kitchen plant to be relocated within the Ground Floor Mezzanine.
- Layout changes to the super suite bathrooms to maximise floorspace through the omission of corridors to these rooms.
- Alterations to roof plant deck to increase usable operational space.
- A small extension to infill a former plant area of the rooftop playground at the side of roof extension floorspace to allow the provision of an additional storage room and an additional 2 no. WCs at the roof level.
- Removal of the existing non-original secondary glazing and replacement of all external glazing which includes original and non-original and damaged window glass with Histo-glass to ensure a more thermally efficient building whilst also providing adequate acoustic performance.

Consultations & Notification Responses

Highway Services - Commented as follows:

As per the Basement Level Proposed Plan, a keg store will be provided. The keg store is located adjacent to the 7no. valet parking spaces. It is noted that management will be required to allow access to keg store during delivery windows.

Further information is required from the applicant on how parking will be managed given there are some double stack arrangements.

It is understood that waste storage and collection arrangements will remain as existing, with private collection undertaken 6-times weekly. Highways are accepting in-principle.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Environmental Health - Advised that this variation doesn't Impact their original response under 126750 sent on 27.5.20 so their previous memo and recommended conditions still apply.

Greater Manchester Police - Advised that, if possible, the glazing in the new windows should be laminated and that any alterations to the existing building should be complete to the Secured By Design standards.

Publicity -

139994/JO/2024 - The application was advertised in the local press as affecting the setting of a listed building, affecting the setting of a conservation area and as being a major development, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals - one objection was received and is summarised below:

Expressed concern about the recommencement of these works. The original work commenced in 2020 and scaffolding that completely blocked the light to the adjacent apartments for over 2 years was in place even when work was halted. Noise, lack of day light, obstruction to traffic from the development and inconvenience to residents plus loss of light and privacy makes it difficult to sell the apartments.

The increase in roof extension floor space is likely to result in an increase in noise late at night and loss of privacy for adjacent apartments.

139980/JO/2024 - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals - The same objection received for 139994/JO/2024 was also received for 139980/JO/2024 and is summarised above.

Issues

The Adopted Core Strategy for the City of Manchester

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

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

Policy CC4 (Visitors, Tourism and Leisure) advises that development in the City Centre which improves facilities for visitors, including Manchester residents, will be promoted.

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

CC10 (A Place for Everyone) states that development that promotes high standards of accessibility to buildings and across spaces in the City Centre.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should make a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment.

Policy DM1 (Development Management) states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- a) Appropriate siting, layout, scale, form, massing, materials and detail
- b) all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.
- c) Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation.
- d) Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes
- e) Community safety and crime prevention

- f) Design for health.
- g) Adequacy of internal accommodation and external amenity space
- h) Refuse storage and collection.

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

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

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

Places for Everyone -

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

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Policy JP-P3 (Cultural Facilities) states that cultural businesses and attractions in our cities and towns will be proactively developed and supported through a range of measures including protecting existing heritage, cultural and community facilities, supporting the development of new cultural venues in town centres and places with good public transport connectivity, promoting new, or enhanced existing, locally-distinct clusters of cultural facilities, identifying protecting and enhancing strategic clusters of cultural attractions, considering the use of vacant properties and land for pop-ups or meanwhile uses for cultural and creative activities; maximising opportunities for redundant heritage assets; considering the designation of 'Creative Improvement Districts' and supporting a mix of uses which derive mutual benefits. If development would potentially result in

conflict between a cultural activity and another use, especially in terms of noise, then the development responsible for the change must secure the implementation of appropriate mitigation before it is completed.

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

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

Paragraph 196 states that in determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 200 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 203 states that in determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 207 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

The Impact on the Character of the Listed Building -

Under these criteria the effect of the proposal has been considered.

Each change is assessed as follows:

The layout changes to staff changing within the basement of Great John Street Hotel and the installation of partitions within the adjacent basement car park would only affect modern fabric being wholly within modern areas of the site.

The layout change to Ground Floor kitchen, restaurant and service area would involve the relocation of the kitchen and plant area. Given the plain nature of these areas and that a mezzanine has been installed in the past these works are considered to be acceptable.

The layout changes to the super suites would allow the former classrooms to be closer to their original spatial characteristics. An original blocked up doorway would be reopened as part of the works. These works are considered to be beneficial.

The small side extension would infill a previously consented plant area on the side elevation of the rooftop extension and would not result in an adverse impact on the historic fabric it could be seen from street level on Little John Street, but would be understood as a continuation of the approved rooftop extension. This extension would allow the provision of an adequate number of WCs and additional storage. Two windows with obscure glazing would also be installed on the side elevation to increase light levels. The plant for the building would all be within the approved rooftop plant area on the roof of the extension. The extension would also improve on the appearance of the elevation due to the relocation of the condensers.

The removal of the existing non-original secondary glazing would be beneficial to the appearance of the original window frames and internal reveals. The existing glazing has largely been replaced with modern glazing in the past to replace damaged glazing. The replacement of all external glazing with Histo-glass would ensure a more thermally efficient building whilst also providing adequate acoustic performance and would be hand drawn and would reinstate the wavy style of glazing that the building would have originally had. It would also provide consistency and unify the appearance of the windows.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above-described works and are consistent with paragraphs 203 and 208 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of the proposals are that the premises would be re-occupied, better maintained and reused assisting in the success of this listed building. The changes to the approved development would also be overall beneficial changes. The replacement of window glazing would also improve the thermal efficiency and acoustic insulation of the building.

Other Issues -

Construction Impacts -

A condition requires the submission and agreement of a construction management plan to control the impacts of construction. Construction hours are also controlled by the City Council's Environmental Health Services.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Highway Safety and Impacts -

The exiting basement car park would be utilised for valet parking for the hotel and the valet team would have all the keys to park cars there and move the cars around as required to facilitate deliveries and avoid issues with double stack parking arrangements.

The proposal therefore accords with policy DM1 of the Core Strategy.

Crime prevention -

It is not possible for the Histo-glass glazing to be laminated but the applicant has confirmed that new windows to the rooftop will be standard double glazing to meet current building regulations.

The proposal therefore accords with policy DM1 of the Core Strategy.

Privacy and overlooking -

The windows would be frosted and located behind the railings preventing views into the adjacent apartments.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Residential Amenity -

The extension to the roof top extension would only be used to house toilets and storage only. The conditions recommended by the City Council's Environmental Health Service would remain on the application.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

The extension

Other Conditions -

Other conditions have been amended to reflect the discharge of conditions within applications CDN/21/0074, CDN/21/0019, CDN/21/0020, CDN/21/0073, CDN/21/0069, CDN/21/0347, CDN/21/0067, CDN/21/0278, CDN/21/0344, CDN/21/0068, CDN/21/0777 and CDN/21/0086

Conclusion -

The works would be consistent with national and local planning policy, would allow the completion of the works and the reuse of the heritage asset and would promote a quality neighbourhood and economic development and would allow needed maintenance of the heritage asset to take place. The building is currently a building site and it is critical that the renovation is completed.

Comments have been received and have been addressed above however, it is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities including the Adopted Core Strategy, the relevant Strategic Regeneration Frameworks and the Community Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved.

Temporary loss of light during construction and the ability to sell the adjacent apartments are not planning considerations.

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 in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the applications. This has included ongoing discussions about the need for more information and has included extensive pre application advice.

Condition(s) to be attached to decision for approval of Planning Permission OR Reasons for recommendation to refuse

- 1) The development must be begun not later than 18 December 2023.

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:

The location plan referenced 11116-EPR-00-00-TP-A-0001 Rev P01

The drawings referenced:

11116-EPR-00-00-TP-A-01-0300 Rev 02

11116-EPR-00-B1-TP-A-02-0410 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-GF-TP-A-02-0411 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-MG-TP-A-02-0412 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-01-TP-A-02-0413 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-M1-TP-A-02-0414 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-02-TP-A-02-0415 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-M2-TP-A-02-0416 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-03-TP-A-02-0417 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-XX-TP-A-02-0418 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-GF-TP-A-03-0325 Rev 02

11116-EPR-00-01-TP-A-03-0326 Rev 02

11116-EPR-00-SO-TP-A-04-0430 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-WE-TP-A-04-0431 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-NO-TP-A-04-0432 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-EA-TP-A-04-0433 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-AA-TP-A-05-0440 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-BB-TP-A-05-0441 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-XX-TP-A-41-0011 Rev 02

11116-EPR-00-XX-TP-A-27-1000 Rev 01

11116-EPR-00-RF-TP-A-27-1001 Rev 01

11116-EPR-00-03-DR-A-31-0421 Rev - received by the City Council as local planning authority on 3 July 2024

0186

0186 - 101 Rev A

0186 - 102 Rev E

0186 - 201 Rev A

0186 - 202 Rev D

11116-EPR-00-XX-TP-A-42-0020 Rev 02

11116-EPR-00-XX-TP-A-41-0011 Rev 02

11116-EPR-00-XX-TP-A-27-1000 Rev P01

11116-EPR-00-RF-TP-A-27-1001 Rev 01

11116-EPR-00-TP-A-02-210 Rev 03 received by the City Council as local planning authority on 27 January 2021

1116-EPR-00-00-TP-A-02-0320 Rev 01 received by the City Council as local planning authority on 27 January 2021

418 154EMK (8no. drawings) received by the City Council as local planning authority on 20 October 2021

482038-4 Rev - received by the City Council as local planning authority on 20 October 2021

01 Rev C received by the City Council as local planning authority on 20 October 2021

J6211 02 Rev H received by the City Council as local planning authority on 20 October 2021

The following documents:

Planning Statement (prepared by Euan Kellie Property Solutions)

Design & Access Statement - Rev A dated April 2024 and prepared by EPR received by the City Council as local planning authority on 3 July 2024

The Level 3 Historic Building Record & Features of Historic Interest Audit prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 20 January 2021

Heritage Assessment Revision A 01 December prepared by Stephen Levrant Heritage Architecture

The Addendum Heritage Statement prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 3 July 2024

Energy Statement P02 April 2020 (prepared by WSP)

Ventilation, Extraction and Odour Statement P01 April 2020 (prepared by WSP)

Noise Assessment Rev 02 July 2020 (prepared by WSP)

Security Strategy & Plans (prepared by WSP)

MCC Waste Proforma (prepared by EPR)

Exterior Lighting Specification 0186-SC1 (prepared by Studio 29)

Operational Management Plan, 01 December 2020 (prepared by THG)

External Materials Sample Sheet (Ref. 11116_GJS TP_External Material Samples FINAL) received by the City Council as local planning authority on 22 January 2021

External Material Drawing (Ref. 11116-EPR-00-XX-DR-A-TP-4000) received by the City Council as local planning authority on 22 January 2021

The Method Statement prepared by Trace Basements received by the City Council as local planning authority on 27 January 2021

The letter from Euan Kellie Property Solutions dated 9 May 2024

The email from Euan Kellie Property Solutions dated 19 June 2024

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN3, CC9 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) The materials described within the External Materials Sample Sheet (Ref. 11116_GJS TP_External Material Samples FINAL) and the External Material Drawing (Ref. 11116-EPR-00-XX-DR-A-TP-4000) both received by the City Council as local planning authority on 22 January 2021 and shown on the Sample Panel (delivered to Manchester City Council March 2021) shall be used in the construction of the development.

The development shall be constructed only using these approved materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.

4) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Upon completion of the development and before the use of the equipment, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the odour statement report and subject to additional requirements set out below. The report shall also include photographs of the filters and odour abatement in situ within the ductwork before being boxed along with a diagram and photographs of the inspection access hatches.

Any instances of non-conformity with the recommendations in the report or approved measures shall be detailed along with any measures required to ensure compliance with the agreed criteria.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

5) The external lighting shall be installed fully and only in accordance with the following plans and schedule so as to control glare and overspill onto nearby residential properties.

0186 - Great John Street Hotel DIALux Report

Existing South Lighting Elevation	0186 - 101 Rev A
Proposed South Lighting Elevation	0186 - 102 Rev E
Existing Exterior Roof Lighting Plan	0186 - 201 Rev A
Proposed Exterior Roof Lighting Plan	0186 - 202 Rev D
Existing East Lighting Elevation	0186 - 103 Rev /
Existing North Lighting Elevation	0186 - 105 Rev /

All illumination of the terrace shall be turned off outside the hours of use of the terrace, in accordance with Condition 9 of this consent.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

6) a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential

properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

7) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the premises is occupied.

b) Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy.

8) The rooftop extension shall be restricted to the hours of:

07:00 to 23:30 Sunday to Thursday
08:00 to 02:00 Friday and Saturday.

When music events are taking place inside the rooftop extension, blinds shall be drawn on all glazing in order to minimise the impact of any flashing lights and other illumination.

Access is to be restricted to the roof terrace in accordance with the hours of operation of the terrace.

Reason - In order to protect the residential amenities of the area, and nearby apartments, pursuant to policies SP1 and DM1 of the Core Strategy

9) Use of the rooftop terrace shall be restricted to the hours of:

07:00 to 22.30 Sunday to Thursday
07:00 to 23:00 on Friday and Saturday.

All illumination of the terrace shall be turned off outside the hours of use of the terrace. Amplified music will not be permitted on the terrace at any time.

Reason - In order to protect the residential amenities of the area, and nearby apartments, pursuant to policies SP1 and DM1 of the Core Strategy.

10) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday.
10:00 to 18:00 Sunday/Bank Holiday.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

11) Within 3 months of the date of this decision, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents, which for the avoidance of doubt should include;

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff;
- o Sheeting over of construction vehicles; and
- o Details of how access to adjacent properties would be maintained.

Development shall be carried out in accordance with the approved construction management plans.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

12) DELETE

13) (a) Within 3 months of the date of this decision, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i)

and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

(c) Three months prior to the first use of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships;
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal; and
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives;

(d) Within 6 months of the first occupation of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

14) The development hereby approved shall include for full disabled access to be provided to all areas of the building and via the main entrances and to the floors above.

Reason - To ensure that the details of the development is acceptable to the City Council as local planning authority in the interests of disabled people, pursuant to policies SP1 and DM1 of the Core Strategy.

**Condition(s) to be attached to decision for approval of Listed Building Consent OR
Reasons for recommendation to refuse**

1) The development must be begun not later than 18 December 2023.

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:

The location plan referenced 11116-EPR-00-00-TP-A-0001 Rev P01

The drawings referenced:

11116-EPR-00-00-TP-A-01-0300 Rev 02

11116-EPR-00-B1-TP-A-02-0410 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-GF-TP-A-02-0411 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-MG-TP-A-02-0412 Rev B received by the City Council as local planning authority on 10 May 2024
11116-EPR-00-01-TP-A-02-0413 Rev B received by the City Council as local planning authority on 10 May 2024
11116-EPR-00-M1-TP-A-02-0414 Rev B received by the City Council as local planning authority on 10 May 2024
11116-EPR-00-02-TP-A-02-0415 Rev B received by the City Council as local planning authority on 10 May 2024
11116-EPR-00-M2-TP-A-02-0416 Rev B received by the City Council as local planning authority on 10 May 2024
11116-EPR-00-03-TP-A-02-0417 Rev B received by the City Council as local planning authority on 10 May 2024
11116-EPR-00-XX-TP-A-02-0418 Rev B received by the City Council as local planning authority on 10 May 2024
11116-EPR-00-GF-TP-A-03-0325 Rev 02
11116-EPR-00-01-TP-A-03-0326 Rev 02
11116-EPR-00-SO-TP-A-04-0430 Rev B received by the City Council as local planning authority on 10 May 2024
11116-EPR-00-WE-TP-A-04-0431 Rev B received by the City Council as local planning authority on 10 May 2024
11116-EPR-00-NO-TP-A-04-0432 Rev B received by the City Council as local planning authority on 10 May 2024
11116-EPR-00-EA-TP-A-04-0433 Rev B received by the City Council as local planning authority on 10 May 2024
11116-EPR-00-AA-TP-A-05-0440 Rev B received by the City Council as local planning authority on 10 May 2024
11116-EPR-00-BB-TP-A-05-0441 Rev B received by the City Council as local planning authority on 10 May 2024
11116-EPR-00-XX-TP-A-41-0011 Rev 02
11116-EPR-00-XX-TP-A-27-1000 Rev 01
11116-EPR-00-RF-TP-A-27-1001 Rev 01
11116-EPR-00-03-DR-A-31-0421 Rev - received by the City Council as local planning authority on 3 July 2024
0186
0186 - 101 Rev A
0186 - 102 Rev E
0186 - 201 Rev A
0186 - 202 Rev D
11116-EPR-00-XX-TP-A-42-0020 Rev 02
11116-EPR-00-XX-TP-A-41-0011 Rev 02
11116-EPR-00-XX-TP-A-27-1000 Rev P01
11116-EPR-00-RF-TP-A-27-1001 Rev 01
WSP-00-ZZ-DR-S-7000 Rev P2
WSP-00-ZZ-DR-S-7001 Rev P2
WSP-00-RF-DR-S-2001 Rev P2
WSP-00-RF-DR-S-2002 Rev P2
WSP-00-RF-DR-S-2005 Rev P2
WSP-00-RF-DR-S-2006 Rev P2
WSP-00-RF-DR-S-9011 Rev P2
WSP-00-ZZ-DR-S-2001 Rev P2
WSP-00-ZZ-DR-S-2003 Rev P2
WSP-00-ZZ-DR-S-2011 Rev P2
WSP-00-ZZ-DR-S-2012 Rev P2
WSP-00-ZZ-DR-S-2013 Rev P2

WSP-00-ZZ-DR-S-2014 Rev P2
WSP-00-ZZ-DR-S-2015 Rev P2
WSP-00-ZZ-DR-S-2016 Rev P2
WSP-00-ZZ-DR-S-2017 Rev P2
WSP-00-ZZ-DR-S-2020
WSP-00-ZZ-DR-S-7000 Rev P2
WSP-00-ZZ-DR-S-9012 Rev P2
THG-WSP-GJ-00-DR-610101 Rev P03
THG-WSP-GJ-00-DR-620101 Rev P02
THG-WSP-GJ-01-DR-610101 Rev P03
THG-WSP-GJ-01-DR-620101 Rev P02
THG-WSP-GJ-02-DR-610101 Rev P02
THG-WSP-GJ-02-DR-620101 Rev P03
THG-WSP-GJ-03-DR-610101 Rev P02
THG-WSP-GJ-03-DR-620101 Rev P03
THG-WSP-GJ-B1-DR-610101 Rev P02
THG-WSP-GJ-B1-DR-620101 Rev P03
THG-WSP-GJ-M1-DR-610101 Rev P02
THG-WSP-GJ-M1-DR-620101 Rev P03
THG-WSP-GJ-M2-DR-610101 Rev P02
THG-WSP-GJ-M2-DR-620101 Rev P03
THG-WSP-GJ-MG-DR-610101 Rev P02
THG-WSP-GJ-MG-DR-620101 Rev 03
THG_WSP_GJ-00-DR-550101 Rev P03
THG_WSP_GJ-01-DR-550101 Rev P03
THG_WSP_GJ-02-DR-550101 Rev P03
THG_WSP_GJ-03-DR-550101 Rev P03
THG_WSP_GJ-04-DR-550101 Rev P03
THG_WSP_GJ-B1-DR-550101 Rev P03
THG_WSP_GJ-M1-DR-550101 Rev P03
THG_WSP_GJ-M2-DR-550101 Rev P03
THG_WSP_GJ-MG-DR-550101 Rev P03
THG_WSP_GJ-00-DR-570101 Rev P03
THG_WSP_GJ-01-DR-570101 Rev P03
THG_WSP_GJ-02-DR-570101 Rev P03
THG_WSP_GJ-03-DR-570101 Rev P03
THG_WSP_GJ-04-DR-570101 Rev P03
THG_WSP_GJ-B1-DR-570101 Rev P03
THG_WSP_GJ-M1-DR-570101 Rev P03
THG_WSP_GJ-M2-DR-570101 Rev P03
THG_WSP_GJ-MG-DR-570101 Rev P03
THG_WSP_GJ_00_SK_500102 Rev P03
THG_WSP_GJ-ZZ-SK-P-520101Rev 03
THG-WSP-GJ-00-DR-520101 Rev P03
THG-WSP-GJ-00-DR-530101 Rev P03
THG-WSP-GJ-01-DR-520101 Rev P03
THG-WSP-GJ-01-DR-530101 Rev P03
THG-WSP-GJ-02-DR-520101 Rev P03
THG-WSP-GJ-02-DR-530101 Rev P03
THG-WSP-GJ-03-DR-500801 Rev P03
THG-WSP-GJ-03-DR-520101 Rev P03
THG-WSP-GJ-03-DR-530101 Rev P03
THG-WSP-GJ-04-DR-520101 Rev P03
THG-WSP-GJ-04-DR-530101 Rev P03

THG-WSP-GJ-M1-DR-520101 Rev P03
THG-WSP-GJ-M1-DR-530101 Rev P03
THG-WSP-GJ-M2-DR-520101 Rev P03
THG-WSP-GJ-M2-DR-530101 Rev P03
THG-WSP-GJ-MG-DR-520101 Rev P03
THG-WSP-GJ-MG-DR-530101 Rev P03
THG-WSP-GJ-MG-DR-520101 Rev P03
THG-WSP-GJ-MG-DR-530101 Rev P03
THG-WSP-GJ-ZZ-DR-535101 Rev P03
THG-WSP-GJ-ZZ-DR-535102 Rev P03

0186

0186 - 102 Rev E

0186 - 202 Rev D

0186 - SC1 Rev D

0186 - 402 Rev E

RCP 186 - 404 Rev F

RCP 0186 - 407 Rev D

0186 - 408 Rev D

0186 - 409 Rev E

RCP 0186 - 410 Rev E

0186 - 602 Rev E

0186 - 604 Rev E

0186 - 606 Rev F

0186- 607 Rev E

0186 - 608 Rev E

0186 - 609 Rev E

0186 - 610 Rev E

11116-EPR-00-TP-A-02-210 Rev 03 received by the City Council as local planning authority on 27 January 2021

1116-EPR-00-00-TP-A-02-0320 Rev 01 received by the City Council as local planning authority on 27 January 2021

418 154EMK (8no. drawings) received by the City Council as local planning authority on 20 October 2021

482038-4 Rev - received by the City Council as local planning authority on 20 October 2021

01 Rev C received by the City Council as local planning authority on 20 October 2021

J6211 02 Rev H received by the City Council as local planning authority on 20 October 2021

The following documents:

Planning Statement (prepared by Euan Kellie Property Solutions)

Design & Access Statement - Rev A dated April 2024 and prepared by EPR received by the City Council as local planning authority on 3 July 2024

The Method Statement prepared by Trace Basements received by the City Council as local planning authority on 27 January 2021

Heritage Assessment Revision A 01 December prepared by Stephen Levrant Heritage Architecture

The Addendum Heritage Statement prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 3 July 2024

The Level 3 Historic Building Record & Features of Historic Interest Audit prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 20 January 2021

Energy Statement P02 April 2020 (prepared by WSP)

Ventilation, Extraction and Odour Statement P01 April 2020 (prepared by WSP)

Noise Assessment Rev 02 July 2020 (prepared by WSP)

Security Strategy & Plans (prepared by WSP)
MCC Waste Proforma (prepared by EPR)
Exterior Lighting Specification 0186-SC1 (prepared by Studio 29)
Operational Management Plan, 01 December 2020 (prepared by THG)
External Materials Sample Sheet (Ref. 11116_GJS TP_External Material Samples FINAL)
received by the City Council as local planning authority on 22 January 2021
External Material Drawing (Ref. 11116-EPR-00-XX-DR-A-TP-4000) received by the City Council
as local planning authority on 22 January 2021

The letter from Euan Kellie Property Solutions dated 9 May 2024

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

3) The materials described within the External Materials Sample Sheet (Ref. 11116_GJS TP_External Material Samples FINAL) and the External Material Drawing (Ref. 11116-EPR-00-XX-DR-A-TP-4000) both received by the City Council as local planning authority on 22 January 2021 and shown on the Sample Panel (delivered to Manchester City Council March 2021) shall be used in the construction of the development.

The development shall be constructed only using these approved materials.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies EN3, CC9, SP1 and DM1 of the Core Strategy.

4) The Level 3 Historic Building Record & Features of Historic Interest Audit prepared by Stephen Levrant Heritage Architecture shall be disseminated and deposited with the Greater Manchester Historic Environment Record prior to occupation of the development.

Reason - To ensure that the proposed development is acceptable to the City Council as local planning authority in the interests of the heritage and listed building considerations, pursuant to policies EN3, CC9, SP1 and DM1 of the Core Strategy.

5) The scaffolding required for the proposed development shall be erected in accordance with the methodology and specification received by the City Council as local planning authority on Friday 11 December 2020 and detailed on the following plans:

9050-CPD-ZZ-DR-X-1021-A02
9050-CPD-ZZ-DR-X-1022-A02
9050-CPD-ZZ-DR-X-1023-A02
9050-CPD-ZZ-DR-X-1024-A02
9050-CPD-ZZ-DR-X-1025-A02
9050-CPD-ZZ-DR-X-1026-A02
9050-CPD-ZZ-DR-X-1027-A02
9050-CPD-ZZ-DR-X-1028-A02
9050-CPD-ZZ-CA-X-1021-A01
9050-CPD-ZZ-RA-X-1021-A01

Reason - To ensure that the proposed development is acceptable to the City Council as local planning authority in the interests of the heritage and listed building considerations, pursuant to policies SP1 and DM1 of the Core Strategy.

6) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally approved in writing by Manchester City Council as Local Planning Authority ahead of works commencing in respect of that element (a), b), d), g), h) i) j) and k):

- (a) Details of the proposed method for any external cleaning and repair with the exception of external brick cleaning and repair which was approved in the determination of CDN/21/0347.
- (b) Specifications and method statements for works to any original fabric and features with the exception of beam replacement works which were approved in the determination of CDN/21/0067, demolition works which were approved in the determination of CDN/21/0278 and works to internal and external brickwork which were approved in the determination of CDN/21/0344.
- (c) A detailed audit of all internal features of historic interest and details of how any of these will be reused, refurbished or reinstated was approved in the determination of CDN/21/0068.
- (d) Final details of any proposed roof top plant, plant deck and closure following final selection of M&E.
- (e) Full details of the proposed lift were approved in the determination of CDN/21/0777.
- (f) Damp proofing works were approved in the determination of CDN/21/0086.
- (g) Details of making good parts of the building that are to be the subject of removals and/or demolition.
- (h) Details of the treatment of ceilings.
- (i) The locations, designs, colours and materials of all mechanical and electrical equipment.
- (j) The treatment of railings.
- (k) The method of installation of the Histo-glass within each type of existing frame including drawings.

The works shall be carried out fully and only in accordance with the information approved as part of the discharge of parts a) to k).

Reason - To ensure that the proposed development is acceptable to the City Council as local planning authority in the interests of the heritage and listed building considerations, pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Apartment 309, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Ground Floor And First Floor, Rossetti Place, 6 Lower Byrom Street, Manchester, M3 4AP
Apartment 211, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 101, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 706, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 409, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 501, 2 Little John Street, Manchester, M3 3GZ
Flat 205, 2 Little John Street, Manchester, M3 3GZ
Flat 806, 2 Little John Street, Manchester, M3 3GZ
Flat 102, 2 Little John Street, Manchester, M3 3GZ
Flat 802, 2 Little John Street, Manchester, M3 3GZ
Flat 402, 2 Little John Street, Manchester, M3 3GZ
Flat 305, 2 Little John Street, Manchester, M3 3GZ
Flat 306, 2 Little John Street, Manchester, M3 3GZ
Flat 204, 2 Little John Street, Manchester, M3 3GZ
Flat 905, 2 Little John Street, Manchester, M3 3GZ
Flat 505, 2 Little John Street, Manchester, M3 3GZ
Flat 404, 2 Little John Street, Manchester, M3 3GZ
Apartment 504, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 212, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 508, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 511, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 609, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 606, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 306, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 403, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 806, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 106, 2 Little John Street, Manchester, M3 3GZ
Flat 904, 2 Little John Street, Manchester, M3 3GZ
Flat 105, 2 Little John Street, Manchester, M3 3GZ
Third Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 504, 2 Little John Street, Manchester, M3 3GZ
Flat 405, 2 Little John Street, Manchester, M3 3GZ
Flat 602, 2 Little John Street, Manchester, M3 3GZ
Flat 605, 2 Little John Street, Manchester, M3 3GZ
Flat 702, 2 Little John Street, Manchester, M3 3GZ
15 Atherton Street, Manchester, M3 3GS
Apartment 804, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 805, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 308, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 705, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 312, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 202, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 510, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 401, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 611, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 801, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 610, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN

Apartment 313, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 603, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 803, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 601, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 405, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 109, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 613, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 206, 2 Little John Street, Manchester, M3 3GZ
Flat G02, 2 Little John Street, Manchester, M3 3GZ
Flat 201, 2 Little John Street, Manchester, M3 3GZ
2 Atherton Street, Manchester, M3 3GS
Flat 1004, 2 Little John Street, Manchester, M3 3GZ
Flat 302, 2 Little John Street, Manchester, M3 3GZ
Flat 1005, 2 Little John Street, Manchester, M3 3GZ
Flat G01, 2 Little John Street, Manchester, M3 3GZ
Flat 503, 2 Little John Street, Manchester, M3 3GZ
Apartment 112, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 507, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 210, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 411, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Basment Car Park Adjacent 3, Lower Byrom Street, Manchester, M3 4AS
Apartment 304, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 708, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 205, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 406, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 311, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 503, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 304, 2 Little John Street, Manchester, M3 3GZ
Flat 601, 2 Little John Street, Manchester, M3 3GZ
Flat 506, 2 Little John Street, Manchester, M3 3GZ
Flat 203, 2 Little John Street, Manchester, M3 3GZ
Flat 401, 2 Little John Street, Manchester, M3 3GZ
Flat 1001, 2 Little John Street, Manchester, M3 3GZ
Flat 706, 2 Little John Street, Manchester, M3 3GZ
Flat 804, 2 Little John Street, Manchester, M3 3GZ
Flat 202, 2 Little John Street, Manchester, M3 3GZ
Flat G05, 2 Little John Street, Manchester, M3 3GZ
Flat 101, 2 Little John Street, Manchester, M3 3GZ
Fourth Floor, Byrom House, 21 Quay Street, Manchester, M3 3JD
Apartment 707, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 501, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 513, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 509, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 413, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 107, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 505, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 301, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 307, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 208, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 605, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 402, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 407, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 506, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat G03, 2 Little John Street, Manchester, M3 3GZ

Flat 603, 2 Little John Street, Manchester, M3 3GZ
Flat 103, 2 Little John Street, Manchester, M3 3GZ
Flat 403, 2 Little John Street, Manchester, M3 3GZ
Flat 801, 2 Little John Street, Manchester, M3 3GZ
Eighth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Fourth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 803, 2 Little John Street, Manchester, M3 3GZ
Flat 701, 2 Little John Street, Manchester, M3 3GZ
Flat G04, 2 Little John Street, Manchester, M3 3GZ
Flat 901, 2 Little John Street, Manchester, M3 3GZ
Flat 704, 2 Little John Street, Manchester, M3 3GZ
Apartment 502, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 807, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 204, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 808, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 213, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 201, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 703, 2 Little John Street, Manchester, M3 3GZ
Flat 1003, 2 Little John Street, Manchester, M3 3GZ
Flat 705, 2 Little John Street, Manchester, M3 3GZ
Flat 1002, 2 Little John Street, Manchester, M3 3GZ
Fifth Sixth And Seventh Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 104, 2 Little John Street, Manchester, M3 3GZ
Flat 604, 2 Little John Street, Manchester, M3 3GZ
Flat 502, 2 Little John Street, Manchester, M3 3GZ
Apartment 305, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 604, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 703, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 608, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 310, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 206, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 701, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Rossetti Place, 6 Lower Byrom Street, Manchester, M3 4PG
ESure, 25 Quay Street, Manchester, M3 4AL
Apartment 209, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 302, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 702, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 410, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 607, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 802, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 303, 2 Little John Street, Manchester, M3 3GZ
Flat 301, 2 Little John Street, Manchester, M3 3GZ
Flat 406, 2 Little John Street, Manchester, M3 3GZ
Flat 1006, 2 Little John Street, Manchester, M3 3GZ
Apartment 709, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 408, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 203, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 512, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 207, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 412, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 105, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 404, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 606, 2 Little John Street, Manchester, M3 3GZ

Flat 805, 2 Little John Street, Manchester, M3 3GZ
Ground First And Second Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 906, 2 Little John Street, Manchester, M3 3GZ
Flat G06, 2 Little John Street, Manchester, M3 3GZ
37 Quay Street, Manchester, M60 9EA
Flat 902, 2 Little John Street, Manchester, M3 3GZ
Apartment 704, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 303, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 111, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 602, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 103, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Area Team Boundary - Name: CENTRAL