

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140380/LO/2024
140379/FO/2024

Date registered valid: 26 June 2024

Proposal: Installation of replacement facade to Arch 18 to include new aluminium curtain wall and glazed brick facade within existing archway opening

Address: Arch 18 And Arch 19, Watson Street, Manchester, M3 4LP

Ward(s): Deansgate Ward

Applicant: Mr Richard Morris 53 Two Theatre

Agent (if any):

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19/08/2024

Application details

Type of application: Listed Building Consent
Full Application Consent

Development type: Listed building alteration
Minor Other

Date of site visit:

Standard consultations:

Printed: 9 July 2024 Expired: 30 July 2024

Neighbour notifications

Printed: 9 July 2024 Expired: 30 July 2024

Site notice

Posted: 10 July 2024 Expired: 31 July 2024

Press advert

Published: 16 July 2024 Expired: 6 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The listing citation for Manchester Central makes reference to the "vaulted undercroft with intersecting tunnel vaults" of which the development site forms a part. Historically, the undercroft vaults (which were primarily open arches) were used for storage and for the movement of goods from the station to the railway warehouses. The principal elevation of the arches is characterised by original dark grey brick arches and piers.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This application relates to 2no. of the railway arches on Watson Street. The site is Grade 2* listed by virtue of the fact it forms part of the Manchester Central Estate. The arches are not currently occupied. The site does not lie within a conservation area but is close to the Castlefield and St Peter's Square Conservation Areas. Watson Street to the southern end is currently underutilised with few active uses in the arches. The southern end of the Great Northern development is a carpark at ground level. It has the strategic potential however to form a key entrance route into the city via new steps proposed linking Deansgate-Castlefield Metrolink station into to Great Northern Square and Quay Street.

Description of development

The development relates to the installation of replacement facade to Arch 18 to include new aluminium curtain wall and glazed brick facade within existing archway opening.

Consultations & Notification Responses

Publicity - a notice was displayed on site informing passers-by of the development. An advert was placed in the local press advertising the works as those affecting a listed building. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Manchester City Council Highways Services - no objections. Projecting over and hoarding informatives requested. Attached to this approval.

Environmental Health - no objections, noise condition requested. Attached to this approval.

Transport for Greater Manchester - As the site is located close to a signalised junction, an informative should be included as part of any planning approval to state that the applicant will need to contact gmutc@tfgm.com should any of the external works be likely to impact upon the signalised junction at Watson Street, prior to commencement of development.

Metrolink - The location of the proposed development is sufficiently remote from Metrolink that we have no comments to make from a Metrolink perspective in respect of this application.

Network Rail - Network Rail has no objections.

Issues

The main policies that relate to this development are DM1 (Development Management), SP1 (Spatial Principles), CC2 (Retail), CC4 (Visitors – Tourism, Culture and Leisure), CC9 (Design and Heritage), CC10 (A Place for Everyone), C10 (Leisure and the Evening Economy) and EN3 (Heritage) of the Manchester Core Strategy (2012), saved policies DC18 (Conservation Areas), DC19 (Listed Buildings) and DC26 (Development and Noise) of the Unitary Development Plan for Manchester (1995) and Section 16 of the National Planning Policy Framework).

Principle

The development at arches 18 and 19 is associated with the creation of a new permanent theatre space for the 53two theatre company. The 52two theatre company has a specific focus on diversity and inclusion, both in terms of audience access and theatrical material. It therefore contributes significantly to the diversity of cultural establishments and vibrancy of City Centre night life in Manchester.

The application seeks approval for the installation of a new facade to Arch 18 on Watson Street associated with an existing theatre and bar use in arches 18 and 19 approved under 124382/FO/2019. The design would incorporate two new doorways to the fire escape corridor and internal bin store, as well as a central louvre panel as part of the ventilation fit out and a central brick wall to the internal storage area.

The design would help to facilitate the safe operation of the theatre, together with the incorporation of internal waste management facilities, and hence help support an established cultural venue in Manchester's City Centre. Therefore, the principle of the development is supported pursuant to policies DM1, CC4, CC10 and C10 of the Manchester Core Strategy (2012).

Visual amenity

The replacement facade has been designed to have a level of design continuity with the arch infills further up the street associated with the storage areas of the Three Little Words Gin Distillery. This includes the use of a black engineering brick panel to the centre of the infill and

placement of glazing and louvres to the upper portion of the archway, as well as a glazed strip running the width of the archway, separating the upper louvre area from the door and brick lower portion.

The major point of departure from these other infills is the introduction of doorways to either side of the arch. The northernmost doorway, which would form the fire escape would be highly glazed with glazed panels surrounding the door. The southernmost doorways would be louvred as they would be used to access the bin store.

The originally approved scheme would have seen the introduction of a highly glazed, lightweight shopfront. Whilst this would have been the optimum solution from a visual standpoint, creating a visually permeable and reflective expanse that would have enlivened the streets scene.

The proposal under consideration would create a much more solid infill, which would reduce the visual interest of the arch. The brick panel is necessitated by the presence of the internal storeroom for the bar and theatre. This has been subject to a break in since the business began operating and therefore a robust wall is needed for security reasons. To mitigate against the visual impact of this brick infill, the brick specified has been chosen to match that used further up the street and glazed panels have been inserted where possible to the exterior walls of the fire escape corridor and bin store.

The use of the large louvre panel to the central upper portion of the arch is, likewise, detrimental to the appearance of the archway. However, its presence is necessitated by the internal MEP fit out which was approved under application 124382/FO/2019 and has been installed. Whilst the use of a standard louvre would ordinarily be resisted, in this instance it is considered acceptable as it would help provide a visual continuity with the louvre installed at Arch 19 and those in use at the Three Little Words Gin Distillery.

Whilst the proposal is a an aesthetically poorer facade than that originally approved, it is an improvement on the facade that was originally in situ and its form is necessitated by the internal layout of the unit. The harm has been mitigated by the insertion of glazed panels where possible, to retain some of the permeability the originally approved design. On balance, the development is considered to acceptable on visual amenity grounds.

Impact on listed structure

As noted in the previous section of this report, the proposal does not represent the optimum visual solution for the archway, and it is considered that the proposal would result in a moderate degree of less than substantial harm to the listed structure by obscuring views into the archway and thereby reducing the legibility of the space from the street.

However, the design has been produced to create a degree of visual consistency with neighbouring arches and would represent a significant improvement on the previous low-quality brick infill that was in place prior to the arch's occupation by the theatre. It would also provide public benefits through the provision of a fire escape door and allowing for an internal waste management facility.

On balance, by virtue of the existing site constraints, the degree of visual consistency with other arches, the visual uplift compared to the previous infill and the public safety benefits provided by the proposal, the less than substantial harm is considered to be outweighed by the public benefits of the proposal. The proposal is therefore supported on heritage grounds pursuant to policies DM1, EN3 and CC9 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan (1995).

Access

There would be level access from the street through the doors on both sides of the brick infill. The theatre that has been created within the two arches in question is specifically designed to have high levels of accessibility throughout, including height adjustable equipment and hoists in the WCs and a totally retractable seating in the theatre itself to allow the space to become fully level access. The development is considered acceptable pursuant to policy CC10 of the Manchester Core Strategy (2012).

Highways

No objections were raised by MCC Highways services when consulted, although they highlighted that all non-fire doors should open internally to avoid footway obstruction. As the doors to be installed to the infill would be fire doors, this is considered acceptable. It is considered that the development would not give rise to any detrimental impacts on the highways network. As per Highways Services request, informatives regarding projecting over licences and hoarding arrangements are attached to this approval.

Noise

The submitted noise assessment was reviewed by Environmental Health, who have not accepted the findings on the basis that it relates to the previously approved facade (c/f application reference 124382/FO/2019). Therefore, to ensure that the proposal does not lead to an increase in background noise levels, a condition has been requested by Environmental Health requiring a new noise assessment and post completion validation testing to be undertaken. An appropriate condition is attached to this approval and subject to the discharge of this condition, the development is considered acceptable pursuant to saved policy DC26 of the Unitary Development Plan (1995) and policy DM1 of the Manchester Core Strategy (2012).

Other Legislative Requirements **Equality Act 2010**

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights

posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval 140380/LO/2024

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 only in accordance with the following drawings and documents:

- Drawing - Proposed 2911-B5-700-E REV A ELEVATIONS
- Drawing - Proposed 2911-CDA- 00- XX- DR-A- 0804 SECTIONS-SHEET 04
- Design & Access Statement DESIGN AND ACCESS STATEMENT

All received by the City Council, as Local Planning Authority, on 26 June 2024

-Supporting Information Q82249 MBE GLAZING SYSTEMS received by the City Council, as Local Planning Authority, on 14 August 2024

-Supporting Information Wienerberger Glazed Brick Crystal Black received by the City Council, as Local Planning Authority, on 19 August 2024 (as viewed on site 19 August 2024)

-Supporting Information GRAY ENGINEERING BRICK received by the City Council, as Local Planning Authority, on 19 August 2024 (as viewed on site 19 August 2024)

The approved details shall be implemented as part of the development.

Reason - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

3) The following materials have been approved for use on the development hereby approved:

-Supporting Information Q82249 MBE GLAZING SYSTEMS received by the City Council, as Local Planning Authority, on 14 August 2024

-Supporting Information Wienerberger Glazed Brick Crystal Black received by the City Council, as Local Planning Authority, on 19 August 2024 (as viewed on site 19 August 2024)

-Supporting Information GRAY ENGINEERING BRICK received by the City Council, as Local Planning Authority, on 19 August 2024 (as viewed on site 19 August 2024)

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

Condition(s) to be attached to decision for approval 140379/FO/2024

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

-Drawing - Proposed 2911-B5-700-E REV A ELEVATIONS

-Drawing - Proposed 2911-CDA- 00- XX- DR-A- 0804 SECTIONS-SHEET 04

-Design & Access Statement DESIGN AND ACCESS STATEMENT

All received by the City Council, as Local Planning Authority, on 26 June 2024

-Supporting Information Q82249 MBE GLAZING SYSTEMS received by the City Council, as Local Planning Authority, on 14 August 2024

-Supporting Information Wienerberger Glazed Brick Crystal Black received by the City Council, as Local Planning Authority, on 19 August 2024 (as viewed on site 19 August 2024)

-Supporting Information GRAY ENGINEERING BRICK received by the City Council, as Local Planning Authority, on 19 August 2024 (as viewed on site 19 August 2024)

The approved details shall be implemented as part of the development.

Reason - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

3) a) Within one month of the date of this planning permission, 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 approved acoustic treatment scheme shall be implemented in full within two months of approval.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB 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 (Leq,5min), respectively.

b) Within two of approval of acoustic treatment scheme agreed under part a) of this condition, a verification report shall 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 have 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 safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

Informatives

1) The applicant will need to contact gmutc@tfgm.com should any of the external works be likely to impact upon the signalised junction at Watson Street, prior to commencement of development.

2) 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/
highwaynetworkmanagement@manchester.gov.uk

3) For the avoidance of doubt if the façade was to extend 0.35m or greater over the adopted highway then a Projection over License would be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicants expense.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Transport For Greater Manchester
Metrolink
Network Rail

Flat 2403, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2110, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1902, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1901, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1708, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1702, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1609, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1603, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1508, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1501, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1404, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1304, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1206, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1105, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 805, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 607, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 507, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 506, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 503, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 501, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 305, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 206, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 3506, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3504, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3410, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3404, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3201, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3108, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 3801, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3002, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2909, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2908, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2905, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2901, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2807, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2801, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2709, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2708, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2703, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2602, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2508, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2410, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2307, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2205, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1907, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1805, 42 Great Bridgewater Street, Manchester, M1 5LP

Flat 1804, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1510, 42 Great Bridgewater Street, Manchester, M1 5LJ
Units 17 To 20, Great Northern, Deansgate, Manchester, M3 4ED
Flat 1302, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1208, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1110, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1101, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1010, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1008, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 910, 42 Great Bridgewater Street, Manchester, M1 5LG
Relish, Great Northern, Deansgate, Manchester, M3 4EJ
Flat 804, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 705, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 610, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 605, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 601, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 402, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 401, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 302, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 202, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 3408, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3406, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3401, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3205, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3109, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 3710, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3610, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3003, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2805, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2804, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2610, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2609, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2510, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2401, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2309, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2301, 42 Great Bridgewater Street, Manchester, M1 5LP
Units D To E, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat 2010, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2203, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2202, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2109, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2002, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1908, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1809, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1808, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1709, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1506, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1504, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1409, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1408, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1305, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1210, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1205, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1109, 42 Great Bridgewater Street, Manchester, M1 5LJ

Flat 1104, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 707, 42 Great Bridgewater Street, Manchester, M1 5LG
Suite B, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat 509, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 406, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 405, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 403, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 201, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 204, 42 Great Bridgewater Street, Manchester, M1 5LG
Arches 16 And 17, Watson Street, Manchester, M3 4LP
Units K To M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit K, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat 3603, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3508, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3402, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3306, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3305, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3302, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3203, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3106, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 3007, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 3904, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3709, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3704, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3607, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 2810, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2704, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2604, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2506, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2504, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2503, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2405, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2304, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2208, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2108, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2007, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2006, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2004, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2003, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1905, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1802, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1705, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1703, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1606, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1601, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1402, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1309, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1209, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1107, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1102, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1002, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 908, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 906, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 807, 42 Great Bridgewater Street, Manchester, M1 5LG

Flat 710, 42 Great Bridgewater Street, Manchester, M1 5LG
Unit 2 Cinema, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Unit L, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat 603, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 504, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 502, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 408, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 309, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 306, 42 Great Bridgewater Street, Manchester, M1 5LG
Units I To J, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat 3601, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3309, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3303, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3209, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3202, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3103, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 3101, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 3902, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 2904, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2809, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2806, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2803, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2706, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2407, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2402, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2305, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2303, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2209, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2107, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2001, 42 Great Bridgewater Street, Manchester, M1 5LP
Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit O, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat 1909, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1906, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1607, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1604, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1602, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1507, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1406, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1401, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1308, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1301, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1207, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1202, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1004, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1001, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 902, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 903, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 809, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 808, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 709, 42 Great Bridgewater Street, Manchester, M1 5LG
Unit G, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Suite A, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat 609, 42 Great Bridgewater Street, Manchester, M1 5LG

Flat 608, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 505, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 410, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 304, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 303, 42 Great Bridgewater Street, Manchester, M1 5LG
Alex's Bakery, Second Floor Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat 3507, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3505, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3502, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3501, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3405, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3207, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3206, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3110, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 3608, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3605, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3004, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2910, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2907, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2707, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2702, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2608, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2606, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2603, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2509, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2409, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2306, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2302, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2106, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1904, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1810, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1806, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1803, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1710, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1707, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1610, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1509, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1502, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1403, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1307, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1201, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1005, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 905, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 901, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 803, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 802, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 708, 42 Great Bridgewater Street, Manchester, M1 5LG
Suite C, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit H, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat 701, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 606, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 310, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 3503, 42 Great Bridgewater Street, Manchester, M1 5LR

Flat 3409, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3403, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3204, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3104, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 3901, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3701, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3609, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3001, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2906, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2802, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2701, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2607, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2501, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2310, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2308, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2105, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2009, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2210, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2207, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2204, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2201, 42 Great Bridgewater Street, Manchester, M1 5LP
Hilton Manchester, 303 Deansgate, Manchester, M3 4LQ
Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat 1807, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1704, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1605, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1505, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1503, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1410, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1407, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1303, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1204, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1108, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1106, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1009, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1006, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 907, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 904, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 810, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 806, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 706, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 704, 42 Great Bridgewater Street, Manchester, M1 5LG
Unit 1 Gymnasium, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Flat 604, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 510, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 407, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 301, 42 Great Bridgewater Street, Manchester, M1 5LG
Unit 5, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Arches 10 To 15, Watson Street, Manchester, M3 4LP
Flat 205, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 203, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 3604, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3602, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3509, 42 Great Bridgewater Street, Manchester, M1 5LR

Flat 3407, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3310, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3307, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3301, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3210, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3208, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3107, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 3009, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 3006, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 3905, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3708, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3706, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3705, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3702, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3606, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 2902, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2808, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2601, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2705, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2605, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2507, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2505, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2502, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2406, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2404, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2104, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2103, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2102, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2008, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 2005, 42 Great Bridgewater Street, Manchester, M1 5LP
Unit F, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat 1903, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1801, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1706, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1701, 42 Great Bridgewater Street, Manchester, M1 5LP
Flat 1608, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1405, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1310, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1306, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1103, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1007, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 1003, 42 Great Bridgewater Street, Manchester, M1 5LJ
Flat 909, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 801, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 703, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 702, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 602, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 508, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 409, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 404, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 308, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 307, 42 Great Bridgewater Street, Manchester, M1 5LG
Flat 3510, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3308, 42 Great Bridgewater Street, Manchester, M1 5LR

Flat 3304, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3105, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 3102, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 3010, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 3008, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 3903, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3707, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3703, 42 Great Bridgewater Street, Manchester, M1 5LR
Flat 3005, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2903, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2710, 42 Great Bridgewater Street, Manchester, M1 5LQ
Flat 2408, 42 Great Bridgewater Street, Manchester, M1 5LP

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: CENTRAL