

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 139881/LO/2024 & 140223/FO/2024

**Date registered valid:** 13 June 2024

**Proposal:** 139881/LO/2024 - Listed Building Consent for minor internal and external works comprising of the installation of 2no louvres and 4no air conditioning units, and the display of advertisements.  
140223/FO/2024 - Replacement and installation of 4no Air Conditioning Units and installation of 2 no louvres to rear elevation

**Address:** 19 King Street, Manchester, M2 6AW

**Ward(s):** Deansgate Ward

**Applicant:** Estee Lauder Companies

**Agent (if any):** Miss Ruth Owen Cushman and Wakefield

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

**Recommendation:** 139881/LO/2024 Approve & 140223/FO/2024 Approve

**Date of recommendation:** 06/08/2024

## Application details

**Type of application:** 139881/LO/2024 Listed Building Consent  
140223/FO/2024 Full Application Consent

**Development type:** 139881/LO/2024 Listed building alteration  
140223/FO/2024 Minor Industry

**Date of site visit:**

### Standard consultations:

Printed: 21 June 2024      Expired: 12 July 2024

### Neighbour notifications

Printed: 21 June 2024      Expired: 12 July 2024

### Site notice

Posted: 21 June 2024      Expired: 12 July 2024

### Press advert

Published: 25 June 2024      Expired: 9 July 2024

**Departure from Development Plan:** No

**Environmental Statement:** Not required

### Description of site/building

The proposal site is a Grade II listed building, designated in 1974, which falls within the St Ann's Square Conservation Area (1970). Historically the buildings along Kind Street were rebuilt during Queen Victoria's reign with few exceptions. The street development into the most fashionable shopping district in Manchester which retains this status today. King Street was also the first city centre street to be pedestrianised in 1976. Given the heavy commercial retail setting of the street scene advertisements are commonplace. The design of advertisements is varied across the street scene mainly due to the individually designed shop fronts that have evolved at each unit, very few units share the same design. The proposal site is currently occupied as a shop (A1 Use Class) at ground and first floor. The second and third floor of the building as used for offices (B1(a) Use Class).

**Listed building:** Grade II

**Conservation area:** St Anns Square Conservation Area 1970

**Tree Preservation Order:** n/a

## **Description of area**

The building is in Manchester city centre, wholly within the St Ann's Square conservation area. There are several other Grade-II listed buildings on King Street and the Grade-I listed St Ann's Church is in the immediate vicinity. There are a variety of uses in the area associated with city centre development, such as comparison and convenience retail, commercial office, residential apartments and culture/leisure uses.

## **Description of development**

The development relates to the installation of new signage and plant to the exterior of the unit and a new internal shop fitout including the installation of new services, new decorative treatments, a new WC and kitchenette.

## **Consultations & Notification Responses**

### Publicity

*Listed Building Consent* - a notice was displayed on site advertising the works as those affecting a listed building and conservation area. A press notice was placed in the local press advertising the works as those affecting a listed building and conservation area. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

*Full Application Consent* - a notice was displayed on site advertising the works as those affecting a listed building. A press notice was placed in the local press advertising the works as those affecting a listed building and conservation area. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

### Consultation responses

*Environmental Health* - no objections, noise condition required.

*MCC Highways Services* – no objections, projecting over licence required.

## **Issues**

### **Manchester Core Strategy (2012)**

Relevant policies to these applications include: SP1 (Spatial Principles), DM1 (Development Management), EN3 (Heritage), C1 (Centre Hierarchy), CC1 (Primary Economic Development Focus : City Centre and Fringe), CC9 (Design and Heritage) and CC10 (A Place for Everyone)

### **Unitary Development Plan for the City of Manchester (1995)**

Relevant saved policies to these applications include: DC18 (Conservation Areas), DC19 (Listed Buildings) and DC26 (Development and Noise)

### **Places for Everyone (2024)**

Relevant policies to these applications include: Policy JP-Strat2: City Centre and Policy JP-P2: Heritage

### **National Planning Policy Framework (NPPF).**

Relevant sections to these applications include: Section 16 (Conserving and enhancing the historic environment) of the

### Principle of development

The works proposed development is in support of a new retail tenant fitout to the ground and first floor commercial unit at 19 King Street. Manchester's City Centre, in which the unit is located, is identified in policies CC1 and C1 of the Manchester Core Strategy as the City's primary retail and commerce core. The unit is a very well preserved Victorian commercial premises, which currently houses a clothing retailer. Given the historic commercial usage of this building, the principle of a shop fitout to the unit to secure an economically viable use is considered acceptable and consistent with the conservation of the building pursuant to paragraph 203 of the NPPF, provided any detrimental impacts on historic fabric and amenity are satisfactorily avoided or mitigated. An assessment of these impacts is undertaken below.

### Internal works

#### *Ground floor*

Works to the ground floor would see the removal of the existing till area on the right as the unit is entered, together with the removal of the rear changing rooms. The removal of this minor subdivisions is supported as it would help return the ground floor to closer to its original layout.

The new service desk/till would be located to the rear of the unit, where there is an existing modern plasterboard wall. There would be a lightbox advertisement mounted to this wall. This area represents the best location for these services due to the presence of the modern wall, which can have power cabling hidden within the cavity without any interventions into historic walls. The modern bulkhead to this wall is to be removed and the cornicing to be replicated to the rear wall. This would result in a minor heritage benefit by removing a modern intervention and restoring the historic proportions and features to this area of the shop.

The other walls on the ground floor are all original, including the presence of 2no. historic chimney breasts and 1no. historic fireplace on the left as the unit is entered. The shelving to be included on this side of the shop would sit within the two chimney breasts, with a 40mm shadow gap between the backboard of the shelves and the wall. The same gap is left to the rear of furniture to the other side of the unit. This shadow gap ensures the full proportions of the room remain legible and keeps furniture away from the well-preserved cornices present at the unit.

There are two existing air conditioning units to the ground floor. These would be replaced with new units, with the existing ducting and wiring reutilised to ensure no additional interventions into the ceiling.

Works to the walls, floors and ceilings are agreed in principle, but at present full and final decorative finishes have not been known and would be agreed by a discharge of condition. This includes a new treatment to the historic floors which remain throughout the floorplate. The floors and ceiling likewise retain a great number of historic decorative features such as cornices and ceiling roses. Hence, it is important to protect these elements, which greatly contribute to the unit's well preserved special character and appearance. An appropriate condition is attached to this approval.

#### *Staircase*

There is a historic staircase between the ground and first floors. The balustrade is varnished wood and is an original, unaltered feature. The treads, risers and non-original spindles have been

painted previously and would be repainted in a black to match the new occupier's colour scheme. There would also be new boxing into the underside of the staircase, replacing modern boxing in with a faux panelling. On balance, the intervention is considered minimal and reversible and would avoid any new treatments to historic, exposed woodwork.

### *First floor*

To the first floor, existing fitting rooms would also be removed. This would include the removal of privacy screens placed over the rear windows and skylights. This element of the works would result in a considerable heritage benefit, exposing a significant historic feature and creating views through the unit, on to Mayo Street.

Any furniture to the first floor would be freestanding, barring a small sink and work surface to the rear of the floorplate. To stack the services, this would be placed next to the new toilet. This new toilet would be created in store cupboard to the first floor, where no original flooring is in situ and an existing suspended ceiling exists to run services above. Services would be run from the basement via a service staircase that runs to the basement. The full and final details of these services would be agreed by condition.

There would be a new fire door installed within the service stair core area from the shop floor. This would be read as a clearly modern intervention, resulting in a moderate degree of less than substantial harm. This is considered to be outweighed by the public benefit of improving the fire safety of the building and the harm is also somewhat mitigated as it would be installed in a less significant service area that would not be seen from the main floorplate.

Works to the walls, floors and ceilings are agreed in principle, but at present full and final decorative finishes have not been known and would be agreed by a discharge of condition. This includes a new treatment to the historic floors which remain throughout the floorplate. The floors and ceiling likewise retain a great number of historic decorative features such as cornices and ceiling roses. Hence, it is important to protect these elements, which greatly contribute to the unit's well preserved special character and appearance. An appropriate condition is attached to this approval.

### External works

#### *Rear elevation*

The proposal would see the replacement of 4no. AC units to the rear elevation on Mayo Street with 4no. new units. Whilst these modern pieces of equipment appear incongruous in relation to the building's historic character, this solution allows for the minimum intervention possible into the internal fabric of the building. Relocation of these inside the building's basement or to another location within the elevation/wall would require new and additional ductwork which would require new penetrations through historic timber flooring. Within the context of Mayo Street, a rarely used alleyway to the back of King Street, which houses a plethora of plant decks and externally mounted pieces of plant, the continued presence of the plant is not considered unduly harmful to the visual amenity of the building, nor to the St Anns Square Conservation Area in which it sits. On balance, it is considered that this element of the works, which would preserve the existing situation, is acceptable.

There would be two new vents placed in a board at ground floor level below the plant deck. These would then be covered by a mesh to a large section of the wall, to screen the smaller vents and integrate them properly into the elevation. The full and final details of this screen would be agreed by condition. This would result in a minor visual uplift to this area of the elevation, resulting in a minor heritage benefit to the listed building and, thus, conservation area.

There are two wooden panels in the window frame on this elevation. Although, owing to an existing modern partition to the rear of the unit, these would have no view through, these would be reglazed resulting in a minor heritage benefit.

### *Signage*

The proposed signage is considered to be modest in design and scale. The fascia signage comprises individual, non-illuminated lettering fabricated from cut metal and powder coated black. This style of signage, comprising individual letters, is considered to be appropriate for use in a conservation area pursuant to policy DC14.5 (e). The colour palette is restrained, and the black would be easily legible against the white background of the fascia, thereby properly aiding wayfinding.

The proposed projecting sign is appropriate in scale, massing and design. The proposed projecting sign is of the more traditional, hanging and bracketed style which is appropriate for use on a listed building and reflects the style of signage on much of King Street. The proposed depth of 16mm total is well below the 30mm depth usually supported in the City Centre. This would give the sign a lightweight and elegant appearance which would harmonise well with the decorative nature of the facade.

The materiality, comprising a brass sheet overlaid with black powder coated metal with fret letters cut out to show the underlying brass, is restrained and heritage appropriate. The proposed projecting sign would represent a significant improvement on the overly thick box projecting sign currently in situ, which relates poorly to the character and appearance of the listed building.

In both instances, the lack of illumination would ensure the signage is not overly prominent or obtrusive and hence would integrate more readily into the street scape. The positioning of both elements of signage relate properly to the entrance of the building, with the projecting sign in line with the fascia, which is supported pursuant to policy DC14.5 (b) and (d).

### *Conclusion of heritage assessment*

The works proposed to 19 King Street would result in a number of heritage benefits to the building, including the removal of a modern bulkhead on the ground floor, the exposing of the modern windows to the rear of the first floor and the retreatment of historic floors which have currently been painted at the rear of both floors. There would be a moderate degree of less than substantial harm created by the introduction of new MEP services into the unit resulting some penetrations through floors and the installation of modern A/C units to the rear external wall of the unit. Other works are relatively minor and sympathetic to the listed building, including a restrained signage strategy and light touch decorative finishes.

On balance, it is considered that the works are acceptable on heritage grounds, with works designed to result in minimal interventions into historic fabric, reutilising as much of the existing ventilation services as possible and being outweighed by the public benefits of securing a viable use and exposing or reinstating historic features. The development is therefore considered acceptable pursuant to policies EN3 and CC9 of the Manchester Core Strategy (2012) and saved policies DC18 and DC19 of the Unitary Development Plan for Manchester (1995) and Section 16 of the NPPF.

### Other planning considerations

#### *Highways*

The unit is in a highly accessible City Centre location, nearby to bus services on Deansgate and Quay Street, tram services at Market Street and St Peters Square and is easily accessible on foot, particularly given its location on a pedestrianised street. The unit is located in a busy retail and leisure location and currently houses a retail. Hence, it is not expected that a new retail occupier would generate a significantly greater level of trip generation, nor that footfall generate would be problematic at this location.

### *Noise*

The application seeks the installation of new externally mounted plant. The applicant asserts that the replacement plant, by virtue of the new age and design of the units, would be less noisy than the existing plant it replaces. Any new plant of this kind requires a noise assessment and post installation validation testing to ensure noise emitted from the plant does not result in an increase in background noise that would be harmful to the amenity of surrounding occupiers. Therefore, as per Environmental Health, an appropriate condition is attached to this approval requiring these assessments. The development is therefore considered acceptable pursuant to saved policy DC26 of the Unitary Development Plan for Manchester (1995)

### *Access*

There is level access from the street into the ground floor of the unit. The upper floors are accessed by an original, decorative wooden staircase. Given the constraints of the site, which is very well preserved with a great number of historic features intact, it is considered that the installation of an internal lift would be unfeasible and necessitate a high level of harm to the buildings internal structure, floorplate and decorative features. Given the above, the development is considered acceptable pursuant to policy CC10 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:** 139881/LO/2024 Approve & 140223/FO/2024 Approve

### **Article 35 Declaration**

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, some negotiations were necessary and the scheme is considered acceptable and appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policies DC18 and DC19 of the Manchester Unitary Development Plan, policies CC9, EN3 SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

### **Condition(s) to be attached to decision for approval for 139881/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 in accordance with the following drawings and documents:

- Drawing - Proposed ID1068595705 10 BASEMENT PLAN
- Drawing - Proposed ID1068595705 11 BASEMENT POWER DATA AND SERVICES PLAN
- Drawing - Proposed ID1068595705 29 REV D SHOP FRONT ELEVATIONS
- Drawing - Proposed ID1068595705 30 BLADE SIGN
- Drawing - Proposed ID1068595705 31 PERSONALISATION WALL DISPLAY

Received by the City Council, as Local Planning Authority, on 25/04/2024

- Supporting Information VENTILATION UNIT SPECIFICATION
- Supporting Information AIR CONDITIONING DATA SHEET - HVAC SYSTEM
- Supporting Information AIR CONDITIONING DATA SHEET - OUTDOOR UNIT

Received by the City Council, as Local Planning Authority, on 21/05/2024

- Drawing - Proposed ID1068595705 13 REV G GROUND FLOOR FINISH PLAN
- Drawing - Proposed ID1068595705 13 REV G GROUND FLOOR GA PLAN
- Drawing - Proposed ID1068595705 14 REV G GROUND FLOOR REFLECTIVE CEILING PLAN
- Drawing - Proposed ID1068595705 15 REV G GROUND FLOOR POWER DATA AND SERVICES PLAN
- Drawing - Proposed ID1068595705 18 REV G GROUND FLOOR ELEVATION 1
- Drawing - Proposed ID1068595705 20 REV G GROUND FLOOR ELEVATION 3
- Drawing - Proposed ID1068595705 21 REV G GROUND FLOOR ELEVATION 4 AND 5
- Drawing - Proposed ID1068595705 22 REV G GROUND FLOOR ELEVATION 6 AND 7
- Drawing - Proposed ID1068595705 23 REV G FIRST FLOOR GA PLAN
- Drawing - Proposed ID1068595705 24 REV G FIRST FLOOR REFLECTIVE CEILING PLAN
- Drawing - Proposed ID1068595705 25 REV G FIRST FLOOR POWER DATA AND SERVICES PLAN
- Drawing - Proposed ID1068595705 26 REV G FIRST FLOOR FLOOR FINISH PLAN
- Drawing - Proposed ID1068595705 28 REV G FIRST FLOOR ELEVATION 1
- Drawing - Proposed ID1068595705 9 REV G FIRST FLOOR CONSTRUCTION PLAN

Received by the City Council, as Local Planning Authority, on 19/07/2024

-Drawing - Proposed 2460/1 REV L HVAC LAYOUT

-Drawing - Proposed 2460/2 REV L HVAC LAYOUT CROSS SECTION

Received by the City Council, as Local Planning Authority, on 06/08/2024

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) Prior to the erection of any external scaffolding commences a methodology and specification for that scaffolding including its location, means of affixing to the building and location of any mechanical fixings shall be submitted to and approved in writing by the City Council as local planning authority. No ties shall be made into stonework including surrounds, window frames or eave detailing or the face of any brickwork. The approved details shall be implemented in full as part of the development.

Reason - 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

4) Prior to the commencement of works to repair and making good of the building fabric relating to the scaffold following removal, a method statement for the repair and making good of any fixing points and damage caused by the erection of the scaffold, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include product specifications, repair techniques and a detailed survey of any interventions into historic fabric and schedule detailing time scales for repair works to be undertaken. For the avoidance of doubt, where instances of damage to brickwork require total replacement, this shall be on a like for like basis.

The works shall be carried out only in accordance with the approved scheme.

Reason - 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

5) Notwithstanding the drawings approved under Condition 2 (Drawing - Proposed ID1068595705 11 BASEMENT POWER DATA AND SERVICES PLAN received by the City Council, as Local Planning Authority, on 25/04/2024; Drawing - Proposed ID1068595705 15 REV G GROUND FLOOR POWER DATA AND SERVICES PLAN; Drawing - Proposed ID1068595705 25 REV G FIRST FLOOR POWER DATA AND SERVICES PLAN received by the City Council, as Local Planning Authority, on 19/07/2024; Drawing - Proposed 2460/1 REV L HVAC LAYOUT; Drawing - Proposed 2460/2 REV L HVAC LAYOUT CROSS SECTION received by the City Council, as Local Planning Authority, on 06/08/2024), prior to the installation of any mechanical, electrical and plumbing services, full and final specifications and details of any MEP services shall be submitted for approval in writing by the City Council as Local Planning Authority. This shall include product specifications, scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation and fixing.

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

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) Notwithstanding the drawings approved in condition 2, prior to the commencement of any of any external works, materials samples shall be submitted to and agreed in writing by the City Council as local planning authority:

- a) paintwork
- b) pointing
- c) ventilation services screens
- d) cleaning
- e) glazing

This shall include samples and product specifications, as well as in situ examples of any and all repair techniques to be used on the facade, including repainting and cleaning. 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

7) Notwithstanding any details approved under condition 2, prior to the application of any of the internal finishes listed below, material samples shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of product specifications, method statements, physical samples and scaled drawings, as appropriate, for the following:

- a) any new joinery
- b) doors including fixtures and fittings
- c) glazing
- d) light fixtures
- e) paintwork
- f) plasterwork
- g) sanitary finishes
- h) floor finishes
- i) heating goods
- j) trunking
- k) ductwork
- l) staircase
- m) cornices, dado rails and any other mouldings

The approved materials 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 for 140223/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 in accordance with the following drawings and documents:

-Drawing - Proposed 2460/1 REV L HVAC LAYOUT

-Drawing - Proposed 2460/2 REV L HVAC LAYOUT CROSS SECTION

Received by the City Council, as Local Planning Authority, on 06/08/2024

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) a) Prior to commencement of the use hereby approved a 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. 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 implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise 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 minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995)

## **Appendix 1 – List of consultees & neighbours notified**

### Heritage & Urban Design

23 King Street, Manchester, M2 6AN  
First Floor Right Suite B, 23 King Street, Manchester, M2 6AN  
Second Floor, 23 King Street, Manchester, M2 6AN  
Third Floor, 23 King Street, Manchester, M2 6AN  
First Floor Suite A, 23 King Street, Manchester, M2 6AN  
Second Floor Rear, 28 King Street, Manchester, M2 6AY  
Basement And Ground Floor, 28 King Street, Manchester, M2 6AY  
First Floor, 26 King Street, Manchester, M2 6AY  
26 King Street, Manchester, M2 6AY  
WATT UTILITIES LIMITED, Fifth Floor, St Anns House, St Ann's Place, Manchester, M2 7LP  
Ground Floor Unit 1, St Anns House, St Ann's Place, Manchester, M2 7LP  
Sub Basement, St Anns House, St Ann's Place, Manchester, M2 7LP  
Suite 5, 13 Police Street, Manchester, M2 7WA  
Third And Fourth Floor, St Anns House, St Ann's Place, Manchester, M2 7LP  
THE WHITE COMPANY, 21 King Street, Manchester, M2 6AF  
Ground Floor Unit 5, St Anns House, St Ann's Place, Manchester, M2 7LP  
First Floor, 30 King Street, Manchester, M2 6AZ  
Basement And Ground Floor, 30 King Street, Manchester, M2 6AZ  
EDWARDS & COMPANY (PROPERTY) LTD, Second Floor And Third Floor, 26 King Street, Manchester, M2 6AY  
PAUL NICHOLS & CO, Second Floor Front, 28 King Street, Manchester, M2 6AY  
24 - 26 King Street, Manchester, M2 6AY  
28 - 30 King Street, Manchester, M2 6AY  
13 Police Street, Manchester, M2 7WA  
Suite 4, 13 Police Street, Manchester, M2 7WA  
First Floor Rear, 28 King Street, Manchester, M2 6AY  
Third Floor, 28 - 30 King Street, Manchester, M2 6AY  
30 King Street, Manchester, M2 6AZ  
28 King Street, Manchester, M2 6AY  
4 St Anns House, St Ann's Place, Manchester, M2 7LP  
3 St Anns House, St Ann's Place, Manchester, M2 7LP  
Second Floor, 30 King Street, Manchester, M2 6AZ  
First Floor Front, 30 King Street, Manchester, M2 6AZ  
Unit 2, St Anns House, St Ann's Place, Manchester, M2 7LP  
17 King Street, Manchester, M2 6AW  
13 - 15 King Street, Manchester, M2 6AW  
11 Police Street, Manchester, M2 7LQ

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3  
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Conservation Area - St Anns Square Conservation Area 1970  
Area Team Boundary - Name: CENTRAL