

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139026/FO/2024
Date registered valid: 4 April 2024
Proposal: Elevational alterations relating to repair and refurbishment of existing external mosaic tiling.
Address: Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Ward(s): Piccadilly Ward
Applicant: Blight Adriatic Land 8 Ltd
Agent (if any): Mr Lee Walsh 12/23 Architecture Design Ltd
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 29/05/24

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11 April 2024

Standard consultations:

Printed: 10 April 2024 Expired: 1 May 2024

Neighbour notifications

Printed: 10 April 2024 Expired: 1 May 2024

Site notice

Posted: 11 April 2024 Expired: 2 May 2024

Press advert

Published: 16 April 2024 Expired: 30 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a 9 (including penthouse) storey T shaped building bounded by Dale Street, Lever Street, Spear Street and Back Piccadilly. The building is located within the Stevenson Square Conservation Area and is situated across from Grade II Listed buildings at 8, 10, 12 and 14 Lever Street, 22 Dale Street and Sevendale House (also Lever Street). The building is in use as residential accommodation above ground floor commercial uses. The building facades are faced in concrete with small mosaic tile dressings to the 3 staircores and penthouse.

Architecturally there is particular interest in the form of the splayed windows and the overall style of the building which sees off site fabricated, moulded and articulated concrete panels in a repeated staggered format. The tiled elements act as a visual frame to the principle facade elements which are plainer in design. The small format tiles in a varied but complementary palette of monochrome colours are typical of this period of building. Overall, based primarily on its architectural interest and landmark quality, the building is considered to be an important local Non Designated Heritage Asset (NDHA) in its own right, meriting conservation consistent with its significance.

Due to the quality of its construction and relative intactness, the building is considered a very good representative of its building type, that is a 1970s modernist commercial development at the core of the city centre, contributing to the city's distinctive identity and sense of place. The mosaic tiles contribute to the architectural interest of Chatsworth House.

The mosaic tiling appears to be in a poor condition with several sections missing. A survey has identified failing sections. It is noted that over time the building has been exposed to some extreme weather conditions, particularly on the South West elevation on Back Piccadilly. Water egress has occurred which has caused the reinforcement bars within the in-site poured concrete to rust. The effect of the rusted re-bar has caused visible spalling on the internal and external surfaces. Internally the concrete has spalled in large areas and has exposed the extremely corroded metals. The same affect has occurred externally but instead of visible spalling on the concrete, the tiles are being pushed out and in many cases, have loosened and fallen to the external ground level.

The current condition of the tiling gives the building a somewhat poor appearance within the streetscene and in terms of its impact on the character of the conservation area and setting of adjacent listed buildings. It also detracts from the value of the building as a NDHA.

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

The site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship.

Description of development

It is noted that the original proposals as submitted was to render over all existing tiled areas to the staircores and penthouse. However following negotiations consent is sought for the following works to the facades:

- Localised repair, removal and reinstatement of the mosaic tiles to the staircores with new tiling to match existing;
- Removal of tiles to penthouse area installation of new insulation, waterproof layer and reapplication of mosaic tiles to match the existing on top.
- The treatment of the rusting re-bar will be done internally and externally where visible.

Consultations & Notification Responses

The application was advertised as affecting a conservation area and the setting of a listed building and a site notice was displayed adjacent to the site. Occupiers of this and neighbouring properties were notified about the proposals.

Occupiers of neighbouring properties have been notified about the application

No representations have been received.

Head of Environmental Protection – Have no objections

Head of Highways – Have not raised any objections but have requested that the applicant has been made aware of the need for the potential for various agreements with highways separate from planning which have been shared with the applicant.

Cadent Gas – No objections

Issues

Relevant National Policy

On 27th March 2012 the Department for Communities published the National Planning Policy Framework, which replaced planning policy statements and planning policy guidance notes, including PPS5 and PPG19.

The following sections of the National Planning Policy Framework are of relevance to this application:

Section 16 Conserving and enhancing the historic environment – which states that in determining planning applications, local planning authorities should take account of:

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

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

In terms of the NPPF the following should also be noted:

201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

203 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.

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

208. 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, where appropriate, securing its optimum viable use.

209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles), - which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- Provide good access to sustainable transport provision.

Policy DM1 (Development Management) – Which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

Policy EN 3 Heritage – which states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Policy CC9 (Design and Heritage) States that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including conservation areas and listed buildings.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

Places for Everyone

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

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.

Main Issues

The main issues to consider are the impact on the visual amenity of the streetscene and building from the works and whether the proposal would enhance or maintain the character and appearance of the conservation area and setting of adjacent listed buildings.

Principle of the proposed external alterations and impact on the character of the Conservation Area

On balance, and largely due to the visual interest of the elevations, the building is considered to contribute positively within its context as a modern intervention of its time within the Stevenson Square Conservation Area. As an important local NDHA in its own right the building merits conservation consistent with its significance (paragraph 195 of the NPPF). Any new proposals that impact on the building should also be designed in accordance with local policies DM1, SP1 EN3 and JP-P2.

The current poor quality appearance of parts of the building, in particular the staircores, does have a minor level of harm on the overall character of the conservation area and the setting of adjacent listed building. The proposed works would reverse that current poor appearance and therefore harm and can therefore be seen as being beneficial. The building would be conserved in a manner which is consistent with its significance. Subject to conditions to ensure that the works are carried out to an acceptable standard including a good match for the existing tiles being applied the works are acceptable in design and visual amenity terms. This would be consistent with local policies DM1, SP1, CC9, JP-P 1, JP-P 2, DC18.1 and DC19.1.

Given the beneficial impacts there is no need for a weighting exercise as required by Section 16 of the NPPF. Notwithstanding this, public benefits would be derived from visual improvements to the building and allows for the resolution of a defect that results in the tiles debonding and falling from the building which poses a risk to public safety.

Overall, it is considered that the proposed works would create an acceptable visual appearance that would improve the character and appearance of the conservation area and the setting of adjacent listed buildings.

It is considered that the proposed development would be consistent with section 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy saved UDP policies 18.1 and DC19.1 and Places for Everyone Policies JP-P 1, JP-P 2.

Conclusion

Given the above, it is considered that the proposed repair and replacement of the mosaic tiling would create an acceptable visual appearance that would maintain the character and appearance of the conservation area and would be in accordance with the above planning policies

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 planning application. This has included on going discussions about the form and design of the development.

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

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

Reason - Required to be imposed pursuant to Section 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:

(a) Site Location Plan PL001 stamped as received on 27-03-24; and

(b) Dwgs PL002, PL004 and BR 002 Rev C

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, SP1 and DM1 of the Core Strategy, saved UDP policies DC18.1 and DC19.1 and Places for Everyone Policy JP-P2

3) Prior to the commencement of the development hereby approved samples and specifications of the replacement tiles, flashing detail and cills shall be submitted for approval in writing by the

City Council as local planning authority. The approved details shall be implemented as part of the development.

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 Core Strategy Policies DM1, EN3 and CC9, saved UDP Policies DC18.1 and DC19.1 and Places for Everyone Policy JP-P2

4) Prior to the works to the mosaic tiled areas commencing, details of a method statement for the repair / replacement of the mosaic tiles and associated works in relation to cills and flashings shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved method statement shall be implemented as part of the development.

Reason

To ensure that the works have an acceptable quality finish in the interests of visual amenity and protecting the character of the conservation area pursuant to Core Strategy Policies DM1, EN3 and CC9, saved UDP Policies DC18.1 and DC19.1 and Places for Everyone Policy JP-P2

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design

8 Lever Street, Manchester, M1 1LN
Basement, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Second Floor, 22 Lever Street, Manchester, M1 1EA
First Floor, 22 Lever Street, Manchester, M1 1EA
16 Oldham Street, Manchester, M1 1JQ
North Square, 11 - 13 Spear Street, Manchester, M1 1JU
Flat 19, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 12, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 15, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Second Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Flat 17, 3 Dale Street, Manchester, M1 1BA
Second Floor, Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
Rother House, 11 - 13 Spear Street, Manchester, M1 1JU
Second Floor 11 And 15, 8 Lever Street, Manchester, M1 1LN
Fourth Floor, 49 Piccadilly, Manchester, M1 2AP
Fifth Floor, 49 Piccadilly, Manchester, M1 2AP
Third Floor, 49 Piccadilly, Manchester, M1 2AP
Apartment 209, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 203, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 503, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
19 Cafe Bar, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 9, 3 Dale Street, Manchester, M1 1BA
Basement, 20 Spear Street, Manchester, M1 1JE
Unit 1A, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 1B, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 2, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Apartment 406, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Third Floor, 20 Dale Street, Manchester, M1 1EZ

Top Floor Flat, 12 Lever Street, Manchester, M1 1LN
Sixth Floor, 49 Piccadilly, Manchester, M1 2AP
49 Piccadilly, Manchester, M1 2AP
First Floor, 12 - 14 Lever Street, Manchester, M1 1LN
14 Lever Street, Manchester, M1 1LN
Ground Floor, 12 - 14 Lever Street, Manchester, M1 1LN
Flat 2, 31 Back Piccadilly, Manchester, M1 1HP
10 Lever Street, Manchester, M1 1LN
Second Floor, 10 Lever Street, Manchester, M1 1LN
Ground Floor, 22 Lever Street, Manchester, M1 1EA
Sub Basement And Basement, 19 - 31 Piccadilly, Manchester, M1 1LS
Flat 11, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 2, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
First Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Flat 19, 3 Dale Street, Manchester, M1 1BA
47 Piccadilly, Manchester, M1 2AP
MAIL BOXES ETC, Chatsworth House, 19 Lever Street, Manchester, M1 1WD
Apartment 303, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 703, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 505, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 108, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
20 Spear Street, Manchester, M1 1JE
Unit D Fifth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Fourth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Units 4 And 5, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Apartment 704, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 407, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 403, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 204, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 206, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 101, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Fourth Floor, 20 Dale Street, Manchester, M1 1EZ
Second Floor, 20 Dale Street, Manchester, M1 1EZ
12 Lever Street, Manchester, M1 1LN
Ground Floor, 14 Lever Street, Manchester, M1 1LN
First Floor Office 2, 8 Lever Street, Manchester, M1 1LN
Basement, 22 Lever Street, Manchester, M1 1EA
Serviced Apartment 1, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Serviced Apartment 3, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
DATASYS LIMITED, Fifth Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Flat 1, 3 Dale Street, Manchester, M1 1BA
Serviced Apartment 2, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
Third Floor, Rother House, 11 - 13 Spear Street, Manchester, M1 1JU
Ground Floor Showrooms 1 And 4, 8 Lever Street, Manchester, M1 1LN
Apartment 105, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 207, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 504, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 306, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Unit 7, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 3, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Mala Secret Garden, 8 Dale Street, Manchester, M1 1JA
Flat 508, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 208, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 706, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Apartment 608, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 104, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 601, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 309, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Basement, 20 Dale Street, Manchester, M1 1EZ
Wetherspoons, 49 Piccadilly, Manchester, M1 2AP
Flat 3, 31 Back Piccadilly, Manchester, M1 1HP
Flat 5, 31 Back Piccadilly, Manchester, M1 1HP
Basement, 10 Lever Street, Manchester, M1 1LN
Office 3B, 22 Lever Street, Manchester, M1 1EA
Office 3A, 22 Lever Street, Manchester, M1 1EA
3 Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
2 Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
Flat 20, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 6, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
19 - 31 Piccadilly, Manchester, M1 1LS
1 Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
The Emporium, 8 - 10 Oldham Street, Manchester, M1 1JQ
Flat 9, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 10, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 21, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 5, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
4 Oldham Street, Manchester, M1 1JQ
Flat 6, 3 Dale Street, Manchester, M1 1BA
Flat 20, 3 Dale Street, Manchester, M1 1BA
4 - 4A Dale Street, Manchester, M1 1JW
6 Oldham Street, Manchester, M1 1JQ
Flat 5, 3 Dale Street, Manchester, M1 1BA
Flat 15, 3 Dale Street, Manchester, M1 1BA
Flat 22, 3 Dale Street, Manchester, M1 1BA
Flat 16, 3 Dale Street, Manchester, M1 1BA
Flat 5, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
Apartment 605, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 801, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Unit 1C, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Apartment 301, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 307, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Second Floor Unit 13, 8 Lever Street, Manchester, M1 1LN
Second Floor 12, 8 Lever Street, Manchester, M1 1LN
Manchester Jewellers, 14 Oldham Street, Manchester, M1 1JQ
Second Floor, North Square, 11 - 13 Spear Street, Manchester, M1 1JU
12 Oldham Street, Manchester, M1 1JQ
Flat 7, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 16, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 21, 3 Dale Street, Manchester, M1 1BA
Flat 7, 3 Dale Street, Manchester, M1 1BA
Flat 10, 3 Dale Street, Manchester, M1 1BA
Flat 11, 3 Dale Street, Manchester, M1 1BA
2 Dale Street, Manchester, M1 1JW
First Floor, 49 Piccadilly, Manchester, M1 2AP
47 Back Piccadilly, Manchester, M1 1HP
Basement And Ground Floor, 18 Oldham Street, Manchester, M1 1JN
Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
Flat 6, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA

Apartment 701, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 201, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Units G4 And G5, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 6, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Apartment 708, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 603, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 109, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 202, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 609, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Chapter One Books, Chatsworth House, 19 Lever Street, Manchester, M1 1WD
Apartment 606, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 103, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 409, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
12 - 14 Lever Street, Manchester, M1 1LN
31 Back Piccadilly, Manchester, M1 1HP
Flat 1, 31 Back Piccadilly, Manchester, M1 1HP
19 - 25 Piccadilly, Manchester, M1 1LU
5 - 6 Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
Flat 14, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 17, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Fourth Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Travelodge, 31 Piccadilly, Manchester, M1 1LU
Flat 18, 3 Dale Street, Manchester, M1 1BA
Flat 12, 3 Dale Street, Manchester, M1 1BA
Flat 8, 3 Dale Street, Manchester, M1 1BA
Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
Ground Floor Showrooms 2 And 3, 8 Lever Street, Manchester, M1 1LN
Second Floor, 49 Piccadilly, Manchester, M1 2AP
First Floor, 47 Piccadilly, Manchester, M1 2AP
Basement, 47 Piccadilly, Manchester, M1 2AP
Ground Floor, 47 Piccadilly, Manchester, M1 2AP
18 Oldham Street, Manchester, M1 1JN
Apartment 205, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 404, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 501, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 3, 3 Dale Street, Manchester, M1 1BA
Unit G1, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Serviced Apartment 302, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 702, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 405, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 308, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 705, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 408, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Ground Floor, 20 Dale Street, Manchester, M1 1EZ
Fifth Floor, 20 Dale Street, Manchester, M1 1EZ
First Floor, 20 Dale Street, Manchester, M1 1EZ
Second Floor, 12 - 14 Lever Street, Manchester, M1 1LN
Serviced Apartment 4, 31 Back Piccadilly, Manchester, M1 1HP
First Floor, 10 Lever Street, Manchester, M1 1LN
Basement, 8 Lever Street, Manchester, M1 1LN
Unit 1D, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Ground Floor Vantona Viyella Plc, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Second Floor Rear, 47 Piccadilly, Manchester, M1 2AP
Flat 7, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA

Serviced Apartment 1, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
 Second Floor Front, 47 Piccadilly, Manchester, M1 2AP
 Apartment 507, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 Apartment 509, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 Fifth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
 Apartment 305, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 Apartment 506, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 Apartment 502, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 Apartment 402, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 Apartment 707, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 First Floor Store 1, 8 Lever Street, Manchester, M1 1LN
 Second Floor 14, 8 Lever Street, Manchester, M1 1LN
 Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
 Fourth Floor, 22 Lever Street, Manchester, M1 1EA
 Third Floor, 22 Lever Street, Manchester, M1 1EA
 Nando's, 27 Piccadilly, Manchester, M1 1LU
 First Floor, North Square, 11 - 13 Spear Street, Manchester, M1 1JU
 Flat 4, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
 Flat 18, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
 Flat 8, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
 Third Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
 Ground Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
 Wellington House, 39 Piccadilly, Manchester, M1 1LQ
 Fifth Floor, 33 - 35 Piccadilly, Manchester, M1 1LQ
 33 - 35 Piccadilly, Manchester, M1 1LQ
 29 Piccadilly, Manchester, M1 1LU
 Flat 4, 3 Dale Street, Manchester, M1 1BA
 Flat 14, 3 Dale Street, Manchester, M1 1BA
 Flat 23, 3 Dale Street, Manchester, M1 1BA
 First Floor, Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
 Flat 4, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
 Flat 3, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
 Apartment 602, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 Apartment 106, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 Apartment 304, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 Apartment 607, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 Serviced Apartment 107, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 Apartment 709, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 Flat 2, 3 Dale Street, Manchester, M1 1BA
 Apartment 401, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 Apartment 102, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 Apartment 604, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
 Basement, 12 Lever Street, Manchester, M1 1LN
 Ground Floor, 10 Lever Street, Manchester, M1 1LN

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 - Stevenson Square Conservation Area 1987

Area Team Boundary - Name: CENTRAL