

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139799/LO/2024

Date registered valid: 17 April 2024

Proposal: Listed Building Consent for the erection of scaffolding and associated ties.

Address: New Warehouse, Science And Industry Museum, Liverpool Road, Manchester, M3 4JP

Ward(s): Deansgate Ward

Applicant: Science and Industry Museum

Agent (if any): Mr Joshua Wyatt-Smith Deloitte

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **14 May 2024**

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 19 April 2024

Standard consultations:

Printed: 19 April 2024 Expired: 11 May 2024

Neighbour notifications

Printed: 19 April 2024 Expired: 11 May 2024

Site notice

Posted: 19 April 2024 Expired: 11 May 2024

Press advert

Published: 23 April 2024 Expired: 7 May 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The Science and Industry Museum (formerly known as the Museum of Science and Industry) is a large museum devoted to the development of science, technology and industry with emphasis on the city's achievements in these fields. The museum is part of the Science Museum Group, a non-departmental public body of the Department for Culture, Media and Sport, having merged with the National Science Museum in 2012.

The site is located within the Castlefield Conservation Area. The large and complex former "Liverpool Road Railway Station" site contains a significant collection of Grade I and Grade II listed buildings.

The application site relates to the New Warehouse, a Grade II Listed building within the Science & Industry Museum complex.

The warehouse was constructed as a fireproof bonded (secure) warehouse in 1878-80 for the Great Western Railway Company. The building forms a three-storey (plus basement), seven-bay rectangular red and blue engineering brick warehouse, with entrances for railway lines through the wester elevation from the 1869 viaduct which ran into the warehouse using an apron extended at basement level westwards from the 1867 viaduct.

The building was converted and extended in 2001. Stair cores and entrances were introduced, and its interior was substantially remodelled.

The Lower and Upper Yards are open cobbled spaces which connect the historic buildings of the Science and Industry Museum.

The Upper Yard is bounded by the New Warehouse to the north and the Power Hall to the south. The historic electric gantry covers the southern half of the yard space, running along the length of the Power Hall.

The New Warehouse is a part of the oldest passenger/goods railway in the world. The Liverpool Road Site as a whole is of national and global significance as it is the first of its kind and a model for others that followed. Historically, the whole site, including New Warehouse, is of the highest value, for its broader associations with railway pioneers and for its wider global influence on the development of railway transport. The associated communal value, both at the time of their development and today, as an educational and historical resource, is of the highest order. Liverpool Road remains the most complete surviving early railway station complex in the world and the historic buildings make a unique and highly positive contribution to the Castlefield Conservation Area and the wider city.

The New Warehouse is a significant component part of the station complex and is a good example of the evolving design of railway warehousing. Its importance is reflected by its Grade II listed status. Architecturally and aesthetically, the New Warehouse embraced fire-proofing technology and represents a distinct shift from the early warehousing form (for example, at the 1830s warehouse). The engineering and form displayed in the Liverpool Road buildings went on to influence railway development around the globe.

The original structure of New Warehouse building has a high heritage significance. Numerous alterations have been made to the building, particularly in order to serve its museum function. For example, the roof covering has previously been replaced in the late Twentieth century. Evidential values remain high despite the numerous adaptations and alterations to facilitate the use of a museum.

Description of Development

The proposal seeks Listed Building Consent for the erection of scaffolding and associated ties.

The ongoing sitewide works at the Science and Industry Museum (SIM) include roof replacement and conservation fabric repair works to the New Warehouse building. This requires the construction of scaffolding to all building elevations, plus a full-coverage temporary roof to protect the building's interior during the works. As the scaffold is heavily constrained, the temporary roof places significant loads onto the masonry walls of the building, consequently an assessment of the New Warehouse scaffolding loads have been undertaken by Buro Happold and are submitted in support of this application.

The assessment has confirmed that whilst the existing masonry walls themselves are broadly adequate to resist temporary scaffold loads, the connection between the walls and the structural diaphragm formed by the roof has only minimal capacity and cannot be shown to be able to transfer the required forces into the main building structure. Consequently, localised strengthening is required or there is a high risk of damage to the building fabric.

The assessment included several options for providing the required strengthening, from which a preferred option has been developed. This preferred option is a balance of practicality and minimising impact on the existing building fabric. The internal spaces of the New Warehouse are heavily constrained due to the presence of plant and equipment, and a commercial kitchen. This means that several more common methods for providing internal bracing are not feasible.

The proposed strengthening consists of installing steel brackets to the inside face of the masonry wall at roof level and the roof purlins, to better connect the two structural parts of the building. These will be required at all purlin positions - typically 7 no. per bay. These brackets will be left in place permanently to provide additional robustness at this interface, which is a common failure point for historic buildings.

The design of the proposed strengthening option has been heavily influenced by existing metalwork within the New Warehouse roof structure. The colour of the new braces shall match the red tones of the existing metalwork. There are at least three sets of similar metalwork present in the existing roof.

Related Applications

138261/LO/2023 - Listed building consent for Phased refurbishment works, with Phase 1 including full replacement of the roof with new insulation, downpipes and gutters, access gantries and ladders and revised rooflight arrangement, fabric repairs and decoration works to the facades, waterproofing works to the Special Exhibitions Gallery at basement level including some excavation of the Upper Yard to allow for access, the installation of a new entrance porch on the west elevation, installation of scaffolding and hoarding during construction works, other associated works, and Phase 2 comprising the reinstatement of the Upper Yard hard landscaping following completion of the waterproofing works to the Special Exhibitions Gallery. ***Approved February 2024.***

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The effect of the proposal on the affected heritage asset has been considered under the following criteria.

The Adopted Core Strategy for the City of Manchester

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment/

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

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

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

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed, and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

DC19.1 (Listed Buildings) states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Places for Everyone

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

Policy JP-P2 (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.

National Policy

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

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

Paragraph 195 advises that heritage assets should be conserved in a manner appropriate to their significance.

Paragraph 200 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 201 advises that LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Paragraph 203 advises that in determining applications, LPAs 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.
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205 advises 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.

Paragraph 206 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 207 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 208 advises that Proposals of less than substantial harm to the significance of a designated heritage asset should be assessed against the wider public benefits of the proposal.

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

Issues

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the heritage asset itself.

Principle of Development

The principle of the development is accepted. The structural issues that have been found with the previously approved scaffolding design have necessitated a revised scheme to be submitted.

Impact on Heritage Asset

The need to introduce additional strengthening should have ideally been identified at the early stages of the scaffold design in the course of the previous application 138261/LO/2023, and it is unfortunate that this could not been considered as part of the original application where the whole approach could have been looked at in detail to assess the impact on the heritage asset.

It has been fully justified throughout the supporting documentation that the strengthening of the upper levels is considered necessary.

Three options have been considered and presented. The City Council agrees with the applicant that the solution put forward is the best overall solution and are satisfied that due diligence has been done by the applicant in assessing all the different potential solutions to the issue at hand.

The roof has already been strengthened previously using metal fixings and plates, many of which were installed in the 1980's. The proposed plates, whilst impacting on all high-level timbers where they are embedded in the walls, will follow this established design language of these previous installed plates. The metal plates will be an addition and will contrast with timber. This physical intervention will impact on the aesthetics and construction of the original structure thus, if permanent, resulting in a low level of less than substantial harm.

However, the benefits will be that the proposed roof replacement and fabric repairs, approved under application 138261/LO/2023 in February 2024, which are essential works to safeguard the building and conserve its character and fabric, can be carried. Without a workable scaffolding design, these works cannot be undertaken, so a public benefit of this proposal will be to enable those beneficial works to go ahead.

Additional benefits will include further structural strengthening to an accepted weakness in the structure, and the long-term future proofing of the building should further scaffolding be needed in a further repair cycle.

This will allow the sustainable continuation of the building in use and ensure it is repaired and maintained. Leaving the proposed bracket detail in place will also address an apparent pre-existing issue around the level of structural integrity at the head of the wall.

There are therefore notable public and heritage benefits in the full repair proposals, and overall, the City Council are satisfied that the fixings remain in place permanently to future proof the building.



RAL 3009 Oxide Red Colour Match

It has been confirmed through sample pictures and on site on the 08 May 2024, that the new steel work shall be painted the exact same RAL 3009 Oxide Red colour as the existing red metalwork already on site, thus limiting the amount of less than substantial harm that will be caused by the installation of these permanent fixtures.

Conclusion

In view of the above, this application is considered acceptable, as the works are considered to cause a low amount of less than substantial harm to the special interest and the historic character of the Grade II listed building.

Any less than substantial harm is considered to be outweighed by the public benefit gained by having a scaffolding system in place that will enable the important roof replacement and fabric repair works to be carried out, as well as the long-term structural support provided by these works that will futureproof further structural issues with this important Listed Building. This in turn would help support the ongoing maintenance and repair of this listed building which would allow it to be appreciated and understood by future generations.

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. In this instance this has included pre-application meetings on site, as well as ongoing advice about the information required to be submitted to support the application. Agreement has been reached between the applicant and the City Council that the remaining outstanding elements by way of conditions.

Condition(s) to be attached to decision for approval

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:

Received by the City Council as Local Planning Authority on 17 April 2024:

- Location Plan 9488-BUT-V-XX-DR-A-(01)000 Rev P2
- Proposed Perimeter Access Scaffold and Temporary Roof Scheme 24-BSD-944-01-01, 24-BSD-944-01-02, 24-BSD-944-01-03, and 24-BSD-944-01-04 -
- Proposed G.A of Scaffold & Temp Roof SMG7446-00-01
- Proposed Scaffold and Temp Roof Phasing SMG7446-00-02
- Proposed Temporary Roof Over Annex SMG7446-00-03
- Proposed Scaffold Access Bridge Over Restaurant SMG7446-00-04
- Proposed Scaffold Anchor Arrangements SMG7446-00-05
- Heritage Assessment
- Design Note
- Brick Filler Technical Data Sheet prepared by Stonelux
- Architectural Note

Received by the City Council as Local Planning Authority on 14 May 2024:

- Temporary condition checks for new warehouse scaffolding SIM-BHE-NW-XX-S-0003 C04

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) Notwithstanding the details as set out in condition 2 above, prior to the commencement of works to make good any holes caused by the scaffolding, following the removal of the scaffolding, a sample of the making good works shall be submitted to and approved by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) The steel work will be painted in RAL Colour RAL 3009 to ensure that the new steel work matches the existing steel work in colour.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 25, 91 Liverpool Road, Manchester, M3 4JN
Flat 2, 91 Liverpool Road, Manchester, M3 4JN
Flat 19, 91 Liverpool Road, Manchester, M3 4JN
Flat 302, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 101, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 313, 73 - 83 Liverpool Road, Manchester, M3 4AQ
26 Rozel Square, Manchester, M3 4FQ
Flat 214, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 205, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 114, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 212, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 312, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 103, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 301, 73 - 83 Liverpool Road, Manchester, M3 4AQ
St Mathews, Liverpool Road, Manchester, M3 4NQ
37 Culvercliff Walk, Manchester, M3 4FL
Flat 22, 91 Liverpool Road, Manchester, M3 4JN
Flat 3, 91 Liverpool Road, Manchester, M3 4JN
Flat 15, 91 Liverpool Road, Manchester, M3 4JN
Flat 1, 91 Liverpool Road, Manchester, M3 4JN
Unit 1, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 307, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 102, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
14 Rozel Square, Manchester, M3 4FQ
Flat 106, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 202, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 318, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 315, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 310, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 303, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 210, 73 - 83 Liverpool Road, Manchester, M3 4AQ
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
33 Culvercliff Walk, Manchester, M3 4FL
Ground Floor, 91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 16, 91 Liverpool Road, Manchester, M3 4JN
Flat 21, 91 Liverpool Road, Manchester, M3 4JN
Flat 28, 91 Liverpool Road, Manchester, M3 4JN
Flat 117, 73 - 83 Liverpool Road, Manchester, M3 4AQ
18 Rozel Square, Manchester, M3 4FQ
Unit 4, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 217, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 204, 73 - 83 Liverpool Road, Manchester, M3 4AQ
35 Culvercliff Walk, Manchester, M3 4FL
73 Rozel Square, Manchester, M3 4FQ
75 Rozel Square, Manchester, M3 4FQ
Flat 10, 91 Liverpool Road, Manchester, M3 4JN
Flat 24, 91 Liverpool Road, Manchester, M3 4JN
Flat 6, 91 Liverpool Road, Manchester, M3 4JN
Flat 314, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Flat 213, 73 - 83 Liverpool Road, Manchester, M3 4AQ
4 Rozel Square, Manchester, M3 4FQ
8 Rozel Square, Manchester, M3 4FQ
30 Rozel Square, Manchester, M3 4FQ
32 Rozel Square, Manchester, M3 4FQ
Flat 112, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 306, 73 - 83 Liverpool Road, Manchester, M3 4AQ
15 Atherton Street, Manchester, M3 3GS
91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 5, 91 Liverpool Road, Manchester, M3 4JN
Flat 12, 91 Liverpool Road, Manchester, M3 4JN
Flat 17, 91 Liverpool Road, Manchester, M3 4JN
Flat 9, 91 Liverpool Road, Manchester, M3 4JN
Flat 113, 73 - 83 Liverpool Road, Manchester, M3 4AQ
12 Rozel Square, Manchester, M3 4FQ
20 Rozel Square, Manchester, M3 4FQ
22 Rozel Square, Manchester, M3 4FQ
34 Rozel Square, Manchester, M3 4FQ
Flat 107, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 304, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 317, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 216, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 23, 91 Liverpool Road, Manchester, M3 4JN
Flat 7, 91 Liverpool Road, Manchester, M3 4JN
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 207, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 109, 73 - 83 Liverpool Road, Manchester, M3 4AQ
6 Rozel Square, Manchester, M3 4FQ
24 Rozel Square, Manchester, M3 4FQ
36 Rozel Square, Manchester, M3 4FQ
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 201, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 108, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 206, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 209, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 104, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
Castlefield Centre, 101 Liverpool Road, Manchester, M3 4JN
Flat 20, 91 Liverpool Road, Manchester, M3 4JN
Flat 11, 91 Liverpool Road, Manchester, M3 4JN
Flat 18, 91 Liverpool Road, Manchester, M3 4JN
Flat 26, 91 Liverpool Road, Manchester, M3 4JN
Flat 14, 91 Liverpool Road, Manchester, M3 4JN
Flat 13, 91 Liverpool Road, Manchester, M3 4JN
Flat 111, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 309, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 308, 73 - 83 Liverpool Road, Manchester, M3 4AQ
10 Rozel Square, Manchester, M3 4FQ
28 Rozel Square, Manchester, M3 4FQ
EE PICO CELL (1592366), Communication Station Outside Museum Of Science And Industry,
Liverpool Road, Manchester, M3 4FP
Unit 2, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 203, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 215, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Flat 116, 73 - 83 Liverpool Road, Manchester, M3 4AQ
39 Culvercliff Walk, Manchester, M3 4FL
79 Rozel Square, Manchester, M3 4FQ
77 Rozel Square, Manchester, M3 4FQ
Flat 4, 91 Liverpool Road, Manchester, M3 4JN
Flat 8, 91 Liverpool Road, Manchester, M3 4JN
Flat 27, 91 Liverpool Road, Manchester, M3 4JN
Flat 110, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 115, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ
2 Rozel Square, Manchester, M3 4FQ
16 Rozel Square, Manchester, M3 4FQ
83 Rozel Square, Manchester, M3 4FQ
Flat 105, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 208, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 211, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL