MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138403/FO/2023
Date registered valid:	24 October 2023
Proposal:	Phased refurbishment and waterproofing works at the Viaduct and 1830s Warehouse, Science and Industry Museum where Phase 1 works shall include temporary removal of the hard landscaping, tracks and ballast, installation of the new waterproofing solution across the viaduct, installation of new lead flashing at the juncture of the viaduct and 1830s warehouse, installation of temporary plenums to windows to the north elevation of the 1830s warehouse, and other associated works, and Phase 2 works which shall include the reinstatement of the hard landscaping, ballast and tracks following completion of the waterproofing works to the Viaduct.
Address:	1830 Warehouse, Science And Industry Museum, Liverpool Road, Manchester, M3 4JP
Ward(s):	Deansgate Ward
Applicant:	Science and Industry Museum
Agent (if any):	Deloitte LLP
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**08 April 2024**

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 3 November 2023

Standard consultations:
Printed: 2 February 2024 Expired: 23 February 2024

Neighbour notifications
Printed: 2 November 2023 Expired: 23 November 2023

Site notice
Posted: 3 November 2023 Expired: 24 November 2023

Press advert
Published: 7 November 2023 Expired: 21 November 2023

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) in Manchester, England, 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 proposal site relates to the 1830 Warehouse Building, which was erected in 1830 as part of the construction of the world's first railway station at Liverpool Road and was the first warehouse to be served by railways, in a similar way that canal warehouses had previously. In 1844 Liverpool Road station closed to passengers but remained in operation as a goods station.

Description of Development

The applications seeks phased refurbishment and waterproofing works at the Viaduct and 1830s Warehouse, Science and Industry Museum where Phase 1 works shall include temporary removal of the hard landscaping, tracks and ballast, installation of the new waterproofing solution across the viaduct, installation of new lead flashing at the juncture of the viaduct and 1830s warehouse, installation of temporary plenums to windows to the north

elevation of the 1830s warehouse, and other associated works, and Phase 2 works which shall include the reinstatement of the hard landscaping, ballast and tracks following completion of the waterproofing works to the Viaduct

Related Applications

As the viaduct is located in the curtilage of both the 1830s Warehouse and the Station building, Planning Permission and Listed Building Consent have been submitted for both buildings.

138401/FO/2023 - Phased refurbishment and waterproofing works at the Viaduct and Station Building, Science and Industry Museum where Phase 1 works shall include temporary removal of the hard landscaping, tracks and ballast, installation of the new waterproofing solution across the viaduct, installation of new lead flashing at the juncture of the Viaduct and Station Building, and other associated works, and Phase 2 works which shall include the reinstatement of the hard landscaping, ballast and tracks following completion of the waterproofing works to the Viaduct.
Approved in tandem with this application.

138402/LO/2023 - Listed Building Consent for phased refurbishment and waterproofing works at the Viaduct and Station Building, Science and Industry Museum where Phase 1 works shall include temporary removal of the hard landscaping, tracks and ballast, installation of the new waterproofing solution across the viaduct, installation of new lead flashing at the juncture of the viaduct and Station Building, and other associated works, and Phase 2 works which shall include the reinstatement of the hard landscaping, ballast and tracks following completion of the waterproofing works to the Viaduct at Station Building.
Approved in tandem with this application.

138404/LO/2023 - Listed Building Consent for phased refurbishment and waterproofing works at the Viaduct and 1830s Warehouse, Science and Industry Museum where Phase 1 works shall include temporary removal of the hard landscaping, tracks and ballast, installation of the new waterproofing solution across the viaduct, installation of new lead flashing at the juncture of the viaduct and 1830s warehouse, installation of temporary plenums to windows to the north elevation of the 1830s warehouse, and other associated works, and Phase 2 works which shall include the reinstatement of the hard landscaping, ballast and tracks following completion of the waterproofing works to the Viaduct at 1830s Warehouse.
Approved in tandem with this application.

Consultations & Notification Responses

Greater Manchester Ecology Unit - Recommended that a condition be added in the form of bat and bird boxes.

MCC Flood Risk Management - Are supportive of the application without a drainage condition. They have recommended an informative be added instead.

Greater Manchester Archaeological Advisory Service - Are satisfied that the current application has no archaeological (below ground) implications. Works to the viaduct will necessitate temporary removal of modern surface fixtures and fittings, including tracks and ballast, but these will be restored following the waterproofing works. Work in the arches beneath the viaduct will involve repointing of mortar, localised repairs and waterproofing. Likewise, localised removal of some fixtures and fittings within part of the station building will be required to enable stabilisation and further waterproofing works, including replacement of water-damaged tongue-and-groove ceiling boards and some wall plaster.

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 main issue for consideration relates to the impact of the proposals on the identified heritage assets in regard to preserving and, where possible, enhancing identified assets. The main polices that relate to the proposal are **Section 16 (Conserving and enhancing the Historic Environment)** of the revised **National Planning Policy Framework (NPPF) (2023)**, and Policies **DM1 (Development Management)**, **EN3 (Heritage)**, **EN1 (Design Principles and Strategic Character Areas)**, **CC9 (Design and Heritage)** and **SP1 (Spatial Principles)** of the **Adopted Core Strategy for the City of Manchester (2012)**, saved policies **DC18.1 (Conservation Areas)** and **DC19.1 (Listed Buildings)** of the **Unitary Development Plan for Manchester (1995)**, and **Policy JP-P2 (Heritage) of Places for Everyone**.

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 advise 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.

National Policy

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

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

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.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the ten 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.

Under these criteria the effect of the proposal on the affected heritage assets has been considered.

Issues

Principle of Development

The principle of the development is considered to be acceptable.

The proposals forming this application are part of a wider programme of refurbishment works across the Science and Industry Museum including works to the external fabric of the New Warehouse, the Special Exhibitions Gallery, and the Viaduct between the Station building and the 1830s Warehouse. This application specifically relates to waterproofing, and repair works to the viaduct and associated junctures with its adjoining buildings. The works shall protect and enhance an important structure on the significant Science and Industry Museum site.

The proposed repair works have been developed in response to a series of reports undertaken to study the water ingress issues, the most extensive report being completed in 2017, which details the analysis undertaken across the Viaduct to establish whether the interior spaces could be used by the Museum. However, due to the water ingress issues, these uses were located elsewhere across the Museum Estate.

These waterproofing works are considered to be necessary to ensure the long-term viability of the Science and Industry Museum and are welcomed in order to repair this historically important structure.

Visual Amenity

The proposals will result in no significant impact on visual amenity. The main refurbishment and waterproofing works will take place below ground level, away from public view, and will necessitate temporary removal of modern surface fixtures and fittings, including tracks and ballast, but these will be restored following the waterproofing works. Work in the arches beneath the viaduct will involve repointing of mortar, localised repairs and waterproofing. Likewise, localised removal of some fixtures and fittings within part of the station building will be required to enable stabilisation and further waterproofing works, including replacement of water-damaged tongue-and-groove ceiling boards and some wall plaster.

Following the completion of the works, the landscaping will be re-instated to the condition it was previously, ensuring that there is no impact on visual amenity.

The phase 2 works will be a part of the wider landscaping and public realm works that are being proposed to take place across the site. Discussions are currently ongoing concerning the wider public realm works and it is anticipated that these works will bring a significant uplift to the overall appearance and provide much needed refurbishment of the public realm. The waterproofing works in phase 1 are considered to be necessary to be carried out prior to the overall public realm works being carried out across the site.

Impact on setting of Listed Building and Conservation Area

The works are considered to have a minor impact of the setting of the Listed Building and the surrounding Conservation Area.

Whilst in the short term, whilst the works are ongoing, the temporary removal of the hard landscaping, track, and ballast, will have an impact, these works are necessary in order for the waterproofing works to be carried out, which are considered necessary to ensure the long-term viability of this section of the Science and Industry Museum. The hard landscaping, track, and ballast will be reinstated following the completion of these works, resulting in little visual impact of the setting of the Listed Building and Conservation Area.

The waterproofing works and installation of new lead flashing at the juncture of the viaduct and 1830s Warehouse, will be discreet, hidden from view, and will have a positive impact on the listed fabric, ensuring that the building is better protected from water ingress issues for the long-term future.

The installation of temporary plenums to windows to the north elevation of the 1830s warehouse will have some very minor impact on the setting of the listed building, but steps have been taken to ensure that there is a little impact caused as possible. The plenum will not be directly fixed into the fabric of the listed building and will be easily removable following the completion of the works. It is considered that the benefits of provided the ventilation in order for staff members to be accommodated in this area will outweigh any minor impact this structure has on the setting of the listed building.

Drainage

The scheme has been fully assessed by Manchester City Council's Flood Risk Management team, who have confirmed that they are supportive of the proposal as submitted without attaching any further conditions in relation to drainage.

Ecology

The bat and bird box measures outlined as ecological enhancements in the accompanying Ecological Appraisal will be implemented as a part of the development. A condition has been added to secure this. A condition has also been added to ensure that a license from Natural England, pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations 2017, be secured prior to the commencement of any works where bats may be affected.

The Greater Manchester Ecology Unit reviewed the proposal and were satisfied with the findings in the accompanying Ecological Appraisal.

Archaeology

Greater Manchester Archaeological Advisory Service assessed the proposal and are satisfied that the current application has no archaeological (below ground) implications. Works to the viaduct will necessitate temporary removal of modern surface fixtures and fittings, including tracks and ballast, but these will be restored following the waterproofing works.

Public Safety

There are no public safety concerns with the proposals.

Access

The proposals included within this report will improve access requirements down the full length of the Station platform as the concrete covers will be robust and capable to take the imposed loadings of MEWPs and/or other small access equipment. Access provisions across the ballasted area will be returned to match the existing arrangement.

Conclusion

The proposals are considered to be acceptable in accordance with the policies listed above in the policies section of this document.

<u>Other Legislative Requirements</u>

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 polices 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 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with phasing plan outlined in the "phasing description" document dated 21 February 2024, received by the City Council as the Local Planning Authority on 27 February 2024.

Reason - The development is to be carried out on a phased basis and details must therefore be agreed in this regard to ensure that a comprehensive development provided at this site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) 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 24 October 2023:

- Proposed Demolition & Removals Key Plan 9488 - V (01) 007
- Proposed Demolition & Removals Plan 9488 - V (01) 008
- Proposed Demolition & Removals Plan 9488 - V (01) 009
- Proposed Station Building G05 Demolition 9488 - V (01) 010
- Proposed Typical Viaduct Section Demolition & Removals 9488 - V (03) 101
- Proposed Typical Long Section Demolition & Removals 9488 - V (03) 102
- Proposed Concrete Slab & Drainage Trough Layout Plan 9488 - V (04) 002

- Proposed Waterproofing Layout Plan 9488 - V (04) 003
- Proposed Key Plan 9488 - V (04) 004
- Proposed Plan 1 9488-BUT-V-XX-DR-A-(04)005
- Proposed Plan 2 9488-BUT-V-XX-DR-A-(04)006
- Proposed Typical Viaduct Section 9488 - V (06) 001
- Proposed Typical Long Section 9488 - V (06) 002
- Proposed Typical Viaduct Details Demolition & Removals 9488 - V (23) 101
- Proposed Typical Viaduct Details Demolition & Removals 9488 - V (23) 102
- Proposed North Chamber Land Drain Detail Demolition & Removals 9488 - V (23) 103
- Proposed South Chamber Land Drain Detail Demolition & Removals 9488 - V (23) 104
- Proposed South Chamber - Glass Screen Detail Demolition & Removals 9488 - V (23) 105
- Proposed Glass Door Threshold Detail Demolition & Removals 9488 - V (23) 106
- Proposed Station House External Wall Floor Junction Detail Demolition & Removals 9488 - V (23) 107
- Proposed Typical Viaduct Details 9488 - V (23) 201
- Proposed Typical Viaduct Details 9488 - V (23) 202
- Proposed North Chamber Land Drain Detail 9488 - V (23) 203
- Proposed South Chamber Land Drain Detail 9488 - V (23) 204
- Proposed South Chamber - Glass Screen Detail 9488 - V (23) 205
- Proposed Glass Door Threshold Detail 9488 - V (23) 206
- Proposed Station House External Wall Floor Junction Detail 9488 - V (23) 207
- Proposed Sections SIM-BHE-SBV-XX-DR-S-1311
- Proposed Structural Works Key Plan SIM-BHE-XX-XX-DR-S-1001
- Proposed General Notes SIM-BHE-XX-XX-DR-S-0010
- Design and Access Statement, prepared by Buttress Architects (Dated September 2023)
- Heritage Impact Assessment, prepared by Buttress Architects (Dated October 2023)
- Schedule of Works, prepared by Buttress Architects (Dated 1st September 2023)
- Ecology Statement, prepared by Rachel Hacking Ecology (Dated 10th September 2023)
- Structural Repair Report, prepared by Buro Happold (Dated 6th September 2023)
- Restoration Specification, prepared by Buttress Architects (Dated 1st September 2023)

Received by the City Council as Local Planning Authority on 11 December 2023:
- Safetrack Datasheet

Received by the City Council as Local Planning Authority on 27 February 2024:
- Location Plan 9488 - V (01) 000 P2
- Proposed Mezzanine Floor Plan Ventilation Details 9488 - V (04) 007
- 1830 Warehouse Ventilation Heritage Impact Assessment
- Phasing Description

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.

4) Prior to the commencement of any works where bats may be affected, a license shall be issued by Natural England pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead: or a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a license, must be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure wildlife habitats are not adversely affected and to be consistent with policies EN15 and DM1 of the Manchester Core Strategy.

5) The bat and bird boxes outlined as ecological enhancement measures in the 'Ecology Statement', prepared by Rachel Hacking Ecology (Dated 10th September 2023), shall be implemented as part of the development hereby approved, shall be in place within 12 months of the date of the planning permission, and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

6) The reinstatement of the hard landscaping, ballast, and tracks shall be carried out and completed within six months of the confirmation that the waterproofing works have fully dried out.

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.

Informatives

1) Repairs to the existing surface water drainage system should be designed and constructed to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Ecology Unit
MCC Flood Risk Management
Heritage & Urban Design
Historic England (North West)
Greater Manchester Archaeological Advisory Service
National Amenity Societies

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
129B Liverpool Road, Manchester, M3 4JN
Ground Floor, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat 9, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
131C Liverpool Road, Manchester, M3 4JN
119E Liverpool Road, Manchester, M3 4JN
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 3, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
127B Liverpool Road, Manchester, M3 4JN
131B Liverpool Road, Manchester, M3 4JN
131E Liverpool Road, Manchester, M3 4JN
133E Liverpool Road, Manchester, M3 4JN
Castlefield Centre, 101 Liverpool Road, Manchester, M3 4JN
117F Liverpool Road, Manchester, M3 4JN
119F 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
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
Flat 7, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 4, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
129F Liverpool Road, Manchester, M3 4JN
127C Liverpool Road, Manchester, M3 4JN
133F Liverpool Road, Manchester, M3 4JN
133B Liverpool Road, Manchester, M3 4JN
Arch 124, Woollam Place, Manchester, M3 4JN
117D Liverpool Road, Manchester, M3 4JN
119C Liverpool Road, Manchester, M3 4JN
121 - 123 Liverpool Road, Manchester, M3 4JN
Flat 4, 91 Liverpool Road, Manchester, M3 4JN
Flat 8, 91 Liverpool Road, Manchester, M3 4JN
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ
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 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
5 - 9 Duke Street, Manchester, M3 4NF
Flat 6, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 8, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
127A Liverpool Road, Manchester, M3 4JN
133C Liverpool Road, Manchester, M3 4JN
The Crystal Maze, Lower Byrom Street, Manchester, M3 4AP
Flat 25, 91 Liverpool Road, Manchester, M3 4JN
117E Liverpool Road, Manchester, M3 4JN
117A Liverpool Road, Manchester, M3 4JN
119D 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
Flat 5, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
129C Liverpool Road, Manchester, M3 4JN
127E Liverpool Road, Manchester, M3 4JN
131D Liverpool Road, Manchester, M3 4JN
133A Liverpool Road, Manchester, M3 4JN
Factory, 161 Water Street, Manchester, M3 4JQ
117 Liverpool Road, Manchester, M3 4JN
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 202, 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 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
Westpoint, Duke Street, Manchester, M3 4NF
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
129E Liverpool Road, Manchester, M3 4JN
129D Liverpool Road, Manchester, M3 4JN
127F Liverpool Road, Manchester, M3 4JN
131F Liverpool Road, Manchester, M3 4JN
119B Liverpool Road, Manchester, M3 4JN
119A Liverpool Road, Manchester, M3 4JN
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
Flat 12, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 1, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
129A Liverpool Road, Manchester, M3 4JN
127D Liverpool Road, Manchester, M3 4JN
Warehouse Rear Of 121 To 123, Liverpool Road, Manchester, M3 4JN
125 Liverpool Road, Manchester, M3 4JN
131A Liverpool Road, Manchester, M3 4JN
133D Liverpool Road, Manchester, M3 4JN
117B Liverpool Road, Manchester, M3 4JN
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
Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat 2, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Part Ground Floor Unit 1, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat 11, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 10, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
117C Liverpool Road, Manchester, M3 4JN
91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 5, 91 Liverpool Road, Manchester, M3 4JN

Appendix 2 – Planning constraints

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
Conservation Area - Castlefield Conservation Area 1979