

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139115/JO/2024

Date registered valid: 29 January 2024

Proposal: Variation of Condition 2 (Approved Drawings and Documents) attached to Listed Building Consent application 137397/LO/2023, to facilitate a modification of the south plant enclosure area.

Address: Power Hall, Science And Industry Museum, Liverpool Road, Manchester, M3 4FP

Ward(s): Deansgate Ward

Applicant: Science and Industry Museum

Agent (if any): Joe McElhone Deloitte LLP

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

Recommendation: Approve

Date of recommendation: 27th February 2024

Application Details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 5 February 2024

Standard consultations:

Printed: 2 February 2024 Expired: 23 February 2024

Neighbour notifications

Printed: 2 February 2024 Expired: 23 February 2024

Site notice

Posted: 5 February 2024 Expired: 26 February 2024

Press advert

Published: 6 February 2024 Expired: 20 February 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

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 an 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 Power Hall was constructed in 1855, and was formerly a warehouse used to allow for the immediate unloading of goods and for the overnight storage of locomotives. It is a red brick building, with an imposing frontage along Liverpool Road, broken up by wagon arches. It was converted to use as a museum building in the 1980s, but its historic form and function are still clearly legible and understandable.

Description of Development

This application seeks the variation of Condition 2 (Approved Drawings and Documents) attached to Listed Building Consent application 137397/LO/2023, to facilitate a modification of the south plant enclosure area.

It is now proposed to extend the approved south plant enclosure by 2000mm in order to house a data cabinet. Several options were explored however due to a requirement that the data cabinet has a free area of 800mm to its front and sides, it is unable to fit within the existing enclosure and therefore an extension is proposed.

The extended enclosure is located in a background location to the rear of the locomotive 'Beyer Garratt'.

Related Applications

137397/LO/2023 - Listed Building Consent for internal gallery refurbishment at the Power Hall including works to remove, replace and reinstate flooring, remove and replace internal platforms, balustrades and installation of services and associated works.

Approved – 13th October 2023.

Consultations & Notification Responses

Heritage & Urban Design - Agreed that in principle the works proposed are acceptable.

Publicity - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site and letters were sent to surrounding buildings. No responses have been received as a result 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 policies 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 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.

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.

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

Paragraph 200 advises that Local planning authorities 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.

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'.

You can view the Inspectors' Report on the GMCA's website at [Places For Everyone - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://www.greatermanchester-ca.gov.uk/places-for-everyone). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

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.

The following policies are considered relevant to this application.

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

It is accepted that the principle of undertaking works for internal gallery refurbishment at the Power Hall including works to remove, replace and reinstate flooring, remove and replace internal platforms, balustrades and installation of services and associated works are considered appropriate as a part of the refurbishment of the Power Hall project. The refurbishment of the Power Hall will overall lead to this important historic building being utilised again as a part of the Museum and once again housing items of historic interest that will be available for the public to see. In considering whether these proposed works can be approved, each aspect of the works must be assessed for their impact of the heritage asset and weighed against any impact they might cause.

Impact on Heritage Asset

The changes proposed as part of this Section 19 application are considered to be minor.

The extension of the plantroom enclosure has been considered necessary to allow enough space so as not to create a pinch point in the area which would be too narrow to carry furniture through. It is not considered that the minor extension of the plantroom will cause an increase in the amount of less than substantial harm to the historic significance of the Listed Building.

The plantroom enclosure will include a plasterboard finish, painted in black to ensure that the enclosure recedes into the background of the Power Hall and to ensure that it is not as obviously visible within the context of the wider space of the Listed Building.

When viewed holistically with the works consented under Listed Building Consent application ref. 137397/LO/2023, it is concluded that the proposals under this application pose no further amount of less than substantial harm to the listed asset than considered under application 137397/LO/2023.

For full details of the assessment of the amount of less than substantial harm caused by the overall works, and of the public benefits that outweigh this less than substantial harm, please refer to the officer report for Listed Building Consent application ref. 137397/LO/2023.

Conclusion

The works are necessary, appropriate, proportionate, and well considered. As with the original Listed Building Consent application, whilst there will be some minor less than substantial harm to the heritage asset through some of these works, it has been considered that appropriate action has been taken to ensure there will be a minimum amount of harm in carrying out these works. The public benefits to the overall works are considered to outweigh any harm associated with the proposed development.

These benefits include the accessibility improvement to the building, and an improvement to the visual amenity of the historic asset, which will be beneficial in ensuring the long-term conservation of the building.

It is also noted that the proposals also provide a significant benefit in terms of reducing the carbon footprint of the museum through the installation of new plant systems, which will contribute to the wider objective of the Power Hall in terms of lowering carbon emissions across the Science and Industry Museum site.

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 ongoing advice about the information required to be submitted to support the application. All remaining issues can be dealt with by condition.

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 17 October 2026.

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 26 June 2023:

Design and Access Statement, prepared by Carmody Groarke
Architectural Drawings Schedule, prepared by Carmody Groarke
Schedule of Works, prepared by Carmody Groarke
Heritage Impact Assessment, prepared by Donald Insall Associates
M&E Summary Note, prepared by Max Fordham
Structural Design Summary, prepared by Conisbee
Method Statement 1 Demolition
Method Statement 2 Trenches for M&E Services
Method Statement 3 Installation of New Platform
Demolition Sections 01 - 02 PHL-CGA-00-XX-DR-A-4 00 200
Demolition Sections 04 - 05 201 PHL-CGA-00-XX-DR-A-4 00 201
Site Location Plan PHL -CGA -00 -00 -DR-A-01 100
Site Plan PHL-CGA-00-00-DR-A-01 101
Proposed Ground Floor Plan PHL--DR-A-4 06 100
Proposed Sections 01 - 03 PHL-CGA-00-XX-DR-A-4 06 210
Proposed Sections 04 - 05 PHL-CGA-00-XX-DR-A-4 06 211
Proposed Ground Floor Build Up Drawing PHL-CGA-00-XX-DR-A-4 14 110
Proposed West Platform Sections 01-03 PHL-CGA-00-XX-DR-A-4 20 510
Proposed West Platform Sections 04-05 PHL-CGA-00-XX-DR-A-4 20 511
Proposed East Platform Sections 01-02 PHL-CGA-00-XX-DR-A-4 20 512
Proposed East Platform Sections 03-05 PHL-CGA-00-XX-DR-A-4 20 513
Proposed East Platform Section 06 PHL-CGA-00-XX-DR-A-4 20 514
Proposed East Platform Sections 07-08 PHL-CGA-00-XX-DR-A-4 20 515
Proposed East Platform Sections 09-12 PHL-CGA-00-XX-DR-A-4 20 516
Proposed Balustrade Types PHL-CGA-00-XX-DR-A-4 34 110
Proposed Ground Floor Finishes Plan PHL-CGA-00-XX-DR-A-4 43 110
Proposed Typical Floor Finishes 01 PHL-CGA-00-XX-DR-A-4 43 700
Proposed Typical Floor Finishes 02 PHL-CGA-00-XX-DR-A-4 43 701

Received by the City Council as Local Planning Authority on 08 September 2023:
Cobble Border Detail SE Corner PH

Received by the City Council as Local Planning Authority on 29 January 2024:
Proposed South Plant Enclosure PHL-CGA-00-XX-DR-A-20531

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) The development hereby approved shall be carried out in accordance with 'Photograph of Mesh Sample' and 'Proposed Balustrade Mock Up PHL-CGA-00-XX-DR-A-4_34801', received by the City Council as Local Planning Authority on 18 January 2024 (as approved under CDN/24/0028).

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) Notwithstanding the details as set out in condition 2 above, prior to the cobbled floor work being carried out, the final setting out drawings of cobbles that are being installed as a part of these proposed works, shall be submitted and approved by the City Council as Local Planning Authority to ensure appropriate coursing and orientation. The development shall be implemented in accordance with the approved details.

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.

5) The development hereby approved shall be implemented in accordance with the following approved details;

- Timber platform
- Soot washed bricks
- New Cobble samples

As approved under application 137397/LO/2023, and;

- Photograph of Concrete Flooring Sample
- Proposed Vinyl Finish
- Physical Sample reviewed on site on 15/01/2024

Received by the City Council as Local Planning Authority on 18 January 2024 (as approved under CDN/24/0028).

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.

6) The development hereby approved shall be implemented in accordance with the following approved details;

- Risk Assessment Revision C

As approved under CDN/23/0836.

Notwithstanding the details as set out in condition 2 above, prior to the work being carried out, samples of workmanship and methodology for all items shall be submitted and approved by the City Council as Local Planning Authority. For the avoidance of doubt, this shall include;

- Installation of the balustrades
- The installation of services and associated works
- The removal of the existing timber floorboards to the historic platform

The approved details shall 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.

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
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 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
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
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
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 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
Flat 112, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 306, 73 - 83 Liverpool Road, Manchester, M3 4AQ
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
 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
 Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP
 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
 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
 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
 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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL