MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138742/LO/2023 & 138741/FO/2023
Date registered valid:	21 December 2023
Proposal:	Listed Building Consent in association with the change of use of the ground floor unit of Jacksons Warehouse from Use Class E (Office) to Sui Generis to accommodate a vegetarian cookery school with associated office area (Sui Generis), including use of external area to the front of the building for outdoor seating associated with the cookery school. (138742/LO/2023) Change of use of the ground floor unit of Jacksons Warehouse from Use Class E (Office) to Sui Generis to accommodate a vegetarian cookery school with associated office area (Sui Generis), including use of external area to the front of the building for outdoor seating associated with the cookery school. (138741/FO/2023)
Address:	Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Ward(s):	Piccadilly Ward
Applicant:	The Vegetarian Society
Agent (if any):	Mr Jay Patel Savills UK Ltd
Case officer:	Max Gibson Tel: 0161 219 6359 Email: maximillian.gibson@manchester.gov.uk
Recommendation:	Approve 138742/LO/2023 Approve 138741/FO/2023
Date of recommendation:	**15/02/2024**

Application details

Type of application: Listed Building Consent (138742/LO/2023) & Full planning permission (138741/FO/2023)

Development type: Listed building alteration (138742/LO/2023) & Change of use (138741/FO/2023)

Date of site visit: 16/01/2024

Standard consultations:
Printed: 4 January 2024 Expired: 25 January 2024

Neighbour notifications
Printed: 4 January 2024 Expired: 25 January 2024

Site notice
Posted: 11/01/2024 Expired: 01/02/2024

Press advert
Published: 9 January 2024 Expired: 23 January 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building
This application relates to a Grade II* listed building known as Jackson's Warehouse that is located at 20 Tariff Street in the Northern Quarter area of Manchester City Centre. The application specifically relates to a ground floor commercial unit that currently houses offices. The upper floors of the building are occupied by residential apartments following the conversion of the building several years ago. The front entrance into the application unit is from Tariff Street as Tariff Street is to the rear of the building.

Listed building: Grade II*

Conservation area: n/a

Tree Preservation Order: **n/a**

Description of area
The area relates to the Piccadilly Basin, a section of canal leading from Manchester Piccadilly station to Ancoats. The character of the area comprises several uses including office, residential, dining, drinking and hotel. The site is within the Stevenson Square Conservation Area.

Description of development
The development relates to a change of use from office space (Class E) to a Sui Generis cooking school use for the Vegetarian Society. The proposal seeks the reconfiguration of the internal space to incorporate a teaching kitchen, prep kitchen, ancillary office space and bin store. This would require the installation of a new glazed acoustic screen and door from the entrance area into the cooking area, the removal of two toilets in the rear toilet block to incorporate a bin store, the removal of an existing glass screen between the teaching area and

office space and the installation of a half-height hygienic wall covering in the teaching and prep kitchens.

Consultations & Notification Responses
Publicity - notices were displayed on site informing passers-by of the development. Notices were posted in the local press, advertising the works as those affecting a listed building and conservation area. Letters were sent to surrounding occupiers notifying them of the development. Three representations have been received as a result of this publicity, summarised as follows:

-Concerns regarding unpleasant fumes and odours as a result of cooking
-Concerns regarding noise related to use of outdoor area
-Concerns regarding security as a result of customers visiting school
-Concerns regarding waste management and bins being left outside

MCC Highways - no objections. Refuse strategy acceptable. A condition requiring a travel plan is requested owing to lack of available space for cycle storage, attached to this approval. Informative regarding hoardings, scaffolding and licencing - attached to this approval.
Environmental Health - no objection, conditions controlling fumes, refuse, hours, external hours and servicing requested - attached to this approval.

Issues
The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon visual amenity and impact upon the setting of a listed building. The main policies that relate to the assessment of the proposal are the National Planning Policy Framework, in particular Section 12 (Achieving well-designed places) and Section 16 (Conserving and enhancing the historic environment) and Core Strategy policies DM1 (Development Management), EC2 (Existing Employment Space), EN3 (Heritage), CC9 (Design and Heritage) and SP1 (Spatial Principles)and the Saved Policies contained within the Unitary Development Plan for Manchester in particular DC19 (Listed Buildings) and DC26 (Development and Noise).

Principle
The unit under consideration has housed an active ground floor use for some time. The conversion of the building to mixed use residential and commercial was granted under 065875/FO/CITY3/02 to include ground floor A1 (shops), A2 (financial and professional services) and A3 (Restaurants and cafes) uses. Therefore, the principle of an active ground floor commercial use at this location is considered established. The office space itself has been unoccupied for some time and hence the proposal would bring the unit back into a viable economic use, which is supported by paragraph 196 of the NPPF, which supports development that brings listed building into viable use. Given the above, the principle of the development is supported.

Loss of office space
A bar use was present in the unit under consideration from c2006 onwards. Subsequently, a change of use application was approved to turn the unit into Class B1 office space (now Class E). The current application under consideration seeks permission for a change of use pursuant to the relocation of the head office Vegetarian Society from Altrincham to Manchester's City Centre.

The change of use would be to a Sui Generis cookery school and ancillary office space. This would entail the loss of some office space, with the floorspace split 66% office space, with the remainder given over to the cookery school. The use would still be employment space, with the bespoke nature of the Sui Generis use class sought owing to the additional teaching space

needed by the Vegetarian Society. Therefore, the loss of office space is not considered contrary to the aims of Policy EC2 of the Manchester Core Strategy.

Impact on a listed building
The proposed works are relatively light touch, with the majority of the brickwork left exposed and limited subdivision. However, there are some instances of less than substantial harm.

The application of hygienic finishes to the teaching and prep kitchen amount to a moderate level of less than substantial harm. They would cover half the wall's height from ground level, thereby obscuring the brick significant brick interior walls. However, on balance, this element is accepted as it is necessary to provide an appropriately hygienic finish in food preparation areas that would allow the unit to be brought into use. Beyond this wall finish, the existing finishes of bare brick wall, together with some existing plastering to the north-east section of the office, would remain in situ. This element of the works has a neutral impact on the designated heritage asset.

There would also be a low level of less than substantial harm as a result of the new glazed partition between the entrance area and the cookery school area. The partition would lightweight and highly permeable by virtue of the glazed materiality, ensuring appreciation of the space would not be significantly diminished. This element of the works would also be mitigated by the removal of a glazed partition between the easternmost and east-central chambers of the building, which is considered to provide a heritage benefit.

The rear area at the north-western corner of the unit, where the services and toilet block are currently housed, would undergo some reconfiguration to accommodate a bin store. The subdivision in this space obscures the original proportions, reducing legibility, and hence appreciation, of the building, negatively impacting its appearance and character. The subdivision of the space, whilst undesirable, is accepted as these services are required to make the space usable. Furthermore, it allows the subdivision to be limited to this existing highly subdivided space. On balance, this element is considered acceptable, given the pre-existing subdivision, the need to incorporate these back of house elements pursuant to bringing the unit into viable economic use and as it would limit subdivision in other areas.

The M&E services would largely remain the same. Some redundant electrical services would be removed as part of the works to the prep kitchen. There is a small heritage benefit created by this aspect of the proposals. A condition attached to this approval would require a method statement of the repair of the walls in these locations where the services would be removed. A new sink and pipework would be installed to the rear of the teaching kitchen. This would utilise an existing drainage point. A condition will require the full and final details of this installation to be approved in writing by the City Council.

Visual Amenity
There are no elevational alterations proposed under this application. However, there is an external seating area proposed in the same location as the one approved under app. ref. XX. The furniture would affect the setting of the listed building. Therefore, to ensure it would be of appropriately high quality, a condition is attached to this approval requiring the specifications and materials of the tables, chairs and planters to be approved by the City Council. A condition would also require the furniture to placed inside the building outside the operating hours, as per the approved documents (Supporting Information OPERATORS STATEMENT received by the City Council, as Local Planning Authority, on 21/12/2023). Given the above, there are no visual amenity concerns that would warrant a refusal.

Refuse

A refuse management strategy was submitted (Waste Management WASTE COLLECTION MAP; Waste Management WASTE PROFORMA both received by the City Council, as Local Planning Authority, on 21/12/2023). One representation to the City Council requested bin storage internally, so as to not cause disamenity to other building users. The bin store would be incorporated internally, to the rear service area and toilet block. Collection would take place from the external seating area of the unit. Collection would be undertaken weekly. The contents of this strategy were accepted by Environmental Health and MCC Highways. A condition attached to this approval will require this strategy to be implemented in full and retained for the duration of the use.

Noise
There are no proposed changes to the existing entrance/exit points to the unit, so it is considered that there is low risk of disamenity from breakout noise from the unit. The proposal includes an outdoor seating area, at the same location as the one approved under app. ref. for the Moon Bar. There have been three representations to the City Council rasing concerns regarding the noise impact from the external area on local occupiers. To ensure that the use of this area does not cause disruption to above occupiers, the opening time of this external area would be limited 10.30am to 9pm, with no amplified music to be played at any time. An operating strategy, detailing methods of patron dispersal, and the securing of the area outside these hours, would also be required by condition.

Fumes
The proposed fume extract system is recirculatory, meaning no fumes would be extracted to the outside of the building. This should ensure there would be no fume discharge that would cause disamenity to occupiers of the residential units on the floors above, a concern that has been raise in three representations to the City Council. To ensure there would be no fumes or odours that would cause disamenity, a condition attached to this approval requires a full extract scheme to be submitted for approval by the City Council.

Transport
The site is in a highly accessible location, 5-10 minutes' walk to tram and train services at Manchester Piccadilly station. MCC Highways requested details of the cycle parking arrangement for the unit. The agent has confirmed staff bicycles could be stored inside the office. Based upon a staff survey conducted by the applicant, it is expected 2no. cycles would be used by staff per day. However, there would be no cycle storage for customers, who would have to use publicly available storage. To avoid further subdivision, it was not possible to incorporate a secure store internally, whilst the landlord was not MCC Highways accepted the arrangements

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 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: Minded to approve

Article 35 Declaration
Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

Condition(s) to be attached to decision for approval 138742/LO/2023

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

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Drawing - Proposed 02 REV D GF LAYOUT
-Drawing - Proposed 03 EXTERNAL LAYOUT
-Drawing - Proposed 04 REV B SCREEN AND DOOR DETAILS 1 OF 2
-Drawing - Proposed 05 A SCREEN AND DOOR DETAILS 2 OF 2
-Drawing - Proposed 08 FLOOR FINISHES
-Drawing - Proposed 09 WALL FINISHES
All received by the City Council, as Local Planning Authority, on 08/02/2024

-Drawing - Existing & Proposed 06 REV A EXISTING AND PROP PREP KITCHEN ELEVATIONS received by the City Council, as Local Planning Authority, on 14/02/2024
-Drawing - Existing & Proposed 07 REV C EXISTING & PROPOSED COOKING SCHOOL ELEVATIONS received by the City Council, as Local Planning Authority, on 15/02/2024

-Flood Risk Assessment or Drainage COMMERCIAL DRAINAGE AND WATER ENQUIRY received by the City Council, as Local Planning Authority, on 05/12/2023

-Supporting Information OPERATORS STATEMENT
-Heritage Statement HERITAGE STATEMENT
-Waste Management WASTE COLLECTION MAP
-Waste Management WASTE PROFORMA
All received by the City Council, as Local Planning Authority, on 21/12/2023

-Design & Access Statement DESIGN CONCEPT received by the City Council, as Local Planning Authority, on 05/12/2023

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 glazed acoustic screen and doorway shall be affixed to the brickwork as per the approved details (Drawing - Proposed 05 A SCREEN AND DOOR DETAILS 2 OF 2 received by the City Council, as Local Planning Authority, on 08/02/2024). The approved detail shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3, CC9 and DM1 of the Core Strategy.

4) Notwithstanding the details in the approved drawing (Drawing - Proposed 08 FLOOR FINISHES received by the City Council, as Local Planning Authority, on 08/02/2024), prior to the commencement of the development hereby approved, full and final details of any and all finishes to the floors, including product specifications and method of installation, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3, CC9 and DM1 of the Core Strategy.

5) Notwithstanding the details in the approved drawing (Drawing - Proposed 09 WALL FINISHES received by the City Council, as Local Planning Authority, on 08/02/2024), prior to the commencement of the development hereby approved, full and final details of any and all finishes to the floors, including product specifications and method of installation, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3, CC9 and DM1 of the Core Strategy.

6) Prior to the commencement of the development hereby approved, full and final details of the sink and associated drainage, including product specifications, exact positioning and internal manifestation, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved

policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3, CC9 and DM1 of the Core Strategy.

7) Prior to the installation of any M&E services to the listed building, full and final specifications and details (including scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation) shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

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

8) Prior to the commencement of the use hereby approved, full and final details of the external furniture shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include product specifications and materials. The approved details shall be implemented in full as part of the development and remain in situ for the lifetime of the development.

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

9)Prior to the installation of any wall finishes to the cookery school area, as shown on the approved document (Drawing - Existing & Proposed 07 REV C EXISTING & PROPOSED COOKING SCHOOL ELEVATION received by the City Council as Local Planning Authority, on 15/02/2024), full and final details of the junctions with the archway, as shown on 'ELEVATION D' of the same approved document, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in full as part of the development.

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

Condition(s) to be attached to decision for approval 138741/FO/2023

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Drawing - Proposed 02 REV D GF LAYOUT
-Drawing - Proposed 03 EXTERNAL LAYOUT
-Drawing - Proposed 04 REV B SCREEN AND DOOR DETAILS 1 OF 2
-Drawing - Proposed 05 A SCREEN AND DOOR DETAILS 2 OF 2
-Drawing - Proposed 08 FLOOR FINISHES
-Drawing - Proposed 09 WALL FINISHES
All received by the City Council, as Local Planning Authority, on 08/02/2024

-Drawing - Existing & Proposed 06 REV A EXISTING AND PROP PREP KITCHEN ELEVATIONS received by the City Council, as Local Planning Authority, on 14/02/2024
-Drawing - Existing & Proposed 07 REV C EXISTING & PROPOSED COOKING SCHOOL ELEVATIONS received by the City Council, as Local Planning Authority, on 15/02/2024

-Flood Risk Assessment or Drainage COMMERCIAL DRAINAGE AND WATER ENQUIRY received by the City Council, as Local Planning Authority, on 05/12/2023

-Supporting Information OPERATORS STATEMENT
-Heritage Statement HERITAGE STATEMENT
-Waste Management WASTE COLLECTION MAP
-Waste Management WASTE PROFORMA
All received by the City Council, as Local Planning Authority, on 21/12/2023

-Design & Access Statement DESIGN CONCEPT received by the City Council, as Local Planning Authority, on 05/12/2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy

3) Prior to the commencement of the use hereby approved, a scheme for the extract and discharge of fumes, vapours and odours shall be submitted to and approved in writing by the City Council as local planning authority.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

4) The waste management arrangements shall be carried out in accordance with the approved documents (Waste Management WASTE COLLECTION MAP; Waste Management WASTE PROFORMA both received by the City Council, as Local Planning Authority, on 21/12/2023). The waste management arrangements shall be implemented prior to the first occupation of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

5) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

9am-10.30pm.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

6) External areas within the application site shall only allow used between the hours of 0900hrs and 2100hrs Monday to Sunday.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the MCS and saved policy DC26 of the UDP

7) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, 10:00 to 18:00 on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development at Unit 2a 6 New Union Street shall be used for any purpose other than the purpose of a restaurant, bar and cafe (Sui Generis) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1.

9) In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those working at the development;
ii) a commitment to surveying the travel patterns of staff during the first three months of the first use of the building and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for occupants, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

10) Outside of the opening hours of the cookery school approved under Condition 05 (Hours), any external furniture shall be moved to the inside of the premises.

Reason - In the interests of amenity in order to reduce noise and general disturbance in accordance with policy DM1 of the Manchester Core Strategy.

11) Prior to the first occupation of the development hereby approved, a Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The external areas within the application site shall only be used in accordance with the approved strategy whilst the development is in use. The Management Plan shall include:

- schedule of opening hours and days;
- strategy of patron dispersal:
- strategy of securing the area outside of the approved opening hours
- number of occupiers (capacity); and
- statement of intended use.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

8 Brewer Street, Manchester, M1 2EU
6 Brewer Street, Manchester, M1 2EU
3E Tariff Street, Manchester, M1 2FF
3A Tariff Street, Manchester, M1 2FF
First Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Flat 18, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 12, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Jackson Warehouse, Tariff Street, Manchester, M1 2EP
Unit 1, Jackson Warehouse, Tariff Street, Manchester, M1 2EP
18 Tariff Street, Manchester, M1 2FN
Flat 20, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 38, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 19, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 33, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 67, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 74, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 58, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 7, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 70, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 31, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 12, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 65, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 38, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 44, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 25, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 19, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 41, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 60, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 22, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 81, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 23, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 37, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 13, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 31, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 15, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 34, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 36, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 27, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 83, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 3, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 27, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 45, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 80, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 9, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 56, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 61, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 10, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 72, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Third Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ

Flat 8, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Basement, 17 China Lane, Manchester, M1 2EL
Second Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Flat 41, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 3, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 25, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 32, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 16, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 63, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 23, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 90, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 33, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 71, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 79, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 76, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 35, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 68, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 50, Burlington House, 22 Tariff Street, Manchester, M1 2DN
3C Tariff Street, Manchester, M1 2FF
64 Port Street, Manchester, M1 2EG
Flat 28, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 4, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flavelas, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Flat 2, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 14, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 22, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 55, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 36, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 57, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 69, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 84, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 77, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 46, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 86, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 13, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 91, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 43, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 14, Burlington House, 22 Tariff Street, Manchester, M1 2DN
3 Tariff Street, Manchester, M1 2FF
Pen And Pencil, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Flat 26, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 9, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 40, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 37, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 48, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 53, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 64, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 89, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 88, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 75, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 11, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 5, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 1, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 8, Burlington House, 22 Tariff Street, Manchester, M1 2DN

17 China Lane, Manchester, M1 2EL
Flat 21, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 35, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 85, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 39, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 62, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 28, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 18, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 2, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 73, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 4, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 49, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 30, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 51, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 17, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 20, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 82, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 59, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Fifth Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Basement, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Flat 29, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 6, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 10, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 40, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 15, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 47, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 21, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 87, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 52, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 66, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 54, Burlington House, 22 Tariff Street, Manchester, M1 2DN
3B Tariff Street, Manchester, M1 2FF
Flat 30, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 1, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 7, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Fourth Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Flat 39, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 17, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 42, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 5, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 24, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 11, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 16, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 6, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 29, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 26, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 32, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 34, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 78, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 24, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 42, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL