MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138239/LO/2023
Date registered valid:	17 October 2023
Proposal:	Listed building consent for repairs to existing slate roof including replacement lead and slate, insertion of roof ventilation, breathable membrane and insulation below and replacement of and repairs to existing timber sash windows.
Address:	77-79 Mosley Street, Manchester, M2 3LQ
Ward(s):	Deansgate Ward
Applicant:	Biz Assets Ltd
Agent (if any):	Heloise Wood Atelier MB
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	08-12-23

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 07-11-23

Standard consultations:
Printed: 18 October 2023 Expired: 8 November 2023

Neighbour notifications
Printed: 16 November 2023 Expired: 7 December 2023

Site notice
Posted: 19 October 2023 Expired: 9 November 2023

Press advert
Published: 24 October 2023 Expired: 7 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: George Street Conservation Area 1985

Tree Preservation Order:

The application site includes addresses at 77- 79 Mosley Street and 14/16 Princess Street but for the purposes of this Report will be referred to as 79 Mosley Street. The building is five-storeys and has a sub-ground/ basement level at 77-79 Mosley Street and 14-16 Princess Street. It is Grade II Listed, within the George Street Conservation Area and adjacent to the Albert Square Conservation Area. The building has elevations to Mosley Street, Back George Street and Princess Street. The property has been vacant since circa 2008, when it was occupied on the upper floor with offices, at ground floor with customer fronting facilities for a consultancy, a bank, and a restaurant

There are a number of listed buildings nearby including, Manchester Town Hall (Grade I) and Town Hall Extension (Grade II*), Manchester Central Library (Grade II*) , the City Art Gallery (Grade I) and Athenaeum (Grade II*) and Princess Buildings (18-24 Princess Street) (Grade II).

79 Mosley Street is characteristic of the Conservation Area in terms of its former use, scale, form and design, as well as for its group value through a shared historical context with the warehouses on Princess Street.

The building is likely to have been speculatively constructed around 1870 by an unknown architect, and combined both warehouse, office and shop accommodation in one building, taking advantage of the three most lucrative areas of commerce during the last quarter of the 19th Century. It is built of red brick and decorated with moulded sandstone window surrounds, sill courses with a balustrade parapet at roof level in front of a pitched slate roof. The internal layout is complex and comprises a multi-level ground floor, numerous building entrances, two internal staircases, a central lightwell and each floor is divided into separate rooms. The layout relates to the original uses and has since been modified and adapted on numerous occasions.

Externally the building is loosely Italianate in style, with both principal elevations, fronting Princess Street and Mosley Street, being in red brick and decorated with moulded cream stone window surrounds, sill courses and a balustrade parapet at roof level. The window arrangement and decoration across the principal elevations alternate as the building rises to third floor level.

The basement level is constructed of rock-formed rustication in stone. The ground floor level contains segmental headed windows, set within deep moulded stone surrounds and oversized keystones. The first floor level windows are contained within flat-headed window openings, each with eared stone surrounds. The second floor level windows are set within segmental stone surrounds, each with overhanging pediments, the second floor contains seven stone balconies', looking out onto Princess and Mosley Street. The third floor level windows are set within flat-headed openings, with projecting central keystones to each. The elevations are surmounted by a deep stone and brick bracketed eaves course, which terminates by a continual stone balustrade at roof level.

The office accommodation was arranged on the upper floors of the 79 Mosley Street elevation with floors split into two main open-plan rooms and designed to be accessed independently via the Mosley Street entrance. This allowed the ground floor corner shop at 77 Mosley Street to be occupied independently.

The warehouse space was designed to let on a floor-by-floor basis accessed from a double entrance doorway at No. 16 Princess Street via a small vestibule and highly decorative cast-iron staircase. The staircase hall contains early 20th Century sash windows, which obscure the view into the central light well/courtyard. The ground and upper floors are all designed in the same manner, with a single, open-plan warehouse floor, each containing rows of simple cast iron columns, designed to allow for the weight of stored goods on each floor above. All floors within the warehouse building were functionally designed and decorated, and have since been altered removing any early fixtures, fittings or decorative schemes, with only the cast-iron columns and hoist structure retaining.

The ground floor of No. 77 forms the curved corner of the building, and originally would have been a speculative shop unit with decorative cast iron columns and shop front. The shop, which included the adjoining No. 77a, was since the 1880's occupied by Macbeth Brothers Tailors. When originally built, the two ground floor shops were only accessed from street level, these were later joined into the office entrance (No 79 Mosley St) and the former warehouse floor (No 16 Princess St).

In 1955 the Huddersfield Building Society took over the corner shop at No. 77 and redesigned the exterior and interior of the shop in an Art Deco style, a style, although typically associated with the 1930s, was still being used following the end of the Second World War. The new internal arrangement saw a door opening between No. 77 and No. 77a being blocked, and the Macbeth Brothers Tailors concentrating their business in the adjoining No.77a and the basement rooms beneath both shops, for which they used as fitting and tailoring rooms. The redesign and reconfiguration of the new building society premises saw the original Victorian shop front being replaced by a high quality polished green granite square columns and downstands, designed in the Art Deco Style. As part of this work, the basement windows were blocked. Within this retail unit, a good example of a high quality 1950s interior decoration scheme is retained.

The rear elevation, fronting Back George Street has flat rubbed brick window arches and one-over-one sash windows. The centre of the elevation contains a filled-in hoist from first to third floor level. This recessed hoist serviced the warehouse floors of No. 16 Princess Street, and was probably filled in and incorporated into the warehouse floors during the 1930's.

The building has a high level of architectural decoration and design. Its architectural merit and group value and its setting within a densely-packed area of similarly dated buildings, enhances the buildings significance and provides a high streetscape value. Its historical, evidential, and aesthetic values are primarily related to it being a well preserved and a good example of a speculative, combined Victorian warehouse, commercial and office development, in an area of Manchester which formed the late Victorian commercial heart of the city. Internally, the building at upper floor levels has a somewhat lesser significance, with significant areas relating to the survival of the original, largely open-plan warehouse and office floors, which for the main part retain their original plan form. The area of highest significance is its external elevations – particularly the articulation of the different units/ entrances that allow for an understanding and appreciation of how the building was originally used.

Another area of high significance is the location and survival of the original decorative cast-ion staircase at No. 16 Princess Street. The original staircase serving the original office floors of No.

79 Mosley Street, has suffered from substantial alterations and is now considered to be of low significance, however the location of this staircase is considered to yield a high significance, due to its original plan form.

Currently there are areas of the building which are in a poor condition and requires remedial works to be carried out to the roof and windows to make it watertight and weatherproof to ensure the long term protection and viability of the heritage asset.

In terms of the roof there are areas of localised water ingress around the gutters and various areas of leadwork and slating require renewal works to prevent further water ingress. The roof has undergone previous repairs and modifications which have in themselves created issues with water ingress that need to be rectified.

Many of the historic sash windows are in a poor state of repair, and require a comprehensive overhaul.

Description of the Area

The area around the site contains a variety of uses including offices, hotels, residential, bars and restaurants and civic uses. A tram interchange within St Peter's Square is a major arrival point in the City.

The George Street Conservation Area includes buildings of between three and seven storeys, red/orange brick with sandstone dressings, vertically proportioned window openings with deep reveals, emphasis on the corner of buildings, and a varied skyline.

Description of development

Consent is sought for works to repair and refurbishment of the existing slate roof including replacement lead and slate, alterations to improve the energy performance of the building (insertion of roof ventilation, breathable membrane and insulation below) and for repairs to existing timber sash windows.

In more detail the proposals would comprise the following:

Roof

Structure : Localised repair of battens, joists and rafters where required, using like for like materials.

Gutters : Renew and as necessary widen lead gutters and upgrade code levels as required to meet current LSTA recommendations.

Rainwater Goods : Replaced with cast iron alternatives Renew in accordance with current LSTA recommendations.

Flashing : Lead flashing to be renewed to match existing.

Pipework : There are several damaged internal lead rainwater pipes which are embedded into the external walls. These will be replaced with cast iron alternatives. In the lightwell there are 2 no. replacement plastic RWP and hoppers. These will be replaced with cast iron pipes and hoppers.

Slating : Carefully remove existing slates, set aside for re-use. Source matching slates where damaged slates cannot be reused. Re- slate based on current LSTA recommendations. In some locations the gutters may need to be made wider. However, currently we have ascertained that the slates were previously installed such that they encroached on the gutter width and are contributing to gutters not performing as required.

Ventilation : Install a breathable membrane draped over rafters. New in line slate ventilators at valleys - colour to match slate. New ridge and abutment ventilators.

Insulation : Addition of insulation from above ceilings with exception of existing lath and plaster sloped ceilings where breathable insulation will be installed from inside.

Ceilings: Ceilings to remain, wood fibre board installed with minimal fixings through existing plaster. Board to be plastered and painted. Reinstatement of missing lath and plaster.

Rafters and Battens: These will be repaired as required on a like for like basis. Rotten timbers will be replaced. Previous cutting out of rafters locally to the eaves in several places to improve access into the roof will be reversed once the access is used to install the insulation below. Repairs will use traditional joinery splicing techniques and supplementary strengthening timbers. Then the slating over will be reinstated.

Plasterwork : remove defective plaster and reinstate on a like for like basis.

Windows

Repair and where appropriate replacement of timber sash windows at 1st to 3rd floors. Potential requirement for replacement on a like for like basis of W26.

Consultations & Notification Responses

Publicity – The application was advertised as affecting a listed building and a site notice was displayed adjacent to the site. Occupiers of adjacent properties were notified about the application. No representations have been received.

Manchester Conservation Areas and Historic Buildings Panel – did not wish to be consulted.

Historic England – Have confirmed that due to the nature of the proposals there was no need to consult them on the application.

Issues

National Planning Policy Framework

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 7). 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.

The following Policies are of relevance to this application:

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

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

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

The following paragraphs need to be considered in the context of this application:.

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

197 In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

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

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

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

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

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

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

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

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

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

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

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

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

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

Sections 16, 66 and 72 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.

Impact on the Character of the Listed Building and Conservation Area - It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 8). 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.

The roof is an important element of the listed building. The use of slate and the pitches and valleys are of historical importance and have evidential and aesthetic value.

Fundamentally the proposed works are required as a result of past inappropriate changes and lack of ongoing maintenance and it is noted that the general approach is one of repair, refurbishment and reinstatement. The proposed works would be carried out in accordance with conservation principles and the relevant standards.

Internally the introduction of insulation would alter the underside of the sloped ceilings although the curved profile will be retained. The fitting of insulation to flat ceilings will be between rafters, fitted from above which will minimise any harm to historic fabric, ensuring ceilings remain intact. The use of breathable membrane draped over rafters will ensure the building is adequately ventilated to modern standards and protected against build up of damp.

Where ceilings are sloped, there is insufficient depth which means that insulation cannot be fitted above without raising the level of the roof and altering the gutter/roof junctions. Breathable insulation is therefore to be fitted from below. Minimal fixings through existing plaster are required in those specific areas. The plasterwork is not decorative, and fixings would be limited to those necessary in order to secure the fibreboard below. The original ceilings would remain behind the boarding and can be revealed at a later date if desired. Lime plaster would be applied to the new insulation board. There would be a resulting minor change to room heights, but this is negligible. Where plaster has rounded edges, these will be replicated in the new finish. The addition of insulation to the building, would be beneficial in terms of the long term re-use and sustainability of the building.

The new ridge tiles with ridge ventilator spacers fitted, resulting in a limited raise to the ridge level. This change will be imperceptible from street level and visually there will be no obvious change. In-line slate vents will be fitted in limited locations to the valleys. These will have a negligible visual impact, outweighed by the benefit of ensuring the building is insulated and adequately ventilated.

The renewal of lead gutters may require a slight widening of the existing, but this will not be confirmed until slates are removed. In the instance that widening is required, it will be to a minor degree and will not impact upon the significance of the building.

Plastic rainwater pipes and hoppers within the lightwell are to be replaced with cast iron alternatives, which is considered to be an enhancement.

The proposals will cause no harm to the special architectural or historic interest heritage interest of the building. The use of the same materials and design will enhance the condition of the asset, without causing harm to the significance. Improvements to the buildings current condition through the roof repairs, the refurbishment of the windows, reinstatement of missing lath and plaster, repairs to altered rafters and the introduction of cast iron rain water pipes would be beneficial in nature. Alterations and interventions would be minor in nature.

Overall, there are number of changes that would have some impact both harmful and beneficial. However, it is considered that the harmful elements are relatively minor in the context of the wider scheme and that harm would be offset by addressing some of the previous interventions as well as the wider public benefits from the works.

Any harm would be less than substantial. Public benefits would be delivered through enhancements to the fabric of the listed building and the protection of its long term structural integrity and consequently its future (environmental benefit). Further benefits would be derived

in terms of reducing climate change impact through improving its energy efficiency (environmental benefit) which would in turn make it more attractive to future tenants (social and economic benefit)

Whilst it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is considered that the proposals would be beneficial in the context of the architectural and historic character and fabric of the listed building and would preserve the character of the conservation area.

On the above basis the proposals are considered on balance to be acceptable.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 193, 197, 200 and 201 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1 and 19.1.

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: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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

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

Reason - Required to be imposed pursuant to Section 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:

(a) Site location plan stamped as received on 18-10-23;

(b) Dwgs E220 A PRINCESS ST ELEVATION, 210 A, MOSLEY ST ELEVATION and E200 A BACK GEORGE ST ELEVATION (all Window Repair Mark ups)

(c) Dwgs 1995 P(102), P(112), P(122), P(132) and P(142) (RWG Dwgs) stamped as received 04-12-23;

(d) E150 B ROOF PLAN, P410 A and P411A SLATE ROOF UPGRADE DETAILS- SHEET , and P152 A ROOF PLAN - REPAIRS all stamped as received on 20-11-23;

(e) WINDOW SCHEDULE OF WORK, WINDOW REPAIR, ST PETERS SQUARE BOX SASH CROSS SECTION both stamped as received on 20-11-23;

(f) 1995 Mosley St, 1995 Mosley St - Roof Package, 20-11-2023, Roof Void Ventilation Details, Nature Vent Technical Details Note all stamped as received on 20-11-23;

(g) PREMIER & PREMIER EXTRA RAINWATER COATING DATA Sheet, RAINWATER FOUNDRY RAINWATER PIPES & GUTTERS Note, PREMIER EXTRA PAINT INFORMATION, 4" EARED RAINWATER SOCKET detail, RH0 RAINWATER HEAD 3" DROP detail, PRODUCT DATA SHEET - XR4001E, RH46010 HOPPER WITH 75MM OUTLET detail, PRODUCT DATA SHEET - R4001E, EARED 100M RWPIPE detail, HARGREAVES FOUNDRY RWP CAST IRON details all stamped as received on 20-11-23;

(h) DESIGN NOTE - ATMB RESPONSE (Windows, Roof and Ceilings) stamped as received on 20-11-23; and

(i) Finishes and by Atelier MB stamped as received on 30-11-23
Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC9, EN3 and DM 1 and saved Unitary Development Plan policies DC18.1 and DC19.1

3) Material samples shall be submitted for agreement in accordance with the Finishes and by Atelier MB stamped as received on 30-11-23

The approved materials shall be used in the construction of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Final details of the finishes to the affected windows to be based on analysis of historic paint finishes;

(b) Alteration to and finishes to gutters; and

(c) Final details of removal and reinstatement of defective lath and plaster including sample review.

A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme.

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 policies CC9 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
Historic England (North West)

83 Mosley Street, Manchester, M2 3LQ
2 St Peter's Square, Manchester, M2 3AA
FRISKA, 3 St Peter's Square, Manchester, M2 3AA
Suite 3B, 80 Mosley Street, Manchester, M2 3FX
Suite 4A, 80 Mosley Street, Manchester, M2 3FX
Suite 1B, 80 Mosley Street, Manchester, M2 3FX
Suite 1A, 80 Mosley Street, Manchester, M2 3FX
72 George Street, Manchester, M1 4HF
Obi Property Limited, 80 Mosley Street, Manchester, M2 3FX
Second Floor, 12 Princess Street, Manchester, M1 7AG
The Alan Hotel, 18 Princess Street, Manchester, M1 4LG
Ban Di Bul Restaurant, 77 Princess Street, Manchester, M2 4EG
Cafe Nero, 80 Mosley Street, Manchester, M2 3FX
Suite 9, 80 Mosley Street, Manchester, M2 3FX
Suite 8, 80 Mosley Street, Manchester, M2 3FX
Suite 7A, 80 Mosley Street, Manchester, M2 3FX
Suite 7B, 80 Mosley Street, Manchester, M2 3FX
Suite 6B, 80 Mosley Street, Manchester, M2 3FX
Manchester Art Gallery, Mosley Street, Manchester, M2 3JL
Basement To Third Floor, 79 Mosley Street, Manchester, M2 3LQ
Staycity, 3 Dickinson Street, Manchester, M1 4LF
Motel One, 1 Dickinson Street, Manchester, M1 4LF
16 Princess Street, Manchester, M1 4NB
14 Princess Street, Manchester, M1 4NB
Suite 6A, 80 Mosley Street, Manchester, M2 3FX
Suite 5B, 80 Mosley Street, Manchester, M2 3FX
Suite 5A, 80 Mosley Street, Manchester, M2 3FX
Suite 4B, 80 Mosley Street, Manchester, M2 3FX
12 Princess Street, Manchester, M1 7AN
Suite 3A, 80 Mosley Street, Manchester, M2 3FX
Suite 2B, 80 Mosley Street, Manchester, M2 3FX
Suite 2A, 80 Mosley Street, Manchester, M2 3FX
79 Mosley Street, Manchester, M2 3LQ
80 Mosley Street, Manchester, M2 3FX

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 - George Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL