

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138377/FO/2023

Date registered valid: 20 October 2023

Proposal: Refurbishment and restoration of the former Upper and Lower Campfield Market Halls to create a workspace development comprising offices, a technology incubator hub, recording studios and events space (Use Class E(g) / Sui Generis) with ancillary bar, cafe and events spaces; and retail unit (Use Class E(a)); together with associated cycle parking at Castlefield House.

Address: Upper And Lower Campfield Market Halls , Liverpool Road, Manchester

Ward(s): Deansgate Ward

Applicant: T Hewins Allied London Campfield Developments Limited

Agent (if any): Mrs Deborah Baker Barnett Zerum

Case officer: Jennifer Atkinson
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Recommendation: Approve

Date of recommendation:

Application details

Type of application: Full Application Consent

Development type: Major Office

Date of site visit: 31 October 2023

Standard consultations:

Printed: 27 October 2023 Expired: 17 November 2023

Neighbour notifications

Printed: 27 October 2023 Expired: 17 November 2023

Site notice

Posted: 31 October 2023 Expired: 21 November 2023

Press advert

Published: 31 October 2023 Expired: 14 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site comprises three separate parcels accommodating Lower Campfield to the west and Upper Campfield to the east, and a cycle store in the centre, located at Castlefield House.

Both former market halls are listed at Grade II and are located within the Castlefield Conservation Area which includes the site of the former Roman fort; canals and warehouses; 1830s Liverpool Road Station to the west; and later developments.

The structures were designed as purpose-built covered market halls on land already in use for markets and fairs.

Lower Campfield was completed in 1878 and Upper Campfield in 1882.

They were not as successful as anticipated. In 1894, Upper Campfield was partially converted to a sales room for the auctioning of fruit brought in by the new Manchester Ship Canal. In 1909, Lower Campfield was converted into an exhibition hall.

In 1983, it became an air and space museum associated with the existing science museum.

This proposal seeks a further evolution of the diverse new neighbourhood delivered by the applicant at Enterprise City. It will deliver a defined range of employment spaces for the tech, digital, media and creative industries, along with ancillary event space and a retail unit. The Tech Hub will include subsidised workspace areas to nurture Qualifying Businesses and/or Qualifying Individuals, foster collaboration, and provide mentoring, learning and business support services.

Following the completion of the Levelling Up funding agreement, the proposals will repair and revitalise the existing heritage buildings, enhancing the local environment and also generating significant employment opportunities. It is anticipated that the Tech Hub will lead to new job

creation through the growth and development of its key sectors emergence of new start-ups. A key aim of the Project is to target the creation of 1,600 jobs and to sustain 2,400 existing jobs over the next 15 years. It will act as a tech hub catalyst for the media, digital and creative industries in Manchester. It will contribute to broader regeneration and the wider economy, to the benefit of the city and its residents.

Lower Campfield

The western parcel accommodates the former Lower Campfield Market Hall which is Grade II listed. The building sits to the back of pavement of all surrounding roads. It is bounded by Lower Byrom Street to the west, Liverpool Road to the south; a footpath and beyond it, the Rozel Square apartment block to the north; and Byrom Street to the east.

The list description for Lower Campfield notes its large rectangular plan in the form of a nave with north and south aisles under parallel roofs and north and south transepts to the centre and both ends. It is of cast iron and wood with slate and glass roofs. It is described as being of two storeys, the centre and ends gabled and the centre both wider and higher.

Decorative elements are identified including those relating to the tall segmental-headed doorway. The property is identified as forming a group with 'Higher Campfield Market Hall' to the east, being by the same architects in a very similar style. Upper Campfield 2.6 The eastern parcel houses the former Upper Campfield Market Hall. Like Lower, it is Grade II listed. This site is bounded by Tonman Street to the north; Barton Street to the west; Liverpool Road to the south; and Campfield Avenue Arcade to the east. It sits to the rear of the pavement of all surrounding roads with the exception of its eastern façade which is formed by Campfield Avenue Arcade.

Upper Campfield

The list description for Upper Campfield Market Hall describes it as having a square plan formed by cruciform intersecting naves with aisles in the angles, of cast-iron and wood with roof of corrugated sheet and glass. It has a two storey, five-bay symmetrical façade. The decorative elements are set out in detail. It is noted to form a group with Lower Campfield. Upper Campfield was anticipated to encompass properties edging Deansgate, with the market's frontage being on that street. However, this did not transpire.

A newspaper article dating to 1879 stated that the eastern elevation was to remain temporary until adjacent buildings' leases ran out and they could be purchased and demolished. This did take place and the land was used to widen Deansgate and build a new lending library, 10 shops and a principal covered entrance into the Upper Campfield Market Hall. The aim was that the avenue between the new building and the rear of the market would accommodate food shops.

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The site sits amongst a range of varied uses and character areas and is within the Castlefield Conservation Area. To the north, there is a residential enclave alongside St John's Gardens.

These take the form of low-rise linear blocks of three to four storeys set around greened walkways. Beyond are terraced properties in a mix of employment and residential uses.

To the west is the Museum of Science and Industry, entertainment uses and beyond to the north-west, Enterprise City. This is a diverse new neighbourhood of residential and employment based uses being delivered by Allied London. To the south is the heart of Castlefield including its greenspace and entertainment and leisure uses. There are residential dwellings on the upper floors of premises to Liverpool Road and in blocks set back from the main road. Castlefield Bowl, often used for events, is located further west.

To the east is Deansgate, a principal thoroughfare lined by commercial units including cafes and shops. Deansgate is home to the Great Northern shopping and entertainment complex and the multi-storey car park. Deansgate railway station, the Hilton hotel and the Manchester Central Convention Complex are nearby in addition to a range of office and residential uses

Description of development

Refurbishment and restoration of the former Upper and Lower Campfield Market Halls to create a workspace development comprising offices, a technology incubator hub, recording studios and events space (Use Class E(g) / Sui Generis) with ancillary bar, cafe and events spaces; and retail unit (Use Class E(a)); together with associated cycle parking at Castlefield House.

A detailed summary of the works for each Market Hall is provided below:

Lower Campfield

Would provide a Tech Hub incubator for young and aspiring entrepreneurs alongside small and growing businesses and small to medium enterprises. The building would offer workspace in the form of flexible office space alongside meeting rooms, breakout spaces, communal and amenity areas.

A café/bar and events spaces would also be proposed for the buildings' occupiers and the wider public. This is not designed as a regular night-time venue nor as an entertainment destination. It is to form a controlled, small scale ancillary feature which will appeal to the commercial occupiers of the buildings. The bar and café will cater to occupiers for general socialising, informal networking and meetings. At the same time, it will be open to the general public. The event space is anticipated to host talks, product launches, networking events and the like.

A retail unit of 60sqm will be incorporated on the corner of Lower Byrom Street and the footpath section of Tonman Street, accessed from the latter. Consent is sought for an E(a) use, that is to say, a shop of some type to be open during the daytime. There is no intention for this unit to be a restaurant, bar or café.

The workspace area will operate 24/7 via controlled access and with a security presence on site. Typical operating hours will be from 08.00 to 18.00.

The café/bar and events space will operate from 10.00 to 00.00 from Sunday to Thursday, and from 10.00 to 01.00 on Fridays and Saturdays.

The retail unit will likely operate from 07.30 to 17.00 Monday to Friday, although this will be dependent on the operator.

The intention is to celebrate the central space while using the building's cruciform shape to create central spines. Office amenity and plant rooms are pushed to the edges of the building to make use of existing circulation cores. The central area will offer bar/café and events space, open to occupiers and the general public. The mezzanine and ground social spaces are connected by a new free-standing lift and staircase either side of the stepped seating facing the central stage.

All existing entrances to the building are to be retained. The principal entrance for members of the public will be from Liverpool Road. This is considered appropriate given its prominence from the street; the active nature of Liverpool Road compared to the other surrounding streets; and because it will give direct access to the public part of the building. The entrance to Tonman Street will serve the adjacent back of house area relating to the bar/café.

To each side of the social zone, the ground floor will comprise studio workspaces, accessed via the central, green spine. This will bring the outside in, creating a beautiful and stimulating place to work. The spine and social zones provide opportunities for businesses to come together. Semi enclosed studio gardens will promote neighbourliness and collaboration.

An upper level is created through the insertion of a new mezzanine structure around the perimeter of the building. To the upper level there will be work desks, collaboration pavilions and small studios. These will take the form of purpose-built, freestanding structures which are the heart of the 'collab space' principle.

Existing partitions and the existing mezzanine are to be removed. The existing cast-iron columns are wrapped around with an acoustic mesh supported on a secondary structure, from their base up to the top of the Corinthian capitals. This is proposed in order to avoid new partitions touching the historic elements and to protect them from any possible impacts whilst maintaining the functionality and acoustic quality of the new spaces.

The existing lift core is retained and refitted to provide access to the mezzanine along with the four retained stair cores. A new lift core is provided to the Lower Byrom Street entrance. The proposals include the remodelling of the public footpath on Liverpool Road to facilitate a level threshold to the main entrance to Lower Campfield. Quantum

The building currently comprises a ground floor of 3,033sqm and a mezzanine of 1,144sqm, a total of 4,177sqm. The proposal involves removal of the existing mezzanine and replacement with a larger version measuring 2,500sqm. Total floorspace will measure 5,533sqm. This represents an increase of 1,356sqm equivalent to 30%. It is comprised of 3,050sqm of flexible office space; 306sqm of meeting room space; 395sqm communal space; and 810sqm of amenity space.

Upper Campfield

Is designed for technology and media occupiers as well as small scale television and social media businesses. The intention is for a collaborative environment which encourages growth. Planning Statement Upper and Lower Campfield

The site will operate 24/7 via controlled access and with a security presence on site. Typical operating hours will be from 08.00 to 18.00.

The building's central area offers itself to a large production studio, to be acoustically treated. Four studios for photography and social media content and the like will be located to the corners of the building. External doors will be added to the four corner studios, designed to be concealed and barely visible. Also on the ground floor are editing suites, WC, tea points and the

like. There is an internal loading bay to Barton Street, located beyond a roller shutter which replaces existing modern corrugated metal gates. A mezzanine structure, accessed via a new lift core, will provide additional workspace to the upper level, surrounding the central studio.

The building's principal entrance will be from Liverpool Road. It is proposed to include an illuminated sign above this entrance. The access point to Deansgate Arcade will be retained but used for back of house purposes.

The total gross internal area is 2,400sqm including a new mezzanine of 805sqm, equivalent to a 50% increase in floorspace. This provides 745sqm of open film studios; 110sqm of edit suites; 525sqm office space; and one 25sqm meeting room. MEZZANINE 4.26 Both buildings will benefit from a mezzanine level in the form of a structure which will wrap around the perimeter of each building. This requires minimal connection to the existing fabric and provides a clear distinction between old and new elements of the buildings.

The mezzanine's structure follows the historic grid but is independent of it. The columns will either be carried by the existing slab or on new foundations punched through the existing slab and cast below. They can be removed in the future and the building can revert to its earlier form. In the case of Lower Campfield which has an existing mezzanine, where feasible, all existing mezzanine structural materials will be reused either within the building or as part of external features, saving landfill requirements.

This is a creative use of space in buildings which require a critical mass of occupiers. Sufficient occupancy levels are sought to ensure that a collaborative, dynamic environment is created.

This best suits the nature of the proposed uses and the regenerative impacts that are sought. It is also necessary to make the best use of space in an urban environment where there is limited floorspace.

External Alterations

The buildings are to be sensitively repainted. Crown Paints have undertaken heritage analysis, identifying the historical changes of colour to Upper and Lower Campfield over the years. At the time of listing in 1974, analysis indicates that the paint was off white and grey zinc. In 1981, it was renovated to the current colour scheme. The build-up of paint on the structure is unsympathetic. It obscures rich architectural detailing and its metallic nature is unsuitable.

A colour scheme has been selected of grey and a neutral white with decorative elements picked out in red. The paint specification is from Brouns and Co in the following colours: No 23 'Arran'; No 03 'Restoration White' and No 32 'Barn Red' respectively. The submitted Design and Access Statement and elevation drawings show how this will appear.

It is proposed to use linseed oil paints and appropriate primers in a non-metallic finish. Historical techniques will be used to create a deliberately flat finish which is appropriate to the building. It will be respectful of the building's design; brings out contrast; and highlights historical detailing. It will anchor the building at a suitable period in history and will create a clean feel, allowing the building to sit well in the Conservation Area. Repair and refurbishment

The existing timber louvres will be repaired and repainted a dark grey. Existing glazing will be cleaned and replaced where damaged with like for like material. Existing masonry will be cleaned and painted black, and repointed as necessary. The use of black colour throughout, paired with the shadows cast by the railings and original external building fabric, coming forward of the brickwork face, significantly minimise the visual impact of the new additions.

Windows

The ground floor office spaces to Lower Campfield will be lit via roof lights. However, the spaces would benefit from additional windows. It is proposed to insert six windows to the Liverpool Road (south) elevation. A further six windows will be inserted to the Tonman Street (north) elevation although these will be high level windows. All will be carefully placed to Planning Statement Upper and Lower Campfield 22 retain the symmetry of the building. The larger windows to Liverpool Road will provide activation onto the street.

The openings will be created through the removal of existing, modern brickwork. Infill panels will be inserted to the jamb. An overhead metal panel will conceal a high level ventilation louvre to the window head. A new metal clad external wall will be inserted below the window. Railings are retained. 4.35 Similar high level louvres will be inserted to the prep kitchen and bin storage along the Tonman Street elevation. In all instances, the character of the structure will be upheld through the retention of the railings.

There is no requirement for windows to serve the ground floor studios on Upper Campfield due to the nature of the use. No such interventions are sought there.

To facilitate the retail unit at Lower Campfield, existing windows in the west façade are to be infilled with matching brickwork. New entrances

At Lower Campfield, the proposed retail unit on the corner of Lower Byrom Street and Tonman Street requires an independent access point. A door will be inserted within the Tonman Street elevation in the same manner as the windows. Existing brickwork will be removed; a new opening created; and infill panels inserted to the jamb and overhead. A structural opening will be created to fit a standardised door system.

The glazed circa 1980s entrance off Liverpool Road will be replaced with a contemporary glazed door and window screen in the same style as the new windows.

The external works to Upper Campfield include the replacement of the existing large format corrugated metal gates with new contemporary entrances; glazed doors to Liverpool Road; a roller shutter loading door to Barton Street and a double door within replacement like-for-like metal sheeting to Tonman Street. For each entrance, the metal sheeting above the door opening within the ornate timber arch is either retained or replaced with like-for-like.

Roof

Listed building consent has been obtained to enable necessary repairs to be undertaken on Lower Campfield Market Hall, focusing on the replacement of the roof (ref 137625/LO/2023). The works include:

- Replacement of the existing modern artificial tile with a new artificial tile;
- Repair and replacement of modern rotten timber boards to the roof and valley gutters;
- Replacement of the modern GRP roof lights and replacement of cracked / damaged wire glass rooflights;
- Replacement of modern aluminum or artificial slate ridge cappings;
- Supply and installation of new lead valley gutters and flashings; and
- Redecoration of rainwater goods and external joinery at roof level.

The submission included various supporting studies on the structural condition of the roof and a heritage impact assessment has been submitted. It confirmed that the current external roof coverings are modern and are of no heritage interest. Consent was granted for

replacement with the 600 x 300mm Cedral Slates. Product Type: Birkdale, Colour: Blue-Black cement fibre tiles. The submission included a list of the various options which were considered but found unsuitable.

The report concluded that the proposals will result in a neutral impact on the listed building and Conservation Area. No harm will be caused to the special architectural or historic interest of the building. The statement addresses and accords with the relevant policies and legislation.

Consultations & Notification Responses

Publicity – The application was advertised in the local press and by way of site notice as affecting the setting of the conservation area and listed buildings. Letters were also sent out to neighbouring properties and one comment (neither objecting or supporting the proposal) was received together with an objection. The comments being summarised as follows:

- Not clear if the bin store is adequate including means of access;
- The proposals do not compliment or support the businesses around it. There is enough office space in Manchester laying dormant, it does not need anymore, especially at a time when people are working from home more often.
- Recording studios does not fit with the style of the area, this should be in media city, not city centre Manchester. This could be a white elephant.
- The restoration of the building to its former glory is welcomed, and the work done on the historical aspect of the building and restoration plans are exciting.
- Not clear what the environmental impact is.

Highway Services accept that the proposals are unlikely to generate any highway safety, traffic or network capacity concerns. The site is located within the city centre and is therefore accessible by various modes of sustainable transport. No on-site car parking is proposed which aligns with the existing situation and is similar to a number of surrounding similar land-uses which benefit from the accessible city centre location.

The TA states that footway resurfacing and dropped-kerb/tactile provision will be provided where necessary. Highways request that such works are provided along each site frontage onto adopted highways Liverpool Road, Lower Byrom Street, and Tonman Street. Resurfacing works along Barton Street would also be welcomed by Highways. Cycle parking provision is acceptable and should be reviewed by the travel plan.

The TA states that the existing pedestrian access points to both buildings will be retained. Highways request that all doorways open internally in order to ensure open doors do not conflict with passing pedestrian movements.

For the Lower Campfield site, on-street refuse servicing will take place from the rear of the site at Tonman Street. General delivery vehicles will have the option of using the on-street parking and loading bays available on Liverpool Road, Lower Byrom Street and Tonman Street.

For the Upper Campfield site, refuse servicing will also take place from the rear of the site at Tonman Street. The existing internal loading bay will be retained to cater for other delivery/servicing vehicles which is accessed from Barton Street.

The TA states that in combination, both sites would attract around 12 service/delivery trips throughout a standard day. Highways request that a Delivery and Servicing Management Plan is conditioned with any approval in order to ensure efficient coordination of such vehicles, also

taking into consideration additional or larger delivery/servicing vehicles associated with any events.

An Events Management Strategy (EMS) has been submitted as part of the application. Highways request that an updated EMS is conditioned with any approval, taking into consideration external queuing/crowd management associated with any events. A travel plan and event management should be agreed by planning condition.

Environmental Health advise that details of fume extraction should be agreed along with delivery and opening hours. The building along with plant should be treated to minimise the break out of noise. The waste management arrangements are acceptable.

Flood Risk Management Team require conditions relating to the approval of a drainage scheme and a management regime.

Historic England advise that they have no comments to make.

Design for Security at Greater Manchester Policy advise that consideration should be given to the security of cycle storage, a robust access control system, CCTV, and intruder alarm, to both buildings and, where possible, alterations to the building should be to Secured by Design standards to ensure a high level of security is achieved.

Greater Manchester Ecology Unit (GMEU) advise that there is no evidence of bats found during the survey and the building for demolition was found to have negligible potential to support roosting bats.

The buildings on the site do have potential to support nesting birds. Vegetation clearance should avoid bird nesting season unless it can otherwise be demonstrated that no active bird nests are present.

Any new lighting should be designed to minimise the impact on bats.

Biodiversity enhancements should be delivered by this application, in line with the measures/details identified within the ecology report (section 5.3 and 5.4).

An informative should be used so that the applicant is aware of the legal protection that certain species receive and that the granting of planning permission does not negate the need to abide by the laws that are in place to protect biodiversity. If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work should cease immediately and an ecologist/LPA should be contacted

Greater Manchester Archaeology Advisory Service (GMAAS) advise that the Level 3 building survey is acceptable and therefore there is no longer a requirement for a planning condition.

Environment Agency advise that they have no objection subject to a remediation strategy and piling details to be agreed.

Policy

Manchester Core Strategy (2012) Relevant policies include SP1, EC1, EC3, CC2, CC5, CC9, CC10, C10, T1, T2, EN1, EN3, EN4, EN5, EN6, EN9, EN14, EN16, EN17, EN18, EN19 and DM1

Manchester Core Strategy (1995) relevant saved policies include DC18, DC19, DC20 and DC26

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'.

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.

Policy JP-Strat1: Core Growth Area- The development would support economic growth. It would create jobs during construction and when in operation.

Policy JP-Strat2: City Centre- These are important listed buildings and they would be brought back into active use and contribute to office and event space in the city centre.

Policy JP-P2: Heritage – The proposal would restore listed buildings in the conservation area.

Policy JP-P3: Cultural Facilities – The proposal would provide new spaces which would support economic and cultural activity in the city centre.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

City Centre Strategic Plan 2015-2018 (March 2016)

Manchester Strategy (January 2016)

National Planning Policy Framework (2023)

The revised NPPF was re-issued in December 2023. The document states that the '*purpose of the planning system is to contribute to the achievement of sustainable development*'. The document clarifies that the '*objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs*' (paragraph 7). In order to achieve sustainable development, the planning system has three overarching objectives – economic, social and environmental (paragraph 8).

Other legislative requirements

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

Section 72(1) of the Act requires that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance” of Conservation Areas.

S149 (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.

Issues

Principle of the redevelopment of the site and contribution to regeneration

The proposal would see the refurbishment of the Upper and Lower Campfield to deliver an innovative workspace development with ancillary uses

The proposal would provide a permanent use of the Grade II listed buildings which accords with the aspirations of the St Johns SRF which seeks both buildings to be incorporated into the thriving urban location which is St John’s and Enterprise City.

The proposals will further catalyse the redevelopment of this area and will complement the existing regeneration taking place on the former Granada site.

The proposals comprise a range of workspaces targeted at the technology, digital, media and creative industries, including offices, an incubator hub, private and collaborative spaces and recording studios. As a result of Levelling Up funding, the Tech Hub will include subsidised workspace areas to nurture Qualifying Businesses and/or Qualifying Individuals, foster collaboration, and provide mentoring, learning and business support services.

The city centre as the key location for employment uses (as specified in policies EC1 and EC3)
The type of workspace proposed is highly flexible and will appeal to a range of occupiers at various stages of the business life cycle.

The social hub is focused in Lower Campfield only. The building lends itself to the provision of a central public space which will be a suitable place to appreciate the historic form of the building.

A single social and events space is preferred, compared to having two smaller spaces in each building that would essentially double the servicing and operational burden while potentially delivering spaces which are less well used and therefore less dynamic. The media studios in Upper Campfield will be more attractive to occupiers without the added complexity of a public presence.

The café/bar will cater to occupiers for general socialising, informal networking and meetings. The events use is anticipated as largely ancillary to the employment uses, providing an area for talks, product launches and networking events. The space is not intended to function as a regular night-time venue nor an entertainment destination

A retail unit is to be incorporated into Lower Campfield on the corner of Lower Byrom Street and Tonman Street. Consent is sought for an E(a) use, that is to say, a shop, and not a restaurant, bar or café. Retail is a town centre use, and therefore suitable in principle in this location.

The principle of reuse of the iconic and underused market halls complies with the Council's Core Strategy including Policies SP1, EC1, CC1, CC3 and CC4 which seek to direct a range of uses to the city centre in order to maintain its economic competitiveness and its vibrancy including employment, leisure and, outside the Primary Shopping Area, ancillary retail.

Climate change, sustainability and energy efficiency

The application is accompanied by an Environmental Standards Statement and BREEAM Pre-Assessment prepared by Element Sustainability.

The BREEAM Refurbishment and Fit-Out Pre-Assessment Report assesses the scheme against each relevant criteria and finds that it has the potential to secure a BREEAM Very Good rating.

The Environmental Standards Statement reviews the sustainable design features of the proposals against the relevant policy background. It considers environmental design, water management, waste management and biodiversity. It demonstrates the ways in which the design team have sought to address sustainable policy aims through the proposals, in order to provide a sustainable development.

Due to the sensitive nature of the building, the weight of solar photovoltaic panels cannot be supported. Neither a hydro station nor a wind turbine is possible. There are therefore no options available for onsite renewable energy generation.

However, the heating and cooling of the buildings are delivered via a low carbon alternative. All office and studio spaces in Lower Campfield are to be heated and provided with comfort cooling using reversible heat pump technology, a mixture of radiant panels and VRF systems. Fresh air will be delivered by a mixed mode natural ventilation system controlled based on CO₂ and temperature levels. Upper Campfield will benefit from a VRF system with ventilation from a mechanical heat recovery system.

Whilst the fabric of the existing buildings is proposed to be left in situ due to its historical significance, the new internal spaces are designed as independent spaces. As such, they can be made to be more energy efficient.

Impact of the historic environment and cultural heritage

The impact on the listed buildings is covered in detail in Listed Building Consents 138345 and 138356.

The proposal would result in limited alterations to the exterior of the buildings with the main works taking place internally.

The significance of the lower Campfield market is derived from its architectural and historic interest which is also recognised in its Grade II listing. The building also contributes positively to the significance of the Castlefield conservation area.

The exterior of the building is largely unaltered and therefore has high architectural and aesthetic interest including cast iron railings and sliding gates. Internally, there are surviving

1870s cast and wrought iron structures which have high interest along with the surviving open plan form. There are also modern additions from the 1980s which have no historic merit.

The proposal would result in a number of interventions into the building which would affect, to varying degrees, some of the key areas of significance.

The proposal would involve redecoration including the ironwork and modern timberwork which would restore the building back to its 1970s colour scheme. The paint work involve the use of appropriate paint and colours for the listed building. The works are considered appropriate and acceptable and would have limited impact on the listed building. The final details would be agreed by planning condition.

There would also be the restoration and re-use of the original sliding gate to the north west corner which is welcomed. This would have a beneficial impact on the listed building and final details would be agreed by planning condition.

The formation of a new entrance, to Tonman Street/Byrom Street to the building would result in the removal of one original bay of cast iron railings. These would be relocated to an area of the building which have had the railings removed previously. A glazed double door would be installed to form the shop front of the commercial unit. The works would result in a low level of harm to the building and its significance albeit it would allow repair elsewhere at the site.

A new glazed entrance and windows would also be created from Liverpool Road which would result in the removal of the current glazed entrance. Two side entrances to Lower Byrom Street and Byrom Street would serve as entrances to the offices. This again would result in a low level of harm albeit there is already a modern intervention in the Liverpool Road element of the building.

The brickwork, which was installed in the 1980s, would be cleaned and repaired where appropriate and painted black. In addition, high level slimline louvres would be installed to the kitchen and bin storage areas. This would result in a low level of harm.

A series of small, square window openings would be formed at regular intervals around the perimeter of the modern brickwork allowing natural light into the building and internal spaces behind. This window system would include an overhead metal panel with concealed high level ventilation louvre to the window head. The existing windows to the west façade would be infilled with brick work. This intervention would result in a low level of harm.

The interior of the building, including its open form and cast iron columns, would be affected by the proposed development.

The current mezzanine level, which is 20th century in nature, would be removed and a new steel and timber mezzanine installed to wrap around the perimeter of the building to form the new office spaces beneath and create an expanse of open plan work areas above. A open atrium space would be created in the central area.

The installation of the mezzanine would create a level of harm within the building to its open plan layout and appreciation of the space. The size of the area has been dedicated by the quantum of office space required to ensure the development is viable and this has been tested with the applicant to determine if any other configurations of scaling back of the size of the area can be accommodated. It has been proven that this is not possible without undermining the scheme.

At the centre of the space would be the new social hub with tiered retractable bleacher seating in timber overlooking the central space for events and performances. The space would be screened with large, full height translucence drapes which would also have acoustic properties.

Below the mezzanine, glazed screens would be located behind the new columns with projecting perimeter beams above forming expressed soffits adding to the industrial market feel. The colonnade is further expressed through the recessed office enclosures forming the semi open garden/patio spaces. This would create a degree of harm to the spaces but all would be reversible.

12 new pavilion structures would be located across the mezzanine level accommodating a variety of size meeting rooms and forming the circulation cores, amenity spaces and enclosed workstations. The interventions here would form a degree of clutter and harm to the space would be reversible.

The significance of the Upper Campfield market is derived from its architectural and historic interest which is also recognised in its Grade II listing. The building also contributes positively to the significance of the Castlefield conservation area.

The exterior of the building is largely unaltered and therefore has high architectural and aesthetic interest including cast iron structures. In addition, there is the original perimeter sliding gates to west elevation, which are currently held back in position behind modern corrugated cladding. There are also wrought iron tie beam roof trusses, internal cast iron columns, double-height spatial quality of the building and its surviving open-plan form.

The pair of modern panelled external doors to the east elevation of the Upper Campfield Market, which use a historic design and brickwork forming the east elevation of the Upper Campfield Market are of medium significance.

The modern corrugated metal sheeting around external perimeter (south and north elevations) including modern corrugated gates to north, south and west elevations, all roof coverings to the building, modern concrete flooring and all lighting, plumbing and other M&E are of limited to no significance.

The Upper Campfield Market is constructed on a former Roman camp, located in an area which has yielded a number of important archaeological finds in the past. Consequently, the Site is considered likely to be of archaeological interest.

The proposal would result in a number of interventions into the building which would affect, to varying degrees, some of the key areas of significance.

The proposal would involve redecoration including the ironwork and modern timberwork which would restore the building back to its 1970s colour scheme. The paint work involve the use of appropriate paint and colours for the listed building. The works are considered appropriate and acceptable and would have limited impact on the listed building. The final details would be agreed by planning condition.

There would be a new entrance into each of the four studios formed within the existing corrugated cladding around the perimeter of the building. On the south elevation a glazed screen with double doors and side panels would form the new main entrance, replacing the modern corrugated metal gates.

On the north elevation smaller double doors will replace the large format modern gates, forming the secondary and service access to the building. The existing panelled doors to the Deansgate Arcade will be retained and used as a back-of house entrance.

These modifications would have limited impact on the building and its significance.

The proposal would remove current, modern corrugated cladding doors and replace them with metal roller shutter which in itself would remain a modern intervention into the building.

The two surviving original cast iron sliding gates, located within the western entrance, would remain fixed in the open position, with existing 1980s metal cladding being kept concealing them on both internal and external sides. This would have a neutral impact on the building and its significance.

The existing historic entrance/doors leading from the covered arcade to the east, into the building's south-east corner will be sealed shut which would have a negligible impact.

Existing circa 1980s corrugated metal cladding used around the lower half of the perimeter of the building will be retained and painted black. The existing metal cladding above each door opening (set within the ornate timber arches) will be either retained and painted black or replaced like-for-like. The existing metal panels with an access hatch and vent are removed and replaced with like for like solid metal panels. New full-height louvers will be inserted along the western elevation and painted to match the retained corrugated sheeting.

Existing, modern c1980s corrugated roof cladding will be retained and painted.

All these elements would have limited impact on the building and its significance.

The interior of the building, including its open form and cast iron columns, would be affected by the proposed development.

There would four studios to each corner of the building installed, and one to the centre. Partitions forming the 4 corner studios follow the historic structural grid. The carved-out space between the studios accommodates amenity and communal spaces.

The new internal enclosures are constructed using light steel and timber frames providing acoustic separation. The exterior of the central studio will be finished in a feature colour.

A pair of industrial steel staircases in the same feature colour will be constructed flanking the two long sides of the central studio.

Glazed screens will divide the central circulation area around the studio from the reception and circulation space. To the eastern and southern sides of the building will be constructed 7 edit suites.

A new cruciform plan mezzanine with feature staircases will be constructed. The new mezzanine will contain a void and open walkway around the central studio allowing circulation space connecting three enclosed workspaces and communal, meeting and amenity spaces to the eastern façade, and will also allow for views of the central section of the original roof structure above. Dropped ceilings will be inserted to the eastern end of the mezzanine. These interventions will be reversible.

The installation structures would create a level of harm within the building to its open plan layout and appreciate of the space. The size of the area has been dedicated by the quantum of office

space required to ensure the development is viable and this has been tested with the applicant to determine if any other configurations of scaling back of the size of the area can be accommodated. It has been proven that this is not possible without undermining the scheme.

New M&E would be formed in terms of lighting and cabling. The installation would be reversible and would require details to be agreed.

A new lift core will be constructed to provide access to the mezzanine level from the south-east corner.

A group of partitioned rooms to the north (centre) of the ground floor level will contain showers and WC's along with a bin store, and plant/comms rooms.

Impact on conservation area

The conservation area would largely be preserved through the restoration of the listed building. The building for a key feature along Liverpool Road which would be preserved into the future.

Impact Assessment

There are clear heritage benefits associated with the repair, restoration and reuse of the listed buildings together with the reversal of a number of unsympathetic 1980s additions.

Nevertheless, there would be instances of harm as a result of the proposal on the character and appearance of the listed building from the subdivision of the spaces which would result in the loss of the open plan layout alongside the installation of the mezzanine and interventions around the columns.

The restoration of key features such as railings, exterior paintwork and columns would clearly be of benefit to the building in the conservation area.

The proposal would amount of less than substantial harm. As required by the NPPF, it is necessary to determine if the required public benefit exist to outweigh this harm.

The proposal would contrite positively to sustainable development.

There would be significant economic benefits associated with the development, which must be given weight in the planning balance, from the creation of employment space within the heart of the city centre. This would result in job creation particularly amongst those who require flexible work spaces for smaller businesses.

There would also be social benefits from the creation of event spaces and commercial activities which would support the other businesses in the local area.

Environmentally this would bring back to use a significant listed building and allow sensitive repairs to be undertaken.

It is considered that there required public benefits exist to out weigh the harm to the proposal as required by paragraph 208 of the NPPF.

Impact on Archaeology

GMAAS have advised that there are no archaeological requirements in respect of this site following the satisfactory receipt of a Level 3 building survey.

Contribution to Improving Permeability, Public Spaces and Facilities and Provision of a Well Designed Environment

Impact on Ecology

An ecological appraisal concludes that the development would not cause significant or unduly harmful impacts to ecology. No vegetation should be removed during bird nesting season and measures should be put in place to manage invasive species and minimise the impact on hedgehogs. Biodiversity gains would be secured by planning condition. The proposal complies with policy EN9 of the Core Strategy and ensure a biodiversity gain at the site.

Biodiversity

Bird and bat boxes should be proposed as part of the development so to improve on site biodiversity.

Noise and vibration

A noise assessment identifies the main sources of noise during construction would be from plant, equipment and general construction activities including breaking of ground and servicing.

Noise levels from the construction would be acceptable provided that the operating and delivery hours are adhered to along with an acoustic site hoarding, equipment silencers and regular communication with nearby residents. This should be secured by a planning condition.

When the development is occupied, the acoustic specification of the buildings would limit noise outbreak. Final details of this scheme are required to be agreed to ensure they are adequate and should be secured by planning condition.

Provided that construction activities are carefully controlled and the plant equipment and residential and commercial accommodation are appropriately insulated the proposal would be in accordance with policy DM1 of the Core Strategy, extant policy DC26 of the UDP and the NPPF.

Waste management

The existing bin store in Upper Campfield which serves the adjoining restaurant will be retained but relocated for their use in the same manner as existing.

The onsite management company will be responsible for emptying communal bins where necessary and for taking bins out prior to collection, to the points on Tonman Street which are identified in the Waste Strategy. Transfer routes to the public highway are less than 10m. Daily waste collection will be scheduled to avoid early mornings and evenings. It will be undertaken by a licensed waste carrier and overseen by onsite management who will ensure all bins are returned promptly. In order to mitigate noise, a levelled access from the bin store to the collection point is proposed.

Tonman Street is the primary servicing route. For Lower Campfield, general delivery vehicles will have the option of using the on-street parking and loading bays located on Liverpool Road, Lower Byrom Street and Tonman Street.

For Upper Campfield, the internal loading bay will predominantly be used, accessed via Barton Street.

The Transport Assessment finds that there will be around 9 delivery / service vehicles per day at Lower Campfield and two to three at Upper Campfield. They will be spread across the day with only one delivery expected at any one time per site.

The submitted Operational Management Strategy sets out servicing arrangements and staff responsibilities.

Environmental Health consider the waste management arrangements to be acceptable. The proposals will therefore comply with Policies EN19 and DM1 which require the management of refuse in line with the waste hierarchy. This should form part of a condition of the approval.

Accessibility

The development would be fully accessible including level access to spaces and lift access to upper levels.

Flood Risk/surface drainage

The site is in flood zone 1. The site is also in a critical drainage area where there are complex surface water flooding problems from ordinary watercourses, culverts and flooding from the sewer network. These areas are particularly sensitive to an increase in surface water run off and/or volume from new developments which may exasperate local flooding problems. Policy EN14 requires development to minimise its impact on surface water run off in critical drainage areas.

The drainage strategy has been considered by the City Council's flood risk management team. Further details are required to complete the drainage strategy in order to satisfy the provision of policy EN14 of the Core Strategy which should form part of the conditions of the planning approval.

Impact on the highway network/car/cycle parking and servicing

No car parking will be provided as part of the proposals. The site is in a highly sustainable location with Deansgate railway station and Metrolink station are within 250m of the site, providing travel across Greater Manchester and beyond.

There are many car parks in this area including multi-storey structures at the Great Northern (210m away), Manchester Central (350m away) and First Street (650m away).

Bicycle parking will be provided in the form of 34 spaces, located at the adjacent Castlefield House. This is under the same management as Upper and Lower Campfield and will be a convenient solution for occupiers.

The TA states that footway resurfacing and dropped-kerb/tactile provision will be provided where necessary. Highways request that such works are provided along each site frontage onto adopted highways Liverpool Road, Lower Byrom Street, and Tonman Street. Resurfacing works along Barton Street would also be welcomed by Highways.

Highways request that all doorways open internally in order to ensure open doors do not conflict with passing pedestrian movements.

For the Lower Campfield site, on-street refuse servicing will take place from the rear of the site at Tonman Street. General delivery vehicles will have the option of using the on-street parking and loading bays available on Liverpool Road, Lower Byrom Street and Tonman Street.

For the Upper Campfield site, refuse servicing will also take place from the rear of the site at Tonman Street. The existing internal loading bay will be retained to cater for other delivery/servicing vehicles which is accessed from Barton Street.

The TA states that in combination, both sites would attract around 12 service/delivery trips throughout a standard day. Highways request that a Delivery and Servicing Management Plan is conditioned with any approval in order to ensure efficient coordination of such vehicles, also taking into consideration additional or larger delivery/servicing vehicles associated with any events.

An Events Management Strategy (EMS) has been submitted as part of the application. Highways request that an updated EMS is conditioned with any approval, taking into consideration external queuing/crowd management associated with any events. A travel plan and event management should be agreed by planning condition.

Designing out crime

A crime impact statement has been produced. The re-use of the building would bring natural surveillance and activity to the two building. In line with the recommendations of GMP, the proposal should seek to introduce secured by design principles where possible in the scheme. This should form part of the conditions of the approval.

Construction management

The work would take place close to homes and comings and goings are likely to be noticeable. However, these impacts should be short in duration and predictable. A condition requires a construction management plan which would include details of dust suppression measures, highways management plan and use of machinery. Wheel washing would prevent dirt and debris on roads.

Construction vehicles are likely to use Liverpool Road which should minimise disruption on the network. The applicant would communicate with local residents and businesses to ensure that impacts are minimised and access is maintained to minimise disruption.

Provided the initiatives outlined above are adhered to, it is considered that the construction activities are in accordance with policies SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan. However, it is recommended that a condition of the planning approval is that the final construction management plan is agreed in order to ensuring the process has the minimal impact on surrounding residents, businesses and the highway network.

Residential amenity

There are residential properties in the local area principally along Liverpool Road.

The use of the buildings for office and event spaces would result in a degree of comings and goings from the premises.

The opening hours for workspaces for Upper and Lower Campfield would be as follows:

Workspaces 07:00 to 23:00 daily

There is also a Café/Bar and event space in Lower Campfield which would open from 08:00 to 00.00 from Sunday to Thursday, and from 08:00 to 01.00 on Fridays and Saturdays.

The retail space within Lower Campfield would be required to agree the opening hours before first use.

The comings and going would take place with hours of the day which are commensurate with other premises in this part of the city centre. It is not considered that there would be any unduly harmful impacts that would arise as a result of the use subject to conditions which would control the opening hours, noise out break, plant and event and servicing plans.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the alterations to the listed buildings. Further work and discussion have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

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

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

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

Lower Campfield

0774-P3A-XX-XX-DR-A-03001-P04 Demolition Plan - Ground Floor
0774-P3A-XX-XX-DR-A-03002-P01 Demolition Plan - Mezzanine Floor
0774-P3A-XX-XX-DR-A-05020-P06 Proposed Ground Floor Plan
0774-P3A-XX-XX-DR-A-05021-P03 Proposed Mezzanine Floor Plan
0774-P3A-XX-XX-DR-A-05022-P03 Proposed Roof Plan
0774-P3A-XX-XX-DR-A-05023-P04 Proposed South Facing Elevation
0774-P3A-XX-XX-DR-A-05024-P04 Proposed East Facing Elevation
0774-P3A-XX-XX-DR-A-05025-P06 Proposed North Facing Elevation
0774-P3A-XX-XX-DR-A-05026-P04 Proposed West Facing Elevation
0774-P3A-XX-XX-DR-A-05027-P02 Proposed Street Elevation (Liverpool Road)
0774-P3A-XX-XX-DR-A-05028-P02 Proposed Street Elevation (Lower Byrom Street)
0774-P3A-XX-XX-DR-A-05030-P04 Proposed Section A-A
0774-P3A-XX-XX-DR-A-05031-P04 Proposed Section B-B
0774-P3A-XX-XX-DR-A-05032-P04 Proposed Section C-C
0774-P3A-XX-XX-DR-A-05033-P03 Proposed Section D-D
0774-P3A-XX-XX-DR-A-05034-P03 Proposed Section E-E
0774-P3A-XX-XX-DR-A-05035-P03 Proposed Section F-F
0774-P3A-XX-XX-DR-A-05036-P03 Proposed Section G-G
0774-P3A-XX-XX-DR-A-05037-P04 Proposed Section H-H
0774-P3A-XX-XX-DR-A-05038-P03 Proposed Site Section A-A
0774-P3A-XX-XX-DR-A-05039-P03 Proposed Site Section B-B
0774-P3A-XX-XX-DR-A-08000-I02 Accommodation Schedule

Design and access statement, planning statement and heritage statement received by the City Council, as Local Planning Authority, on the 17 October 2024

Level 3 historic building record (part 1 and 2) received by the City Council, as Local Planning Authority, on the 13 February 2024

Upper Campfield

UC_GA-00 Proposed Ground Floor Plan P3

UC_GA-01 Proposed Mezzanine Plan P3

UC_GE-01 Proposed South & West Elevations P3

UC_GE-02 Proposed North Elevation P3

UC_GE-10 Proposed Detailed Elevation - South P3

UC_GS-01 Proposed Sections AA & BB

received by the City Council, as Local Planning Authority, on the 17 October 2023

0798-P3A-XX-XX-DR-A-SK001-I01, 0798-P3A-XX-XX-DR-A-SK002-I02 received by the City Council, as Local Planning Authority, on the 9 February 2024

Design and access statement, planning statement and heritage statement received by the City Council, as Local Planning Authority, on the 17 October 2024

Level 3 historic building record (part 1 and 2) received by the City Council, as Local Planning Authority, on the 13 February 2024

Crime Impact Statement, Events Management Plan, Local Labour Agreement, Sustainability Appraisal, Ventilation strategy report, Noise Impact Assessment, biodiversity survey report, flood risk assessment, land contamination assessment, Heritage Assessment, waste management, transport statement received by the City Council, as Local Planning Authority, on the 20 October 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 development (for Upper or Lower Campfield Markets), details of the method for piling, or any other foundation design using penetrative methods, for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater. In addition, piling can affect the adjacent railway network which also requires consideration pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

4) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

5) (a) The development shall not commence (for Upper or Lower Campfield Markets) until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events;
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;

- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area (where achievable);
- CCTV survey of existing drainage system to understand condition, capacity, connectivity;
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;
- Hydraulic calculations to support the drainage proposal;
- Details of how the scheme shall be maintained and managed after completion.

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) The development shall not commence (for Upper or Lower Campfield Markets) until a detailed construction management plan outlining working practices during construction have been submitted for approval in writing by the Local Planning Authority, which should include;

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Consultation with local residents/local businesses;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) Prior to the commencement (for Upper or Lower Campfield Markets) of the development, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

The approved materials shall then be implemented as part 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.

8) a) Prior to the commencement of the development (for Upper or Lower Campfield Markets), details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work associated with the development being completed (for Upper or Lower Campfield Markets), a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

9) Prior to the first use of the development hereby approved (for Upper or Lower Campfield Markets), details of the implementation, maintenance and management of the sustainable drainage scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The scheme shall include the following:

- Verification report providing photographic evidence of construction; and
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

10) The development hereby approved shall be carried out in accordance with the Environmental Standards received by the City Council, as Local Planning Authority, on the 20 October 2023. A post construction review certificate/statement for the development shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority (for Upper or Lower Campfield Markets).

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

11) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least an 'Very Good' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within three months of the buildings hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

12) (a) Prior to the first use of the development (for Upper or Lower Campfield Markets), details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{Aeq}) below the typical background (L_{A90}) level at the nearest noise sensitive location.

(b) Prior to the first use of the development (for Upper or Lower Campfield Markets), a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

13) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority prior to the first use of the development hereby approved (for Upper or Lower Campfield Markets). The scheme shall be implemented in full before the use commences (for Upper or Lower Campfield Markets).

Where entertainment noise is proposed the L_{Aeq} (entertainment noise) shall be controlled to 5dB below the L_{A90} (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (L_{eq},5min), respectively.

b) Prior to occupation of the development (for Upper or Lower Campfield Markets) a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise

criteria. . A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

14) The development shall be carried out in accordance with the site waste strategy received by the City Council, as Local Planning Authority, on the 20 October 2023. The approved details shall be implemented and be in place prior to the first use of the development and there after retained.

Reason – In the interest of an adequate waste strategy being put in place pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

15) Prior to the first use of the development (for Upper or Lower Campfield Markets), should fume extraction be required, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the commercial units and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial units pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

16) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of the development (for Upper or Lower Campfield Markets), full details of such a scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the development (for Upper or Lower Campfield Markets) and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the development and to ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

17) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

18) Deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00

Saturday Sundays and Bank Holidays confined to 10:00 to 18:00

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

19) The opening hours for Lower Campfield Market is as follows:

Workspaces 07:00 to 23:00 daily

Café/Bar and event space 08:00 to 00.00 from Sunday to Thursday, and from 08:00 to 01.00 on Fridays and Saturdays.

Prior to the first use of the retail space, the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented.

There shall be no amplified sound or any amplified music at any time within the above spaces.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

20) The opening hours for Upper Campfield Market is as follows:

Workspaces 07:00 to 23:00 daily

There shall be no amplified sound or any amplified music at any time within the above space.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification):

- Upper Campfield Market - a workspace development comprising offices, a technology incubator hub, recording studios and events space (Use Class E(g) / Sui Generis)
- Lower Campfield Market - a workspace development comprising offices, a technology incubator hub, recording studios and events space (Use Class E(g) / Sui Generis) with ancillary bar, cafe and events spaces; and retail unit (Use Class E(a));

Reason - In the interest of retaining the provision of office space within the development pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012).

22) The development shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 20 October 2023. The development shall only be carried out in accordance with these approved details. Prior to the first use of the development (for Upper or Lower Campfield Markets), the Council as Local Planning Authority must acknowledge in writing that it has received written confirmation that the principles of Secured by Design have been incorporated into the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

23) The development hereby approved shall be carried out in accordance with the Framework Travel Plan stamped as received by the City Council, as Local Planning Authority, on the 20 October 2023.

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 and visiting the development;
- ii) a commitment to surveying the travel patterns of visitors/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 development (for Upper or Lower Campfield Markets), a Travel Plan for the development 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 residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

24) (a) Prior to the first use of the development (for Upper or Lower Campfield Markets), the cycle store and provision of 34 cycle stands as indicated on drawing 0774-P3A-XX-XX-DR-A-05011-P01 received by the City Council as Local Planning Authority, on the 2 November 2023 shall be implemented and made available for the occupants of the development. The cycle store shall remain available and in use for as long as the development is occupied.

(b) The number of cycle spaces shall be reviewed annually as part of the travel plan requirements of condition 23 of this planning permission (commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional cycle spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - To ensure there is sufficient cycles stand provision at the in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

25) Prior to the first occupation of the development, a signage strategy for the entire buildings (for Upper or Lower Campfield Markets) shall be submitted for approval in writing by the City Council, as Local Planning Authority. All commercial signage shall be situated behind the glass, no more than one projecting sign per commercial unit which shall be no more than 30mm in thickness. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for that building and used to inform any future advertisement applications for the building

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

26) No doors to commercial units (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

27) Prior to the first use of Upper or Lower Campfield Markets a Delivery and Servicing Management (including taxi pick up and drop off, parcel deliveries and food drop off) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The strategy should work to ensure that servicing/delivery activities the building are co-ordinated to ensure efficient use of the proposed loading bay.

The approved strategy, including any associated mitigation works, shall be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in operation.

Reason - To ensure appropriate servicing management arrangements, particularly for food and deliveries, are put in place for the development in the interest of highway and pedestrian safety pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

28) Prior to the commencement of the development (for Upper or Lower Campfield Markets), a dilapidation survey is required to be submitted for approval in writing by the City Council, as Local Planning Authority, to examine the condition of the footways along Liverpool Road, Lower Byrom Street, Tonman Street and Barton Street.

Prior to the first use of Upper and Lower Campfield Market, a condition survey of the footways should be submitted for approval which examines the condition of the footways and sets out a strategy for repairs and reinstatement works (including opportunities for the provision of dropped kerbs and tactile paving).

The approved scheme shall be implemented and delivered prior to the first use of the development and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

29) Prior to the first use of a plot of the development (for Upper or Lower Campfield Markets) hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of a plot of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

30) Prior to the first use of the development hereby approved (for Upper or Lower Campfield Markets), a Event Management Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- A detailed management strategy that includes information on how the proposed development would be managed including external queuing/crowd management associated with any events.

The approved plan shall be implemented upon first use of the development and thereafter retained.

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

Reason – In the interest of protecting residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informative

- 1) Under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.
- 2) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).
- 3) The developer or crane operator must contact Manchester Airports Control of Works Office at least 21 days in advent of intending to erect a crane or other tall construction equipment on the site. This is to obtain a tall equipment permit and to ascertain if any operating restrictions would be required. Any operating restriction that are subsequently imposed by Manchester Airport must be fully complied with.
- 4) You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Historic England (North West)
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
United Utilities Water PLC
National Amenity Societies
Greater Manchester Ecology Unit
Castlefield Forum

Hilton Manchester, 303 Deansgate, Manchester, M3 4LQ
117E Liverpool Road, Manchester, M3 4JN
117A Liverpool Road, Manchester, M3 4JN
119D Liverpool Road, Manchester, M3 4JN
Flat 25, 91 Liverpool Road, Manchester, M3 4JN
Flat 2, 91 Liverpool Road, Manchester, M3 4JN
Flat 19, 91 Liverpool Road, Manchester, M3 4JN
Flat 302, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 101, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 313, 73 - 83 Liverpool Road, Manchester, M3 4AQ
26 Rozel Square, Manchester, M3 4FQ
Flat 214, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 205, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 114, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 212, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 312, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 103, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 301, 73 - 83 Liverpool Road, Manchester, M3 4AQ
St Mathews, Liverpool Road, Manchester, M3 4NQ
8 Castlefield Mews, Stone Street, Manchester, M3 4NE
37 Culvercliff Walk, Manchester, M3 4FL
61 Rozel Square, Manchester, M3 4FQ
69 Rozel Square, Manchester, M3 4FQ
65 Rozel Square, Manchester, M3 4FQ
129C Liverpool Road, Manchester, M3 4JN
127E Liverpool Road, Manchester, M3 4JN
131D Liverpool Road, Manchester, M3 4JN
133A Liverpool Road, Manchester, M3 4JN
Flat 4603, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3709, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4403, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3001, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Serviced Apartment 9, 11 Liverpool Road, Manchester, M3 4NS
Serviced Apartment 3, 11 Liverpool Road, Manchester, M3 4NS
Flat 3110, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3004, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2608, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3606, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4002, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 3008, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3311, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2503, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2704, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2804, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2905, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2902, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3607, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
The Orchid Suite, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2910, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2702, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3702, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3502, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3310, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2603, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2601, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4202, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3611, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3604, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3011, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
322 - 330 Deansgate, Manchester, M3 4FN
Flat 2, 2 Southern Street, Manchester, M3 4NJ
Flat 7, 2 Southern Street, Manchester, M3 4NJ
37 Liverpool Road, Manchester, M3 4NQ
23 Porchfield Square, Manchester, M3 4FG
21 Porchfield Square, Manchester, M3 4FG
13 Porchfield Square, Manchester, M3 4FG
Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
273 Deansgate, Manchester, M3 4EW
277 - 279 Deansgate, Manchester, M3 4EW
20 Porchfield Square, Manchester, M3 4FG
5 Porchfield Square, Manchester, M3 4FG
Unit 1 Gymnasium, The Great Northern, 253 Deansgate, Manchester, M3 4EN
25 Porchfield Square, Manchester, M3 4FG
31 Rozel Square, Manchester, M3 4FQ
15 Culvercliff Walk, Manchester, M3 4FL
39 Rozel Square, Manchester, M3 4FQ
27 Rozel Square, Manchester, M3 4FQ
17 Rozel Square, Manchester, M3 4FQ
4 Porchfield Square, Manchester, M3 4FG
49 Porchfield Square, Manchester, M3 4FG
55 Porchfield Square, Manchester, M3 4FG
93 Porchfield Square, Manchester, M3 4FG
97 Porchfield Square, Manchester, M3 4FG
40 Porchfield Square, Manchester, M3 4FG
Factory, 161 Water Street, Manchester, M3 4JQ
117 Liverpool Road, Manchester, M3 4JN
Flat 22, 91 Liverpool Road, Manchester, M3 4JN
Flat 3, 91 Liverpool Road, Manchester, M3 4JN
Flat 15, 91 Liverpool Road, Manchester, M3 4JN
Flat 1, 91 Liverpool Road, Manchester, M3 4JN
Unit 1, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 307, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 102, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
14 Rozel Square, Manchester, M3 4FQ
Flat 202, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 106, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 318, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 315, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 310, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 303, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 210, 73 - 83 Liverpool Road, Manchester, M3 4AQ
10 Castlefield Mews, Stone Street, Manchester, M3 4NE
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
15 Rozel Square, Manchester, M3 4FQ
13 Rozel Square, Manchester, M3 4FQ
3 Rozel Square, Manchester, M3 4FQ
33 Culvercliff Walk, Manchester, M3 4FL
57 Rozel Square, Manchester, M3 4FQ
129E Liverpool Road, Manchester, M3 4JN
129D Liverpool Road, Manchester, M3 4JN
127F Liverpool Road, Manchester, M3 4JN
131F Liverpool Road, Manchester, M3 4JN
Flat 3903, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3005, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4204, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Serviced Apartment 6, 11 Liverpool Road, Manchester, M3 4NS
Flat 2909, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2703, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4102, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4205, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
289 - 291 Deansgate, Manchester, M3 4EW
293 Deansgate, Manchester, M3 4EW
Flat 3803, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3601, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2806, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2709, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2802, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2706, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3907, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3304, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3810, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3208, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4407, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3409, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3511, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2710, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2504, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3010, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4106, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4108, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2807, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4006, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3105, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4004, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Unit 2, 322 - 330 Deansgate, Manchester, M3 4FH
Flat 13, 2 Southern Street, Manchester, M3 4NJ

Flat 4, 2 Southern Street, Manchester, M3 4NJ
Flat 15, 2 Southern Street, Manchester, M3 4NJ
Arches 10 To 15, Watson Street, Manchester, M3 4LP
15 Porchfield Square, Manchester, M3 4FG
15A Porchfield Square, Manchester, M3 4FG
Fifth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Unit F, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
310 Deansgate, Manchester, M3 4HE
7 Porchfield Square, Manchester, M3 4FG
7 Culvercliff Walk, Manchester, M3 4FL
11 Culvercliff Walk, Manchester, M3 4FL
13 Culvercliff Walk, Manchester, M3 4FL
35 Rozel Square, Manchester, M3 4FQ
79 Porchfield Square, Manchester, M3 4FG
71 Porchfield Square, Manchester, M3 4FG
39 Porchfield Square, Manchester, M3 4FG
31 Porchfield Square, Manchester, M3 4FG
42 Porchfield Square, Manchester, M3 4FG
119B Liverpool Road, Manchester, M3 4JN
119A Liverpool Road, Manchester, M3 4JN
Ground Floor, 91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 16, 91 Liverpool Road, Manchester, M3 4JN
Flat 21, 91 Liverpool Road, Manchester, M3 4JN
Flat 28, 91 Liverpool Road, Manchester, M3 4JN
Flat 117, 73 - 83 Liverpool Road, Manchester, M3 4AQ
18 Rozel Square, Manchester, M3 4FQ
Unit 4, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 217, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 204, 73 - 83 Liverpool Road, Manchester, M3 4AQ
6 Castlefield Mews, Stone Street, Manchester, M3 4NE
55 Rozel Square, Manchester, M3 4FQ
9 Rozel Square, Manchester, M3 4FQ
35 Culvercliff Walk, Manchester, M3 4FL
73 Rozel Square, Manchester, M3 4FQ
75 Rozel Square, Manchester, M3 4FQ
129A Liverpool Road, Manchester, M3 4JN
127D Liverpool Road, Manchester, M3 4JN
Warehouse Rear Of 121 To 123, Liverpool Road, Manchester, M3 4JN
125 Liverpool Road, Manchester, M3 4JN
131A Liverpool Road, Manchester, M3 4JN
133D Liverpool Road, Manchester, M3 4JN
Flat 2510, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2606, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4005, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3910, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Serviced Apartment 5, 11 Liverpool Road, Manchester, M3 4NS
Flat 4101, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3303, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4303, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2602, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2605, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4404, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3805, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3411, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 4008, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3808, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3507, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3201, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3704, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3202, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4406, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3407, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2701, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3205, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Dimitris, Units 3-7, 322 - 330 Deansgate, Manchester, M3 4FN
Flat 10, 2 Southern Street, Manchester, M3 4NJ
Serviced Apartment 8, 11 Liverpool Road, Manchester, M3 4NS
33 Liverpool Road, Manchester, M3 4NQ
23A Porchfield Square, Manchester, M3 4FG
Fourth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
283 Deansgate, Manchester, M3 4EW
32 Porchfield Square, Manchester, M3 4FG
30 Porchfield Square, Manchester, M3 4FG
12 Porchfield Square, Manchester, M3 4FG
21 Culvercliff Walk, Manchester, M3 4FL
23 Rozel Square, Manchester, M3 4FQ
8 Porchfield Square, Manchester, M3 4FG
6 Porchfield Square, Manchester, M3 4FG
69 Porchfield Square, Manchester, M3 4FG
61 Porchfield Square, Manchester, M3 4FG
59 Porchfield Square, Manchester, M3 4FG
45 Porchfield Square, Manchester, M3 4FG
87 Porchfield Square, Manchester, M3 4FG
36 Porchfield Square, Manchester, M3 4FG
117B Liverpool Road, Manchester, M3 4JN
Flat 10, 91 Liverpool Road, Manchester, M3 4JN
Flat 24, 91 Liverpool Road, Manchester, M3 4JN
Flat 6, 91 Liverpool Road, Manchester, M3 4JN
Flat 314, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 213, 73 - 83 Liverpool Road, Manchester, M3 4AQ
4 Rozel Square, Manchester, M3 4FQ
8 Rozel Square, Manchester, M3 4FQ
30 Rozel Square, Manchester, M3 4FQ
32 Rozel Square, Manchester, M3 4FQ
Flat 112, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 306, 73 - 83 Liverpool Road, Manchester, M3 4AQ
67 Rozel Square, Manchester, M3 4FQ
Flat 3402, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3108, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2911, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2506, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3707, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4109, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3404, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3909, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2903, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3908, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3801, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 2809, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3802, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2511, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2705, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2811, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2611, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4103, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3301, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4206, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3809, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3206, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3904, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3506, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3308, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4604, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3106, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2906, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4607, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3710, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4601, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4001, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 14, 2 Southern Street, Manchester, M3 4NJ
Arch 18 And Arch 19, Watson Street, Manchester, M3 4LP
First And Second Floors, 29A Liverpool Road, Manchester, M3 4NQ
31 Liverpool Road, Manchester, M3 4NQ
19 Porchfield Square, Manchester, M3 4FG
17 Porchfield Square, Manchester, M3 4FG
11A Porchfield Square, Manchester, M3 4FG
Second Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
ATTICUS LEGAL LLP, Third Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Exhibition Hall, Campfield Market, Liverpool Road, Manchester, M3 3NG
10 Porchfield Square, Manchester, M3 4FG
Units 17 To 20, Great Northern, Deansgate, Manchester, M3 4ED
Relish, Great Northern, Deansgate, Manchester, M3 4EJ
43 Rozel Square, Manchester, M3 4FQ
23 Culvercliff Walk, Manchester, M3 4FL
19 Rozel Square, Manchester, M3 4FQ
51 Porchfield Square, Manchester, M3 4FG
29 Porchfield Square, Manchester, M3 4FG
81 Porchfield Square, Manchester, M3 4FG
83 Porchfield Square, Manchester, M3 4FG
44 Porchfield Square, Manchester, M3 4FG
15 Atherton Street, Manchester, M3 3GS
117C Liverpool Road, Manchester, M3 4JN
91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 5, 91 Liverpool Road, Manchester, M3 4JN
Flat 12, 91 Liverpool Road, Manchester, M3 4JN
Flat 17, 91 Liverpool Road, Manchester, M3 4JN
Flat 9, 91 Liverpool Road, Manchester, M3 4JN
Flat 113, 73 - 83 Liverpool Road, Manchester, M3 4AQ
12 Rozel Square, Manchester, M3 4FQ
20 Rozel Square, Manchester, M3 4FQ
22 Rozel Square, Manchester, M3 4FQ
34 Rozel Square, Manchester, M3 4FQ

Flat 107, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 304, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 317, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 216, 73 - 83 Liverpool Road, Manchester, M3 4AQ
51 Rozel Square, Manchester, M3 4FQ
31 Culvercliff Walk, Manchester, M3 4FL
1 Rozel Square, Manchester, M3 4FQ
7 Rozel Square, Manchester, M3 4FQ
59 Rozel Square, Manchester, M3 4FQ
71 Rozel Square, Manchester, M3 4FQ
129B Liverpool Road, Manchester, M3 4JN
131C Liverpool Road, Manchester, M3 4JN
Flat 3505, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Serviced Apartment 2, 11 Liverpool Road, Manchester, M3 4NS
Serviced Apartment 1, 11 Liverpool Road, Manchester, M3 4NS
Flat 4201, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4606, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3211, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3501, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3002, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3209, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3804, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4405, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3608, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3103, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4306, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3003, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3504, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3605, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2501, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3006, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4507, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2711, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3609, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4301, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2502, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3210, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3009, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4307, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3503, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3007, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
332 - 334 Deansgate, Manchester, M3 4LY
Flat 3, 2 Southern Street, Manchester, M3 4NJ
Flat 9, 2 Southern Street, Manchester, M3 4NJ
1 Southern Street, Manchester, M3 4NJ
45 Rozel Square, Manchester, M3 4FQ
19A Porchfield Square, Manchester, M3 4FG
9 Porchfield Square, Manchester, M3 4FG
First Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
41 Liverpool Road, Manchester, M3 4NQ
Suite B, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
287 Deansgate, Manchester, M3 4EW
22 Porchfield Square, Manchester, M3 4FG
24 Porchfield Square, Manchester, M3 4FG

Units D To E, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
5 Culvercliff Walk, Manchester, M3 4FL
29 Rozel Square, Manchester, M3 4FQ
37 Rozel Square, Manchester, M3 4FQ
17 Culvercliff Walk, Manchester, M3 4FL
43 Porchfield Square, Manchester, M3 4FG
41 Porchfield Square, Manchester, M3 4FG
47 Porchfield Square, Manchester, M3 4FG
35 Porchfield Square, Manchester, M3 4FG
37 Porchfield Square, Manchester, M3 4FG
99 Porchfield Square, Manchester, M3 4FG
119E Liverpool Road, Manchester, M3 4JN
Flat 23, 91 Liverpool Road, Manchester, M3 4JN
Flat 7, 91 Liverpool Road, Manchester, M3 4JN
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 207, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 109, 73 - 83 Liverpool Road, Manchester, M3 4AQ
6 Rozel Square, Manchester, M3 4FQ
Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP
24 Rozel Square, Manchester, M3 4FQ
36 Rozel Square, Manchester, M3 4FQ
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 201, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 108, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 206, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 209, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 104, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
49 Rozel Square, Manchester, M3 4FQ
11 Rozel Square, Manchester, M3 4FQ
29 Culvercliff Walk, Manchester, M3 4FL
127B Liverpool Road, Manchester, M3 4JN
131B Liverpool Road, Manchester, M3 4JN
131E Liverpool Road, Manchester, M3 4JN
133E Liverpool Road, Manchester, M3 4JN
Flat 2805, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3708, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2803, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Penthouse, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Serviced Apartment 7, 11 Liverpool Road, Manchester, M3 4NS
Flat 2604, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2808, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2908, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3901, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2707, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3408, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2904, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2708, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3401, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4105, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4107, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4605, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3603, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3305, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3701, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4203, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3309, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2801, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4003, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4009, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3306, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4501, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2907, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2505, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3109, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Don Marco, Unit 1, 322 - 330 Deansgate, Manchester, M3 4FN
Flat 1, 2 Southern Street, Manchester, M3 4NJ
Flat 8, 2 Southern Street, Manchester, M3 4NJ
Flat 12, 2 Southern Street, Manchester, M3 4NJ
Arches 16 And 17, Watson Street, Manchester, M3 4LP
17A Porchfield Square, Manchester, M3 4FG
Castlefield House, Liverpool Road, Manchester, M3 4SB
43 Liverpool Road, Manchester, M3 4NQ
39 Liverpool Road, Manchester, M3 4NQ
261 - 263 Deansgate, Manchester, M3 4EW
1 Porchfield Square, Manchester, M3 4FG
1A Porchfield Square, Manchester, M3 4FG
7A Porchfield Square, Manchester, M3 4FG
14 Porchfield Square, Manchester, M3 4FG
Unit 2 Cinema, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Unit L, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit K, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Units K To M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
3 Culvercliff Walk, Manchester, M3 4FL
77 Porchfield Square, Manchester, M3 4FG
57 Porchfield Square, Manchester, M3 4FG
33 Porchfield Square, Manchester, M3 4FG
95 Porchfield Square, Manchester, M3 4FG
38 Porchfield Square, Manchester, M3 4FG
Castlefield Centre, 101 Liverpool Road, Manchester, M3 4JN
117F Liverpool Road, Manchester, M3 4JN
119F Liverpool Road, Manchester, M3 4JN
Flat 20, 91 Liverpool Road, Manchester, M3 4JN
Flat 11, 91 Liverpool Road, Manchester, M3 4JN
Flat 18, 91 Liverpool Road, Manchester, M3 4JN
Flat 26, 91 Liverpool Road, Manchester, M3 4JN
Flat 14, 91 Liverpool Road, Manchester, M3 4JN
Flat 13, 91 Liverpool Road, Manchester, M3 4JN
Flat 111, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 309, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 308, 73 - 83 Liverpool Road, Manchester, M3 4AQ
10 Rozel Square, Manchester, M3 4FQ
28 Rozel Square, Manchester, M3 4FQ
Unit 2, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 203, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 215, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 116, 73 - 83 Liverpool Road, Manchester, M3 4AQ
25 Culvercliff Walk, Manchester, M3 4FL

39 Culvercliff Walk, Manchester, M3 4FL
79 Rozel Square, Manchester, M3 4FQ
77 Rozel Square, Manchester, M3 4FQ
129F Liverpool Road, Manchester, M3 4JN
127C Liverpool Road, Manchester, M3 4JN
133F Liverpool Road, Manchester, M3 4JN
133B Liverpool Road, Manchester, M3 4JN
Arch 124, Woollam Place, Manchester, M3 4JN
Flat 4302, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2901, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2507, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4007, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4104, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3410, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Serviced Apartment 4, 11 Liverpool Road, Manchester, M3 4NS
Flat 3203, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3302, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3111, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3807, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Basement To First Floor, 289 - 291 Deansgate, Manchester, M3 4EW
Flat 4305, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4304, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3705, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4505, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4506, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3508, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4401, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3509, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2508, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2609, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3905, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4010, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3806, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3207, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3204, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3406, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3101, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Maguires Solicitors, Deansgate, Manchester, M3 4LY
13 - 25 Liverpool Road, Manchester, M3 4NW
Flat 6, 2 Southern Street, Manchester, M3 4NJ
Flat 11, 2 Southern Street, Manchester, M3 4NJ
Cask, 29 Liverpool Road, Manchester, M3 4NQ
29 Liverpool Road, Manchester, M3 4NQ
29A Liverpool Road, Manchester, M3 4NQ
13A Porchfield Square, Manchester, M3 4FG
11 Porchfield Square, Manchester, M3 4FG
Ground Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Unit G, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Suite A, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
265 - 267 Deansgate, Manchester, M3 4EW
269 - 271 Deansgate, Manchester, M3 4EW
28 Porchfield Square, Manchester, M3 4FG
3 Porchfield Square, Manchester, M3 4FG

3A Porchfield Square, Manchester, M3 4FG
18 Porchfield Square, Manchester, M3 4FG
5A Porchfield Square, Manchester, M3 4FG
Unit O, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Units I To J, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
1 Culvercliff Walk, Manchester, M3 4FL
25 Rozel Square, Manchester, M3 4FQ
47 Rozel Square, Manchester, M3 4FQ
75 Porchfield Square, Manchester, M3 4FG
67 Porchfield Square, Manchester, M3 4FG
53 Porchfield Square, Manchester, M3 4FG
89 Porchfield Square, Manchester, M3 4FG
34 Porchfield Square, Manchester, M3 4FG
257 Deansgate, Manchester, M3 4EN
Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP
117D Liverpool Road, Manchester, M3 4JN
119C Liverpool Road, Manchester, M3 4JN
121 - 123 Liverpool Road, Manchester, M3 4JN
Flat 4, 91 Liverpool Road, Manchester, M3 4JN
Flat 8, 91 Liverpool Road, Manchester, M3 4JN
Flat 27, 91 Liverpool Road, Manchester, M3 4JN
Flat 110, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 115, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ
2 Rozel Square, Manchester, M3 4FQ
16 Rozel Square, Manchester, M3 4FQ
83 Rozel Square, Manchester, M3 4FQ
Flat 105, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 208, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 211, 73 - 83 Liverpool Road, Manchester, M3 4AQ
5 - 9 Duke Street, Manchester, M3 4NF
53 Rozel Square, Manchester, M3 4FQ
5 Rozel Square, Manchester, M3 4FQ
63 Rozel Square, Manchester, M3 4FQ
127A Liverpool Road, Manchester, M3 4JN
133C Liverpool Road, Manchester, M3 4JN
Flat 3703, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2610, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3706, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4207, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3906, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2810, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2509, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4110, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3711, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3510, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3902, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3403, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3405, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3307, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4503, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2607, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4504, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4602, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3107, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3610, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
27 Liverpool Road, Manchester, M3 4NW
Flat 5, 2 Southern Street, Manchester, M3 4NJ
35 Liverpool Road, Manchester, M3 4NQ
21A Porchfield Square, Manchester, M3 4FG
9A Porchfield Square, Manchester, M3 4FG
Unit H, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Suite C, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
275 Deansgate, Manchester, M3 4EL
285 Deansgate, Manchester, M3 4EW
Sovereign House, 298 Deansgate, Manchester, M3 4HH
26 Porchfield Square, Manchester, M3 4FG
Campfield Market, Liverpool Road, Manchester, M3 3NG
Alex's Bakery, Second Floor Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
9 Culvercliff Walk, Manchester, M3 4FL
41 Rozel Square, Manchester, M3 4FQ
33 Rozel Square, Manchester, M3 4FQ
19 Culvercliff Walk, Manchester, M3 4FL
21 Rozel Square, Manchester, M3 4FQ
73 Porchfield Square, Manchester, M3 4FG
2 Porchfield Square, Manchester, M3 4FG
65 Porchfield Square, Manchester, M3 4FG
63 Porchfield Square, Manchester, M3 4FG
27 Porchfield Square, Manchester, M3 4FG
85 Porchfield Square, Manchester, M3 4FG
91 Porchfield Square, Manchester, M3 4FG
255 Deansgate, Manchester, M3 4EN
The Crystal Maze, Lower Byrom Street, Manchester, M3 4AP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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
Area Team Boundary - Name: CENTRAL