

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134932/LO/2022

Date registered valid: 18 October 2023

Proposal: Listed Building Consent for removal of non original internal walls to the ground floor, opening back up a blocked stair case and upgrading of layout.

Address: The Ragged School , School Street, Manchester, M4 4HD

Ward(s): Piccadilly Ward

Applicant: Mr Howard Wright Equator Design Ltd

Agent (if any): Michie Tokiwa The Fairhursts Design Group Ltd

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22/12/2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 31 October 2023 Expired: 21 November 2023

Neighbour notifications

Printed: 31 October 2023 Expired: 21 November 2023

Site notice

Posted: Expired:

Press advert

Published: 7 November 2023 Expired: 21 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to a Grade II listed building that once housed the Sharp Street Ragged School, which was set up to educate poor children from the local area. It was built in 1853, rebuilt 1869 and was listed in 1994. It is a two storey, red brick building, comprising 8 bays, pilastered, with a corbel table to each bay.

Listed building: Grade II

Conservation area:

Tree Preservation Order:

Description of area

The area relates to the environs of St Michael's Flags and Angel Meadow, a park just north of Manchester's city centre. The area was historically the site of a notorious slum during the industrial revolutions and was comprised both industrial and residential premises. The poverty necessitated the establishment of several Ragged Schools to support poor children and the building under consideration by this application originally housed one of these institutions. The area has been significantly regenerated in the 21st Century and the character of the area now comprises mainly residential and office uses. It is not covered by any conservation area.

Description of development

The development relates to the reconfiguration of the internal layout, including removal of non-original walls, the reinstatement of an historic staircase and the refit of the toilets.

Consultations & Notification Responses

Publicity - letter were sent to surrounding occupiers notifying them of the development. A notice was displayed adjacent to the site informing passers-by of the development. An advertisement was placed in the local press advertising the works as those affecting a listed building. No representations have been received as a result of this publicity.

Issues

The main policies that relate to this application are SP1 (Spatial Principles), DM1 (Development Management), EN3 (Heritage) and CC9 (Design and Heritage) of the Manchester Core Strategy (2012) and saved policy DC19 (Listed Buildings) of the Unitary Development Plan for Manchester (1995) and Section 16 (Conserving the historic environment) of the National Planning Policy Framework.

Impact on floorplate

The application seeks the reinstatement of a historic staircase between the ground and first floors, which was infilled during the previous renovation works. The infill would be removed to make the staircase usable again and return the first-floor floorplate to its original layout. The applicant has retained the original metal balustrade, removed during the previous renovation, in a storage area and so this would also be reinstalled. This aspect of the works is supported, representing a clear heritage benefit which would reinstate a historic element, thereby enhancing the building by better revealing its special character and appearance.

On the ground floor, a number of modern subdivisions in the north-western quadrant of the building would be removed, thereby better revealing the original proportions. This is considered to be a heritage benefit and this aspect of the works is supported. Likewise, the demolition of a small subdivision in an office in the southwestern corner of the building is supported as it would return the building further to its original layout.

Impact on historic walls and floors

On the ground floor, new carpeting would be laid on top of the original floorboards, with a 100mm gap between the carpet and the skirting board that would allow some of this historic feature to be revealed. There is a small degree of less than substantial harm created by this aspect of the works, but this is mitigated by the 100mm reveal and the significant heritage benefits provided by other aspects of the development. Otherwise, historic walls would generally remain revealed apart from northern end of the ground floor, where a new kitchen would be sited. This is explored further below.

Kitchen

There would also be a small degree of less than substantial harm created by the installation of a new kitchen to the ground floor. This would comprise two new islands with recirculation ventilation units above. These ventilation units would be freestanding by virtue of being attached to the islands and mean there is no need for external plant to be installed.

There would also be two new worktops to the northern wall. These would necessitate the installation of a new splash back. The splashback would be 400mm tall and would therefore not cover the whole height of the wall and would not cover any historic windows or fireplaces, thereby ensuring there no historic features would be entirely obscured. The splashback would only be directly affixed to the historic wall using screws at the very top, allowing the rest of the worksurface units below to be otherwise freestanding.

It is considered there is a moderate degree of less than substantial harm created by the kitchen works, by virtue of the covering of some sections of historic brickwork and the clearly modern intervention of ventilation equipment. This is considered to be outweighed by the public benefit of securing a viable economic use outlined in paragraph 201 of the National Planning Policy Framework. The applicant is a photographers agency which photographs foodstuffs and so a kitchen is essential to their business.

At present, the full and final details of the electrical and plumbing services are not clear, contingent on the current situation that would be uncovered by the demolition of the existing offices in this area. A condition is attached to this approval to ensure full and final M&E details are approved in writing by the City Council.

Toilets

The modern toilet fit out on to the basement and ground floor is to be removed and replaced with a new fit out. The toilets are housed in a marginally less significant extension, built in the 1869 rebuild that did not form part of the original plans. The extension is of less architectural value, comprising a modest rectangular, red brick, one-storey structure with no decorative features (see right).



The impact of these works is considered to be neutral, replacing modern fitout with modern fit out in an area of minimal architectural worth. These works would also allow investigation and remediation of damp problems in the toilet block, and hence would help preserve the listed building

Furthermore, it is accepted that the provision of toilet facilities in an office is essential. The works are therefore supported pursuant to paragraph 201 of the National Planning Policy Framework and policy EN3 of the Manchester Core Strategy (2012) which both support development that brings heritage assets into viable economic use.

Ventilation/ damp

There is a damp issue in the basement toilets, which should be ventilated by means of pre-existing air bricks. However, these are not functioning correctly. This requires further investigation following the demolition of the existing toilets. There is a condition attached to this approval to ensure full and final details of the works to the air bricks are approved by the City Council.

Conclusion

On balance, it is considered that the instances of less than substantial than substantial harm created through the modern fit out needed in the kitchen and toilets is outweighed by the public benefits of removing partitions and reinstating the staircase, that would help enhance the appearance of the listed building, as well as the provision of facilities that would allow the building to continue to be used effectively as a place of business.

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application.

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

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

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

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

-Drawing - Proposed 11-100 REV A LGF PLAN

-Drawing - Proposed 11-101 REV D GF PLAN

-Drawing - Proposed 11-102 REV E 1F PLAN

All received by the City Council, as Local Planning Authority, on 19/12/2023

-Drawing - Proposed 06-100 LGF DEMOLITION PLAN

-Drawing - Proposed 06-101 GF DEMOLITION PLAN

-Drawing - Proposed 06-102 1F DEMOLITION PLAN

-Drawing - Proposed 12-110 SECTIONS

All received by the City Council, as Local Planning Authority, on 06/12/2023

-Heritage Statement REV PO2 HERITAGE STATEMENT

-Design & Access Statement REV PO2 DESIGN AND ACCESS STATEMENT

All received by the City Council, as Local Planning Authority, on 19/12/2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) Prior to the commencement of any works to the air bricks and associated ducting, excluding investigation works, full and final details of all works to the air bricks and associated ducting shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a method statement including scaled drawings and cross-sections (scale 1:10 / 1:15 as appropriate), materials, finishes, fixings and junctions with historic fabric. The approved details shall be implemented in full as part of the development.

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

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

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

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

5) Prior to the commencement of any repair works to the staircase, excluding demolition and investigation works, full and final details of the stairway, including specifications of materials and cross sections of any junctions with the existing floor and walls, shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

Reason - To ensure that the development is acceptable in the interests conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 6, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 1, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 12, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 17, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 33, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 11, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 10, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 14, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 49, Printing Press House, 17 School Street, Manchester, M4 4HD
Apartment 20, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 4, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 14, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 6, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 3, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 12, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 28, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 902, 2 Old Mount Street, Manchester, M4 4GQ
Flat 316, 2 Old Mount Street, Manchester, M4 4GP
Flat 402, 2 Old Mount Street, Manchester, M4 4GP
Flat 814, 2 Old Mount Street, Manchester, M4 4GQ
Flat 715, 2 Old Mount Street, Manchester, M4 4GQ
Flat 516, 2 Old Mount Street, Manchester, M4 4GP
Flat 209, 2 Old Mount Street, Manchester, M4 4GP
Flat 214, 2 Old Mount Street, Manchester, M4 4GP
Flat 502, 2 Old Mount Street, Manchester, M4 4GP
Flat 809, 2 Old Mount Street, Manchester, M4 4GQ
Flat 807, 2 Old Mount Street, Manchester, M4 4GQ
Flat 212, 2 Old Mount Street, Manchester, M4 4GP
Flat 614, 2 Old Mount Street, Manchester, M4 4GQ
Flat 605, 2 Old Mount Street, Manchester, M4 4GQ
Flat 702, 2 Old Mount Street, Manchester, M4 4GQ
Flat 810, 2 Old Mount Street, Manchester, M4 4GQ
Flat 505, 2 Old Mount Street, Manchester, M4 4GP
Flat 18, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 19, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 5, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 205, 2 Old Mount Street, Manchester, M4 4GP
Flat 307, 2 Old Mount Street, Manchester, M4 4GP
Flat 411, 2 Old Mount Street, Manchester, M4 4GP
Flat 10, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 40, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 13, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 47, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 56, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 20, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 46, Printing Press House, 17 School Street, Manchester, M4 4HD
Apartment 3, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 22, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 8, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 7, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ

Flat 24, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 15, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 30, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 6, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 503, 2 Old Mount Street, Manchester, M4 4GP
Flat 1003, 2 Old Mount Street, Manchester, M4 4GQ
Flat 318, 2 Old Mount Street, Manchester, M4 4GP
Flat 512, 2 Old Mount Street, Manchester, M4 4GP
Flat 309, 2 Old Mount Street, Manchester, M4 4GP
Flat 409, 2 Old Mount Street, Manchester, M4 4GP
Flat 218, 2 Old Mount Street, Manchester, M4 4GP
Flat 604, 2 Old Mount Street, Manchester, M4 4GQ
Flat 607, 2 Old Mount Street, Manchester, M4 4GQ
Flat 204, 2 Old Mount Street, Manchester, M4 4GP
Flat 711, 2 Old Mount Street, Manchester, M4 4GQ
Flat 407, 2 Old Mount Street, Manchester, M4 4GP
Flat 616, 2 Old Mount Street, Manchester, M4 4GQ
Flat 414, 2 Old Mount Street, Manchester, M4 4GP
Flat 7, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 23, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 16, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 1002, 2 Old Mount Street, Manchester, M4 4GQ
Flat 304, 2 Old Mount Street, Manchester, M4 4GP
Flat 709, 2 Old Mount Street, Manchester, M4 4GQ
Flat 202, 2 Old Mount Street, Manchester, M4 4GP
Flat 18, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 22, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 3, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 5, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 21, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
22 Naples Street, Manchester, M4 4HG
Flat 6, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 26, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 37, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 1, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 53, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 44, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 28, Printing Press House, 17 School Street, Manchester, M4 4HD
Apartment 5, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 18, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 18, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 22, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 4, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 16, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 710, 2 Old Mount Street, Manchester, M4 4GQ
Flat 609, 2 Old Mount Street, Manchester, M4 4GQ
Flat 611, 2 Old Mount Street, Manchester, M4 4GQ
Flat 208, 2 Old Mount Street, Manchester, M4 4GP
Flat 312, 2 Old Mount Street, Manchester, M4 4GP
Flat 514, 2 Old Mount Street, Manchester, M4 4GP
Flat 501, 2 Old Mount Street, Manchester, M4 4GP
Flat 717, 2 Old Mount Street, Manchester, M4 4GQ
Flat 213, 2 Old Mount Street, Manchester, M4 4GP
Flat 513, 2 Old Mount Street, Manchester, M4 4GP

Flat 606, 2 Old Mount Street, Manchester, M4 4GQ
Flat 602, 2 Old Mount Street, Manchester, M4 4GQ
Flat 310, 2 Old Mount Street, Manchester, M4 4GP
Flat 13, Opthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 1101, 2 Old Mount Street, Manchester, M4 4GQ
Flat 24, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 19, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 21, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 9, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 51, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 2, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 50, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 25, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 35, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 23, Printing Press House, 17 School Street, Manchester, M4 4HD
Apartment 7, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 10, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 23, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 14, Opthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 20, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 32, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 27, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 618, 2 Old Mount Street, Manchester, M4 4GQ
Flat 314, 2 Old Mount Street, Manchester, M4 4GP
Flat 803, 2 Old Mount Street, Manchester, M4 4GQ
Flat 412, 2 Old Mount Street, Manchester, M4 4GP
Flat 315, 2 Old Mount Street, Manchester, M4 4GP
Flat 408, 2 Old Mount Street, Manchester, M4 4GP
Flat 206, 2 Old Mount Street, Manchester, M4 4GP
Flat 413, 2 Old Mount Street, Manchester, M4 4GP
Flat 714, 2 Old Mount Street, Manchester, M4 4GQ
Flat 802, 2 Old Mount Street, Manchester, M4 4GQ
Flat 317, 2 Old Mount Street, Manchester, M4 4GP
Flat 508, 2 Old Mount Street, Manchester, M4 4GP
Flat 211, 2 Old Mount Street, Manchester, M4 4GP
Flat 417, 2 Old Mount Street, Manchester, M4 4GP
Flat 704, 2 Old Mount Street, Manchester, M4 4GQ
Flat 517, 2 Old Mount Street, Manchester, M4 4GP
Flat 6, Opthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 22, Opthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 1, Opthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 8, Opthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 14, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 15, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 27, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 9, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 5, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 31, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 29, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 7, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 41, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 21, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 12, Printing Press House, 17 School Street, Manchester, M4 4HD

Flat 52, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 9, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 57, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 32, Printing Press House, 17 School Street, Manchester, M4 4HD
Apartment 9, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 15, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 21, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 17, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 16, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 34, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 19, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 36, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 11, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 705, 2 Old Mount Street, Manchester, M4 4GQ
Flat 811, 2 Old Mount Street, Manchester, M4 4GQ
Flat 416, 2 Old Mount Street, Manchester, M4 4GP
Flat 403, 2 Old Mount Street, Manchester, M4 4GP
Flat 812, 2 Old Mount Street, Manchester, M4 4GQ
Flat 703, 2 Old Mount Street, Manchester, M4 4GQ
Flat 708, 2 Old Mount Street, Manchester, M4 4GQ
Flat 515, 2 Old Mount Street, Manchester, M4 4GP
Flat 216, 2 Old Mount Street, Manchester, M4 4GP
Flat 511, 2 Old Mount Street, Manchester, M4 4GP
Flat 804, 2 Old Mount Street, Manchester, M4 4GQ
Flat 308, 2 Old Mount Street, Manchester, M4 4GP
Flat 808, 2 Old Mount Street, Manchester, M4 4GQ
Flat 504, 2 Old Mount Street, Manchester, M4 4GP
Flat 410, 2 Old Mount Street, Manchester, M4 4GP
Flat 613, 2 Old Mount Street, Manchester, M4 4GQ
Flat 3, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 2, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 10, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 20, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 4, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 1, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 39, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 48, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 5, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 19, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 16, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 3, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 27, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 38, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 55, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 60, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 58, Printing Press House, 17 School Street, Manchester, M4 4HD
Apartment 12, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 19, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 15, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 37, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 23, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 14, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 1001, 2 Old Mount Street, Manchester, M4 4GQ
Flat 716, 2 Old Mount Street, Manchester, M4 4GQ

Flat 215, 2 Old Mount Street, Manchester, M4 4GP
Flat 305, 2 Old Mount Street, Manchester, M4 4GP
Flat 712, 2 Old Mount Street, Manchester, M4 4GQ
Flat 612, 2 Old Mount Street, Manchester, M4 4GQ
Flat 406, 2 Old Mount Street, Manchester, M4 4GP
Flat 1103, 2 Old Mount Street, Manchester, M4 4GQ
Flat 806, 2 Old Mount Street, Manchester, M4 4GQ
Flat 415, 2 Old Mount Street, Manchester, M4 4GP
Flat 615, 2 Old Mount Street, Manchester, M4 4GQ
Flat 301, 2 Old Mount Street, Manchester, M4 4GP
Flat 901, 2 Old Mount Street, Manchester, M4 4GQ
Flat 603, 2 Old Mount Street, Manchester, M4 4GQ
Flat 608, 2 Old Mount Street, Manchester, M4 4GQ
Flat 4, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 17, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 21, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 8, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 17, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 45, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 59, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 15, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 29, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 54, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 4, Printing Press House, 17 School Street, Manchester, M4 4HD
Apartment 11, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 23, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 13, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 26, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 33, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 35, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 10, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 38, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
4 Old Mount Street, Manchester, M4 4GQ
Flat 404, 2 Old Mount Street, Manchester, M4 4GP
Flat 405, 2 Old Mount Street, Manchester, M4 4GP
Flat 203, 2 Old Mount Street, Manchester, M4 4GP
Flat 713, 2 Old Mount Street, Manchester, M4 4GQ
Flat 1102, 2 Old Mount Street, Manchester, M4 4GQ
Flat 303, 2 Old Mount Street, Manchester, M4 4GP
Flat 617, 2 Old Mount Street, Manchester, M4 4GQ
Flat 313, 2 Old Mount Street, Manchester, M4 4GP
Flat 801, 2 Old Mount Street, Manchester, M4 4GQ
Flat 706, 2 Old Mount Street, Manchester, M4 4GQ
Flat 311, 2 Old Mount Street, Manchester, M4 4GP
Flat 507, 2 Old Mount Street, Manchester, M4 4GP
Flat 601, 2 Old Mount Street, Manchester, M4 4GQ
Flat 418, 2 Old Mount Street, Manchester, M4 4GP
Flat 306, 2 Old Mount Street, Manchester, M4 4GP
Flat 12, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 11, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 9, Ophthalmic Works, 2 Naples Street, Manchester, M4 4DB
Flat 20, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 26, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 11, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ

Flat 25, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
Flat 2, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ
36 New Mount Street, Manchester, M4 4DE
Flat 22, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 24, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 36, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 31, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 43, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 8, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 17, Printing Press House, 17 School Street, Manchester, M4 4HD
19 School Street, Manchester, M4 4HD
Flat 30, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 42, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 34, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 61, Printing Press House, 17 School Street, Manchester, M4 4HD
Flat 18, Printing Press House, 17 School Street, Manchester, M4 4HD
Sales Office, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Apartment 16, Damaz Building, 18 Sharp Street, Manchester, M4 4BZ
Flat 8, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 25, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 7, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 2, Angel Meadows, 23 Naples Street, Manchester, M4 4HA
Flat 510, 2 Old Mount Street, Manchester, M4 4GP
Flat 518, 2 Old Mount Street, Manchester, M4 4GP
Flat 805, 2 Old Mount Street, Manchester, M4 4GQ
Flat 401, 2 Old Mount Street, Manchester, M4 4GP
Flat 207, 2 Old Mount Street, Manchester, M4 4GP
Flat 217, 2 Old Mount Street, Manchester, M4 4GP
Flat 707, 2 Old Mount Street, Manchester, M4 4GQ
Flat 201, 2 Old Mount Street, Manchester, M4 4GP
Flat 302, 2 Old Mount Street, Manchester, M4 4GP
Flat 509, 2 Old Mount Street, Manchester, M4 4GP
Flat 813, 2 Old Mount Street, Manchester, M4 4GQ
Flat 718, 2 Old Mount Street, Manchester, M4 4GQ
Flat 610, 2 Old Mount Street, Manchester, M4 4GQ
Flat 210, 2 Old Mount Street, Manchester, M4 4GP
Flat 903, 2 Old Mount Street, Manchester, M4 4GQ
Flat 701, 2 Old Mount Street, Manchester, M4 4GQ
Flat 506, 2 Old Mount Street, Manchester, M4 4GP

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL