

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136104/FO/2023
Date registered valid: 30 January 2023
Proposal: Elevational alterations to internal courtyard
Address: Former London Road Fire Station , London Road, Manchester, M1 2PH
Ward(s): Piccadilly Ward

Applicant: Hewins Allied London Fire Station Limited
Agent (if any): Mrs Deborah Baker Barnett Zerum
Case officer: Tony Mitchell
Tel: 0161 234 4776
Email: anthony.mitchell@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **22 December 2023**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 14 February 2023 Expired: 7 March 2023

Neighbour notifications

Printed: 14 February 2023 Expired: 7 March 2023

Site notice

21 February 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: NA

Description of area

The application relates to the former London Road Fire Station, a Grade II* Listed former police and fire station within Manchester City Centre. Historic England's description: Police and fire station. 1901-6, by Woodhouse, Willoughby and Langham. Red brick with liberal dressings of yellow terracotta, slate roofs. Very large irregular quadrilateral plan round a central courtyard, on triangular island site. Ebullient Edwardian Baroque style, with turrets, domes, corner tourelles, and tall south-east tower with domed belfry. Four and 3 storeys, with attics, 3:1:4:1:4:1:3 bays to London Road, symmetrical, with 4-storey 11-bay centre flanked by 3-storey 3-bay wings, banded terracotta ground floor, modillioned eaves cornice. The 4-storey main range has a giant round-headed central archway with banded surround and inner lintel lettered "FIRE AND POLICE STATION", large square windows at ground floor, coupled windows at 1st floor, a giant colonnaded screen to the 2nd and 3rd floors with coupled columns on pedestals, round-headed windows to 2nd floor and coupled windows to 3rd floor, plain frieze and moulded cornice, a balustraded parapet with central upstand lettered "ERECTED ANNO DOMINI MDCCCCV", and end turrets finished with Baroque cupolas which have life-sized terracotta statues seated at the corners. The 3-bay wings, in similar style, have (inter alia) central windows with elaborate architraves including balconies at 1st floor, a domed turret to the left and a corner tourelles to the right. The very long facades to Fairfield Street (left return) and Whitworth Street (right return) are in generally similar style (without the colonnade and cupolas), but including 4 open-pedimented bays (segmental in Whitworth Street) and with a series of round-headed arched fire-engine doorways to Fairfield Street; and the narrow west end is slightly simpler. The inner courtyard has (inter alia) iron balconies to 3 levels of the 3 main ranges (serving domestic accommodation), with standards in Art Nouveau style. An ambitious building with much good detail of the period, in unusually complete condition. The building is

located within the Whitworth Street Conservation Area. London Road Fire Station is on an island site, with the A6 to the north, beyond which is midrise apartment buildings and a hotel, to the east is London Road, beyond which is Manchester Piccadilly Rail Station. To the south is Fairfield Street and former warehouse buildings. To the west is Minshull Street West and a former warehouse building.

Description of development

The original full planning and listed building consent applications were granted on 17th April 2020 for the following, respectively: Refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed use development comprising of hotel (Use Class C1), workspace/office (Use Class B1, D1), commercial floorspace for shop and food and drink uses (Use Classes A1, A3 and A4), residential apartments (Use Class C3) and leisure (Use Class D2), together with access and highways works, servicing, rooftop plant and associated works; and LISTED BUILDING CONSENT for internal and external works in association with refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed use development comprising of hotel, workspace/office, commercial floorspace for shop and food and drink uses, residential apartments and leisure, together with access and highways works, servicing, rooftop plant, landscaping and associated work.

These were subsequently amended by applications 127817/JO/2020 and 127818/JO/2020; and later applications 132633/JO/2022 and 132634/JO/2022. These altered the consented plans but retained the same descriptions of development. Proposed Amendments The proposed change is limited to the appearance of the hotel façade within the courtyard. There are no changes to the quantum of the built form. The previously consented drawings of the scheme incorporated a relatively bright gold coloured material on the hotel extension with a random pattern of fenestration. Whilst consented, the client team, architect and other stakeholders have never been fully convinced by the approach. The material and window placement potentially detracted from an appreciation of the historic building, which itself has a more regular, aligned courtyard elevation. The design team has rationalised the vertical pattern of cladding panels and glazing. The dimensions of panels have been simplified to a single 600mm panel width. The glazing in the façade has been brought into vertical alignment and the widths are multiples of the same 600mm unit. This creates a simple, elegant pattern of division. This focus is in line with the approach to the simplification and rationalisation of the new balcony steelwork, which is felt to be more complementary to the historic building. Research into the cladding material has concluded that the TECU brass product already consented, with a hand applied artisan finish is a darker brown than indicated on the drawings, with a pleasing patina. A sample of the specifically selected finish is available to view on site. Alternative copper products were discounted as the weathering patterns were extremely unpredictable and in some areas could discolour to a green. Corten was discounted due to the risk of staining from rainwater runoff. The façade will be presented in a combination of solid and perforated panels which echoes the consented scheme, albeit perforations will be paired back to a simpler pattern. The perforated panels will wrap around the windows and add an impression of depth to the elevation. An additional benefit is that the hierarchy of the new build element is reduced, ensuring that it does not detract from an appreciation of the historic building and its heritage significance.

Consultations & Notification Responses

The proposal has been advertised in the press, neighbours notified, and site notices have been displayed on site.

One representation has been received from a neighbour complaining over the length of time the works are taking and construction noise from the site.

MCC Highways – Stated no objection.

MCC Environmental Health – Recommended a condition to control noise.

MCC Urban Design and Conservation – Supports the scheme.

GMP – No representations received.

Historic England – Stated Historic England supports the applications on heritage grounds, as we consider that they meet the requirements of the NPPF, in particular paragraph numbers 189 and 199.

HS2 – No representations received.

Issues

Principle of Development

The overall principle of the proposal is accepted, having been originally approved under full planning application 125712/FO/2019 and listed building consent application 125714/LO/2019.

The proposed development was then altered via Variation of Condition Applications 127817/JO/2020 (variation of full application) 126718/JO/2020 (variation of listed building consent) and subsequently by application references 132633 and 132634.

Save Unitary Development Plan Policies: -

Conservation Areas (18) The LPA shall give particularly careful consideration to development proposals within Conservation Areas. The LPA shall seek to preserve and enhance the character of its designated conservation areas by carefully considering a variety of issues, set out under saved UDP Policy DC18.1. The proposed development would not impact the external appearance of the building only within the inner courtyard. As a result, it is not expected that the proposed development would negatively affect the character or setting of the Whitworth Street Conservation Area and is acceptable. The proposal thus accords with saved UDP Policy DC18.1

Listed Buildings (19) In determining applications for listed building consent, the LPA shall have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings, whilst protecting their general setting. DC19.1(b) states that the LPA shall not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building. DC19.1(c) states that the LPA shall not permit any external or internal alterations to a listed building that would, in its opinion, cause an adverse effect on its architectural or historic character. The principle of the change of use of the building to a mixed-use office building and hotel has been approved and accepted in recent applications. As such, the proposed works accord with saved UDP Policy DC19.1.

Core Strategy Policies: - Spatial Principles (SP1) All development within Manchester should make a positive contribution to neighbourhoods of choice, including by creating well designed places that enhance or create character, make a positive contribution to the health, safety and wellbeing of residents, consider the needs of all members of the community and protect and enhance the built and natural environment. As such, the proposal remains well designed. The proposal would not unduly impact on health or safety and would be accessible. As such, the proposal continues to accord with Core Strategy policy SP1.

Visitors – Tourism, Culture & Leisure (CC4) Development in the City Centre which improves facilities for visitors will be promoted. Hotels have become an increasingly important use across the City, and these will be particularly important in the City Centre. New hotel development which contributes to the quality of the City Centre hotel offer will be supported. As such, it is considered that this proposal directly corresponds with the overarching aims and objectives of Core Strategy Policy CC4 and therefore should be supported.

Design and Heritage (CC9) Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. This proposal would directly impact upon the Grade II* Former London Road Police and Fire Station. The works are considered to be acceptable.

Heritage (EN3) Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset. The proposed development would allow the continued use/re-use of the Grade II* Listed former London Road Police & Fire Station. As such, the proposal continues to correspond with Core Strategy policy EN3.

Development Management (DM1) All development should have regard to a number of specific issues, as set out under Core Strategy policy DM1. As such, it is considered the proposal accords with policy DM1 of the Core Strategy in this regard.

National Planning Policy Framework Policies (NPPF): The NPPF sets out the Government's planning policies for England and how these policies should be applied. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material planning considerations indicate otherwise. The NPPF must be taken into account and is a material planning consideration in planning decisions. The NPPF must be read as a whole. The overarching aim of the planning system is to contribute to the achievement of sustainable development, including economic, social and environmental sustainability. Planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. So that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development. Section 4 of the NPPF requires local planning authorities to approach decisions on proposed developments in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure sustainable development, improving the social, environmental and economic conditions of the area. Section 16 of the NPPF requires the LPA, in determining applications, to require the applicant to describe the significance of any heritage assets affected. The level of detail shall be proportionate to the assets' importance. In turn, the LPA shall assess the particular significance and make use of relevant expertise. In determining applications, LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets makes and the desirability of new development making a positive contribution to local character and distinctiveness. The additional harm over any previously identified harm is not expected to be significant, with the previous approvals carefully balanced and weighed against any harm, with relevant planning conditions added. As such, it is expected that the proposal would lead to less than substantial harm to the listed building, thus according with Paragraph 202 of the NPPF. The public benefits identified in previous iterations of the proposal would be retained and carried forward. Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66.1 of the Act requires the LPA, in considering whether to grant planning permission, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. 66.2 goes on to say that an LPA shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings. The proposal would not be expected to unduly impact on the historic

setting or preservation of the building. The LPA has had special regard to the building as well as any relevant special architectural or historic interest.

Conclusion.

Proposed Amendments

The proposed change is limited to the appearance of the hotel façade within the courtyard. There are no changes to the quantum of the built form. The previously consented drawings of the scheme incorporated a relatively bright gold coloured material on the hotel extension with a random pattern of fenestration. The material and window placement potentially detracted from an appreciation of the historic building, which itself has a more regular, aligned courtyard elevation. The design has been rationalised with a vertical pattern of cladding panels and glazing. The dimensions of panels have been simplified to a single 600mm panel width. The glazing in the façade has been brought into vertical alignment and the widths are multiples of the same 600mm unit. This creates a simple, elegant pattern of division. This focus is in line with the approach to the simplification and rationalisation of the new balcony steelwork, which is felt to be more complementary to the historic building. Research into the cladding material has concluded that the TECU brass product already consented, with a hand applied artisan finish is a darker brown than indicated on the drawings, with a pleasing patina. Alternative copper products were discounted as the weathering patterns were extremely unpredictable and in some areas could discolour to a green. Corten was discounted due to the risk of staining from rainwater runoff. The façade will be presented in a combination of solid and perforated panels which echoes the consented scheme, albeit perforations will be paired back to a simpler pattern. The perforated panels will wrap around the windows and add an impression of depth to the elevation. An additional benefit is that the hierarchy of the new build element is reduced, ensuring that it does not detract from an appreciation of the historic building and its heritage significance. On balance, the approach is found to be acceptable in planning and heritage terms.

Heritage Impact

The proposals are consistent with the requirements of the NPPF and Historic England guidance. The alterations align with the principles which have been established throughout the project to date. They constitute minimal changes; minimise the loss of fabric; and uphold the significance of the asset. Overall, the proposed alterations will not change the cumulative impact assessment undertaken in the 2019 SLHA Heritage Statement that there will be a positive heritage impact on the London Road Fire Station. As such, the works are appropriate in heritage terms, and comply with the necessary legislation and policy.

Neighbour Response.

Associated works taking place on site are subject to an approved construction management plan (Ref. CDN/21/0546). The applicant has been made aware of the nature of the complaint and stated that they will adhere to the CMP and carefully monitor unnecessary noise from alarms. A noise condition will be attached to the permission as recommended by MCC Environmental Health.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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:

LRFS-PUR-01-A-1002 Site Location Plan

240242-PUR-00-XX-DR-A-4200 Hotel Extension Panel Setting Out

240242-PUR-00-XX-DR-A-4201 Hotel Extension Panel Setting Out Sheet 2

240242-PUR-00-XX-DR-A-9007 London Road Courtyard Façade Elevation 03 Setting Out

240242-PUR-01-ZZ-DR-A-4208 Hotel Extension Strip Section

240242-PUR-01-ZZ-DR-A-4210 Hotel Extension Parapet and Balustrade Detail

Planning Statement letter from Zerum dated 19th January 2023 which includes details of the proposed works

Design and Access Statement prepared by Purcell dated 13th January 2023 which confirms the material as Proteus TECU Brass cladding

Letter from Zerum dated 29th August 2023 which proposes how the Council will monitor build quality

Email from agent to MCC 21/12/2023 15:08 regarding monitoring.

Email from agent to MCC with four attachments 21/12/2023 15:05.

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)a) Externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise 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.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Greater Manchester Police
Historic England (North West)
High Speed Two (HS2) Limited

Flat 201, 5 Piccadilly Place, Manchester, M1 3BR
Flat 204, 5 Piccadilly Place, Manchester, M1 3BR
Flat 514, 5 Piccadilly Place, Manchester, M1 3BR
Flat 715, 5 Piccadilly Place, Manchester, M1 3BP
Flat 10, 14 Whitworth Street, Manchester, M1 3BS
Flat 2, 14 Whitworth Street, Manchester, M1 3BS
Flat 2E, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 1G, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 2D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 1C, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 1B, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 2 Flat 11, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Room 2 Flat 2, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 24, 3 Cobourg Street, Manchester, M1 3GY
Flat 304, 5 Piccadilly Place, Manchester, M1 3BR
Flat 502, 5 Piccadilly Place, Manchester, M1 3BR
Flat 505, 5 Piccadilly Place, Manchester, M1 3BR
Flat 401, 5 Piccadilly Place, Manchester, M1 3BR
Flat 803, 5 Piccadilly Place, Manchester, M1 3BP
Flat 202, 5 Piccadilly Place, Manchester, M1 3BR
Flat 406, 5 Piccadilly Place, Manchester, M1 3BR
Flat 609, 5 Piccadilly Place, Manchester, M1 3BP
Flat 912, 5 Piccadilly Place, Manchester, M1 3BP
Flat 104, 5 Piccadilly Place, Manchester, M1 3BR
Flat 617, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1010, 5 Piccadilly Place, Manchester, M1 3BP
Flat 310, 5 Piccadilly Place, Manchester, M1 3BR
Flat 501, 5 Piccadilly Place, Manchester, M1 3BR
Flat 616, 5 Piccadilly Place, Manchester, M1 3BP
Flat 916, 5 Piccadilly Place, Manchester, M1 3BP
Flat 307, 5 Piccadilly Place, Manchester, M1 3BR
Flat 603, 5 Piccadilly Place, Manchester, M1 3BP
Flat 807, 5 Piccadilly Place, Manchester, M1 3BP
Flat 5, 3 Cobourg Street, Manchester, M1 3GY
Flat 24, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 3E, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 26, 14 Whitworth Street, Manchester, M1 3BS
Flat 2A, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
3A Cobourg Street, Manchester, M1 3GY
Flat 216, 5 Piccadilly Place, Manchester, M1 3BR
Flat 404, 5 Piccadilly Place, Manchester, M1 3BR
Flat 510, 5 Piccadilly Place, Manchester, M1 3BR
Flat 607, 5 Piccadilly Place, Manchester, M1 3BP
Flat 910, 5 Piccadilly Place, Manchester, M1 3BP
Flat 117, 5 Piccadilly Place, Manchester, M1 3BR

Flat 14, 14 Whitworth Street, Manchester, M1 3BS
Flat 8, 14 Whitworth Street, Manchester, M1 3BS
Flat 23, 3 Cobourg Street, Manchester, M1 3GY
Flat 17, 3 Cobourg Street, Manchester, M1 3GY
Flat 16, 3 Cobourg Street, Manchester, M1 3GY
Room 1 Flat 1D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 1 Flat 29, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Room 1 Flat 16, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Room 1 Flat 6, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Room 1 Flat 3, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Room 2 Flat 3D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 2 Flat 2D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 1 Flat 4F, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 1 Flat 4D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 1 Flat 3D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 2 Flat 3F, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 1004, 5 Piccadilly Place, Manchester, M1 3BP
Flat 217, 5 Piccadilly Place, Manchester, M1 3BR
Flat 302, 5 Piccadilly Place, Manchester, M1 3BR
Flat 515, 5 Piccadilly Place, Manchester, M1 3BR
Flat 705, 5 Piccadilly Place, Manchester, M1 3BP
Flat 814, 5 Piccadilly Place, Manchester, M1 3BP
Flat 911, 5 Piccadilly Place, Manchester, M1 3BP
Flat 213, 5 Piccadilly Place, Manchester, M1 3BR
Flat 610, 5 Piccadilly Place, Manchester, M1 3BP
Flat 716, 5 Piccadilly Place, Manchester, M1 3BP
Flat 915, 5 Piccadilly Place, Manchester, M1 3BP
Flat 103, 5 Piccadilly Place, Manchester, M1 3BR
Flat 107, 5 Piccadilly Place, Manchester, M1 3BR
Flat 101, 5 Piccadilly Place, Manchester, M1 3BR
Flat 207, 5 Piccadilly Place, Manchester, M1 3BR
Flat 905, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1008, 5 Piccadilly Place, Manchester, M1 3BP
Flat 111, 5 Piccadilly Place, Manchester, M1 3BR
Flat 206, 5 Piccadilly Place, Manchester, M1 3BR
Flat 413, 5 Piccadilly Place, Manchester, M1 3BR
Flat 612, 5 Piccadilly Place, Manchester, M1 3BP
Flat 811, 5 Piccadilly Place, Manchester, M1 3BP
Flat 601, 5 Piccadilly Place, Manchester, M1 3BP
Flat 802, 5 Piccadilly Place, Manchester, M1 3BP
Flat 808, 5 Piccadilly Place, Manchester, M1 3BP
Flat 7, 3 Cobourg Street, Manchester, M1 3GY
Flat 4, 3 Cobourg Street, Manchester, M1 3GY
Flat 3, 3 Cobourg Street, Manchester, M1 3GY
Flat 2, 3 Cobourg Street, Manchester, M1 3GY
Flat 14, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 4, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 19, 14 Whitworth Street, Manchester, M1 3BS
Flat 17, 14 Whitworth Street, Manchester, M1 3BS
8 Fairfield Street, Manchester, M1 3GF
Flat 4B, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 208, 5 Piccadilly Place, Manchester, M1 3BR
Flat 106, 5 Piccadilly Place, Manchester, M1 3BR
Flat 203, 5 Piccadilly Place, Manchester, M1 3BR

Flat 316, 5 Piccadilly Place, Manchester, M1 3BR
Flat 405, 5 Piccadilly Place, Manchester, M1 3BR
Flat 702, 5 Piccadilly Place, Manchester, M1 3BP
Flat 317, 5 Piccadilly Place, Manchester, M1 3BR
Flat 417, 5 Piccadilly Place, Manchester, M1 3BR
Flat 516, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1006, 5 Piccadilly Place, Manchester, M1 3BP
Flat 717, 5 Piccadilly Place, Manchester, M1 3BP
Flat 801, 5 Piccadilly Place, Manchester, M1 3BP
Flat 611, 5 Piccadilly Place, Manchester, M1 3BP
Flat 506, 5 Piccadilly Place, Manchester, M1 3BR
Flat 512, 5 Piccadilly Place, Manchester, M1 3BR
Flat 713, 5 Piccadilly Place, Manchester, M1 3BP
Flat 6, 3 Cobourg Street, Manchester, M1 3GY
82 London Road, Manchester, M1 2PN
Flat 6, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 1A, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 1012, 5 Piccadilly Place, Manchester, M1 3BP
Flat 214, 5 Piccadilly Place, Manchester, M1 3BR
Flat 403, 5 Piccadilly Place, Manchester, M1 3BR
Flat 714, 5 Piccadilly Place, Manchester, M1 3BP
Flat 812, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1002, 5 Piccadilly Place, Manchester, M1 3BP
Flat 25, 14 Whitworth Street, Manchester, M1 3BS
Flat 22, 14 Whitworth Street, Manchester, M1 3BS
Flat 3F, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 4E, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 3G, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 2 Flat 29, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat At, 84 London Road, Manchester, M1 2PN
Flat At, 38 London Road, Manchester, M1 2PF
Fire Station Junction Fairfield Street, London Road, Manchester, M1 2PQ
14 - 16 Whitworth Street, Manchester, M1 3BS
Costa Coffee, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN
38 London Road, Manchester, M1 2PF
14 Whitworth Street, Manchester, M1 3BS
Flat 28, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 29, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 10, 3 Cobourg Street, Manchester, M1 3GY
Flat 13, 3 Cobourg Street, Manchester, M1 3GY
Flat 15, 3 Cobourg Street, Manchester, M1 3GY
Flat 11, 3 Cobourg Street, Manchester, M1 3GY
Flat 14, 3 Cobourg Street, Manchester, M1 3GY
Flat 12, 3 Cobourg Street, Manchester, M1 3GY
Greater Manchester Police, Whitworth Street, Manchester, M1 3QW
Flat 32, 3 Cobourg Street, Manchester, M1 3GY
Room 2 Flat 5, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Room 2 Flat 1F, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 2 Flat 4D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 18, 3 Cobourg Street, Manchester, M1 3GY
Flat 810, 5 Piccadilly Place, Manchester, M1 3BP
Flat 402, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1007, 5 Piccadilly Place, Manchester, M1 3BP
Flat 708, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1003, 5 Piccadilly Place, Manchester, M1 3BP
Flat 411, 5 Piccadilly Place, Manchester, M1 3BR
Flat 914, 5 Piccadilly Place, Manchester, M1 3BP
Flat 410, 5 Piccadilly Place, Manchester, M1 3BR
Flat 412, 5 Piccadilly Place, Manchester, M1 3BR
Flat 415, 5 Piccadilly Place, Manchester, M1 3BR
Flat 604, 5 Piccadilly Place, Manchester, M1 3BP
Flat D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 18, 14 Whitworth Street, Manchester, M1 3BS
Flat 26, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 19, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 23, 14 Whitworth Street, Manchester, M1 3BS
Flat 20, 14 Whitworth Street, Manchester, M1 3BS
Flat 22, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 1, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 4D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 1D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 3B, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 4A, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 34, 3 Cobourg Street, Manchester, M1 3GY
Flat 29, 3 Cobourg Street, Manchester, M1 3GY
Flat 28, 3 Cobourg Street, Manchester, M1 3GY
Room 1 Flat 11, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Room 1 Flat 1, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Room 1 Flat 3F, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 1 Flat 1F, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 25, 3 Cobourg Street, Manchester, M1 3GY
Flat 21, 3 Cobourg Street, Manchester, M1 3GY
Flat 20, 3 Cobourg Street, Manchester, M1 3GY
Flat 901, 5 Piccadilly Place, Manchester, M1 3BP
Flat 608, 5 Piccadilly Place, Manchester, M1 3BP
Flat 614, 5 Piccadilly Place, Manchester, M1 3BP
Flat 711, 5 Piccadilly Place, Manchester, M1 3BP
Flat 712, 5 Piccadilly Place, Manchester, M1 3BP
Flat 913, 5 Piccadilly Place, Manchester, M1 3BP
Flat 513, 5 Piccadilly Place, Manchester, M1 3BR
Flat 517, 5 Piccadilly Place, Manchester, M1 3BR
Flat 615, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1014, 5 Piccadilly Place, Manchester, M1 3BP
Flat 309, 5 Piccadilly Place, Manchester, M1 3BR
Flat 508, 5 Piccadilly Place, Manchester, M1 3BR
Flat 704, 5 Piccadilly Place, Manchester, M1 3BP
Flat 503, 5 Piccadilly Place, Manchester, M1 3BR
Flat 703, 5 Piccadilly Place, Manchester, M1 3BP
Flat 314, 5 Piccadilly Place, Manchester, M1 3BR
Flat 815, 5 Piccadilly Place, Manchester, M1 3BP
Flat 902, 5 Piccadilly Place, Manchester, M1 3BP
Flat 904, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1011, 5 Piccadilly Place, Manchester, M1 3BP
Flat 305, 5 Piccadilly Place, Manchester, M1 3BR
Flat 701, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1013, 5 Piccadilly Place, Manchester, M1 3BP
Flat 8, 3 Cobourg Street, Manchester, M1 3GY
Flat 25, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW

Flat 27, 3 Cobourg Street, Manchester, M1 3GY
Flat 9, 3 Cobourg Street, Manchester, M1 3GY
First And Second Floor, 8 Fairfield Street, Manchester, M1 3GF
Flat 2G, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 27, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 3C, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat C, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat B, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat A, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 4, 14 Whitworth Street, Manchester, M1 3BS
Flat 12, 14 Whitworth Street, Manchester, M1 3BS
Flat 9, 14 Whitworth Street, Manchester, M1 3BS
Flat 6, 14 Whitworth Street, Manchester, M1 3BS
Flat 16, 14 Whitworth Street, Manchester, M1 3BS
Flat 1, 14 Whitworth Street, Manchester, M1 3BS
Flat 23, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 15, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 20, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 18, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 17, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 13, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 12, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 7, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 2, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 3, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 10, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 5, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 8, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
84 London Road, Manchester, M1 2PN
Flat 31, 3 Cobourg Street, Manchester, M1 3GY
Flat 30, 3 Cobourg Street, Manchester, M1 3GY
Flat 33, 3 Cobourg Street, Manchester, M1 3GY
Flat 40, 3 Cobourg Street, Manchester, M1 3GY
Flat 36, 3 Cobourg Street, Manchester, M1 3GY
Flat 39, 3 Cobourg Street, Manchester, M1 3GY
Flat 35, 3 Cobourg Street, Manchester, M1 3GY
Flat 37, 3 Cobourg Street, Manchester, M1 3GY
Flat 38, 3 Cobourg Street, Manchester, M1 3GY
Flat 21, 14 Whitworth Street, Manchester, M1 3BS
Flat 21, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 24, 14 Whitworth Street, Manchester, M1 3BS
Flat 3, 14 Whitworth Street, Manchester, M1 3BS
Room 1 Flat 21, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Room 2 Flat 16, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Room 2 Flat 6, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 22, 3 Cobourg Street, Manchester, M1 3GY
Flat 205, 5 Piccadilly Place, Manchester, M1 3BR
Flat 706, 5 Piccadilly Place, Manchester, M1 3BP
Flat 816, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1001, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1009, 5 Piccadilly Place, Manchester, M1 3BP
Flat 211, 5 Piccadilly Place, Manchester, M1 3BR
Flat 817, 5 Piccadilly Place, Manchester, M1 3BP
Flat 105, 5 Piccadilly Place, Manchester, M1 3BR

Flat 511, 5 Piccadilly Place, Manchester, M1 3BR
Flat 707, 5 Piccadilly Place, Manchester, M1 3BP
Flat 409, 5 Piccadilly Place, Manchester, M1 3BR
Flat 906, 5 Piccadilly Place, Manchester, M1 3BP
Flat 613, 5 Piccadilly Place, Manchester, M1 3BP
Flat 903, 5 Piccadilly Place, Manchester, M1 3BP
Flat 909, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1, 3 Cobourg Street, Manchester, M1 3GY
Flat 16, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 11, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 2F, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 11, 14 Whitworth Street, Manchester, M1 3BS
Flat 7, 14 Whitworth Street, Manchester, M1 3BS
Flat 4G, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 2 Flat 21, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Room 1 Flat 5, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Room 2 Flat 1, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Room 2 Flat 2F, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 26, 3 Cobourg Street, Manchester, M1 3GY
Flat 108, 5 Piccadilly Place, Manchester, M1 3BR
Flat 114, 5 Piccadilly Place, Manchester, M1 3BR
Flat 116, 5 Piccadilly Place, Manchester, M1 3BR
Flat 416, 5 Piccadilly Place, Manchester, M1 3BR
Flat 210, 5 Piccadilly Place, Manchester, M1 3BR
Flat 301, 5 Piccadilly Place, Manchester, M1 3BR
Flat 313, 5 Piccadilly Place, Manchester, M1 3BR
Flat 109, 5 Piccadilly Place, Manchester, M1 3BR
Flat 312, 5 Piccadilly Place, Manchester, M1 3BR
Flat 507, 5 Piccadilly Place, Manchester, M1 3BR
Flat 605, 5 Piccadilly Place, Manchester, M1 3BP
Flat 115, 5 Piccadilly Place, Manchester, M1 3BR
Flat 209, 5 Piccadilly Place, Manchester, M1 3BR
Flat 806, 5 Piccadilly Place, Manchester, M1 3BP
Flat 112, 5 Piccadilly Place, Manchester, M1 3BR
Flat 212, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1015, 5 Piccadilly Place, Manchester, M1 3BP
Flat 407, 5 Piccadilly Place, Manchester, M1 3BR
Flat 710, 5 Piccadilly Place, Manchester, M1 3BP
Flat 303, 5 Piccadilly Place, Manchester, M1 3BR
Flat 804, 5 Piccadilly Place, Manchester, M1 3BP
Flat 805, 5 Piccadilly Place, Manchester, M1 3BP
Flat 908, 5 Piccadilly Place, Manchester, M1 3BP
Flat 9, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW
Flat 4F, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 2B, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 3A, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 15, 14 Whitworth Street, Manchester, M1 3BS
Flat 5, 14 Whitworth Street, Manchester, M1 3BS
Flat 1F, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 1E, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 3D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 2C, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 4C, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 1 Flat 2, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW

Room 1 Flat 2F, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 1 Flat 2D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 2 Flat A, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 1 Flat A, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Room 2 Flat 1D, Fletcher House, 4 Fairfield Street, Manchester, M1 3GF
Flat 19, 3 Cobourg Street, Manchester, M1 3GY
Flat 110, 5 Piccadilly Place, Manchester, M1 3BR
Flat 408, 5 Piccadilly Place, Manchester, M1 3BR
Flat 606, 5 Piccadilly Place, Manchester, M1 3BP
Flat 809, 5 Piccadilly Place, Manchester, M1 3BP
Flat 311, 5 Piccadilly Place, Manchester, M1 3BR
Flat 509, 5 Piccadilly Place, Manchester, M1 3BR
Flat 907, 5 Piccadilly Place, Manchester, M1 3BP
Flat 113, 5 Piccadilly Place, Manchester, M1 3BR
Flat 308, 5 Piccadilly Place, Manchester, M1 3BR
Flat 315, 5 Piccadilly Place, Manchester, M1 3BR
Flat 414, 5 Piccadilly Place, Manchester, M1 3BR
Flat 709, 5 Piccadilly Place, Manchester, M1 3BP
Flat 813, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1005, 5 Piccadilly Place, Manchester, M1 3BP
Flat 215, 5 Piccadilly Place, Manchester, M1 3BR
Flat 306, 5 Piccadilly Place, Manchester, M1 3BR
Flat 504, 5 Piccadilly Place, Manchester, M1 3BR
Flat 602, 5 Piccadilly Place, Manchester, M1 3BP
Flat 102, 5 Piccadilly Place, Manchester, M1 3BR

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 - Whitworth Street Conservation Area 1985
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL