

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138848/JO/2023

Date registered valid: 20 December 2023

Proposal: Variation of condition 2 attached to application ref no 135616/LO/2022 to move first floor stair to for means of escape purposes.

Address: 33 Thomas Street, Manchester, M4 1NA

Ward(s): Piccadilly Ward

Applicant: George, Rosemary & Hannah Kernyczyj And Sajmir Kera

Agent (if any): John Wood John Wood Architect Limited

Case officer: Angela
Tel: 0161 234
Email: angela.leckie@manchester.gov.uk Leckie 4651

Recommendation: Approve

Date of recommendation: 25-01-24

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 3 January 2024

Standard consultations:

Printed: 3 January 2024 Expired: 24 January 2024

Neighbour notifications

Printed: 3 January 2024 Expired: 24 January 2024

Site notice

Posted: 3 January 2024 Expired: 24 January 2024

Press advert

Published: 9 January 2024 Expired: 23 January 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to a building known as 33 Thomas Street. The building has elevations to Thomas Street and a rear ginnel. The building is 3 storeys above a basement level and has most recently the ground and basement floor levels have been used as a Jewellers. The upper floors have been vacant for some time.

The building is part of the Grade II listed group of Weavers Cottages at 31-35 Thomas Street, located in Smithfield Conservation Area. Constructed in brick in the late 18th century the building contributes to the appearance and character of the local area.

The building forms a good example of an 18th century weavers' cottage, which still survives in a somewhat original state, principally to the basement, first and second floor levels. The ground floor level retains very little in terms of significant features/building elements through successive commercial refurbishments and extension through the 1980s -2000s, however the basement, first and second floor levels retain a high level of significant original and early features and historic fabric dating to the original construction of the building and its early subsequent uses through the 19th century. These areas retain original and early timber floorboards, original and early panelled doors/architrave, original/early timber dado rails and skirting, 19th century sash and casement windows, original timber staircase from first to second floor levels, original lath and plaster ceilings and lime-plastered walls, original 18th century former weavers' workroom at second floor level with partially exposed roof structure. The basement level retains many original features such as brick flooring and a blacksmiths fire, although again these are in a poor condition due to long term exposure to damp and structural movements.

The significance of the building lies in its historic fabric and architectural elements, including the original/historic plastered walls/ceilings and joinery, the largely intact original planform to the upper levels and the remaining evidence of the former cellar dwelling and its reuse as a blacksmiths shop in the early to mid-Victorian period.

Description of area

The site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship.

Description of development

The following consents were granted in 2023 in respect of this property:

135615/FO/2022 : Retention of Class E use to ground floor and basement and creation of a residential apartment Class C3(a) including external alterations and alteration to existing outrigger including a roof terrace.

135616/LO/2022 : Listed Building Consent for internal and external works associated with retention of Class E use to ground floor and basement and creation of a residential apartment Class C3(a) including internal alteration, alteration to existing outrigger including a roof terrace.

Since the above approvals during the process of design development with a new architect it came to light that there were issues with fire compliance relating to the clash of doors and absence of space or landings at the foot of the existing ground and first floor staircase. Given this it is proposed to amend the previous approved scheme to facilitate safety compliance. The proposed amendment proposes the removal of a non-original ground floor to first floor stair and it's replacement with a new stair to the rear corner of the property, rising through a newly formed opening in the first floor. It is also proposed to remove a strip of plaster where the existing stair stringer is in contact with the wall leaving a line of exposed brickwork. The removed boards and structural members would be retained for reuse in to form cupboard doors and for repairs and / or interior fittings. The disused opening in the first floor would be infilled with matching reclaimed boards.

As such applications to capture the amendments in amended drawings have been submitted.

A S96 application ref no 138850/NMC/2023: Non material amendment to vary condition 2 attached to application ref no 135615/FO/2022 to move first floor stair for means of escape purposes. Was approved on 17-01-24. All alterations are internal.

Consultations & Notification Responses

Publicity – The application has been advertised as affecting a listed building and a site notice displayed adjacent to the site. No representations have been received.

Issues

National Planning Policy Framework – The following Policies are of relevance to these applications:

Section 12 Requiring Good Design - which seeks the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes and aims to ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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

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

- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

In terms of the NPPF the following should also be noted:

Paragraph 201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

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

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

Paragraph 205 states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

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

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

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

207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be

demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

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

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

Policy SP1 (Spatial Principles) - which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- provide good access to sustainable transport provision.

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

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

Policy DM1 (Development Management) – Which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:- which says that in determining applications consideration should be given to amongst others:

- The effects on amenity, including privacy light, noise.

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage. Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

And that for new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

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

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

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

Other Material Planning Considerations

Places for Everyone - The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, 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-P 2 (Heritage) The development proposals would not have an adverse impact on the overall character of the conservation area or undermine its significance. The low level of harm is clearly justified and outweighed by the public benefits of the proposal.

Listed Buildings and Conservation Areas Act 1990

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and in the case of the proposed demolition, to section 12 (Conserving and Enhancing the Historic Environment).

Impact on the Character and Fabric of the Listed Building

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

The main issue to consider is whether the proposed amendments would have any additional harm on the character and fabric of the listed building which are not outweighed by the public benefits.

The existing ground floor to first floor stair is a non-original pine stair. The position of the two stairs within the property are believed to be original. The building is relatively uncommon in its plan form with the ground floor to first floor stair rising from the front to centre of the property and the first floor to second floor stair rising from the centre to the rear (refer to ‘1661-001 Existing Plans’). The plan form is therefore considered significant to the historic character of the building.

The amended proposals continue to give great weight to the asset’s special significance. The additional harm is supported by clear and convincing justification and outweighed by the public benefit that the scheme would deliver - securing a sustainable use for the building through compliance with current safety standard. Whilst there will be a degree of additional harm to the Grade II listed building, due to impact on floorplan and original fabric, the overall harm from the amended proposals would continue to be at the lower spectrum of less than substantial harm.

It is noted that the additional harm has been minimised and mitigated as far as possible, including the retention and reuse of the historic timber panelling to first floor and proposed timber finishes to the new staircase.

The amended proposals would continue to cause no harm to the special architectural or historic interest heritage interest of the building, and will continue in fact to greatly enhance that interest and the ability to understand and appreciate it.

It is considered that the combined physical (direct) impacts on the Grade II listed 33 Thomas Street would remain moderate beneficial, avoiding any unmitigated conflict with the conservation of the identified designated heritage assets, whilst greatly contributing to wider conservation objectives established in national and local policy.

In terms of the amended scheme the proposed internal and external changes would remain overall be beneficial in nature and any harm would be less than substantial. The works would continue to enhance the character and fabric of the listed building and the character of the surrounding conservation area.

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

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

For these reasons, the amended proposal is considered acceptable on heritage grounds, in accordance with Section 16 of the NPPF, in particular consideration of paragraphs 205, 206 and 208, Policies CC9, EN1 and EN3 of the Core Strategy and saved UDP policy 19.1.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved 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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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

- 1) The development must be begun not later than 09.06.2026

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

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

- (a) Location plan BAC057 00 0001;
- (b) Dwgs), 1661-011-07 Demolition and Builders Work - Plans) and 1661-231-02 01 FF Stair Opening Details stamped as received on 20-12-23, 1661-012-03 Demolition and Builders Work - Eles, 1661-102-03 Proposed Elevations and 1661-101-04 Proposed Plans stamped as received on 18-12-23, 02 0003 (Proposed Sections and Details all stamped as received on 12-05-23 and Dwg BAC057 01 0003 (Proposed Reflected Ceiling Plan) stamped as received on 05-04-23;
- (c) Dwgs BAC001-AUR-ZZ-ZZ-DR-5201, BAC001-AUR-ZZ-ZZ-DR-5202 , BAC001-AUR-ZZ-ZZ-DR-5301, BAC001-AUR-ZZ-ZZ-DR-5601, BAC001-AUR-ZZ-ZZ-DR-5701, BAC001-AUR-ZZ-ZZ-DR-6100, BAC001-AUR-ZZ-ZZ-DR-6201, BAC001-AUR-ZZ-ZZ-DR-6301, BAC001-AUR-ZZ-ZZ-DR-6601 and BAC001-AUR-ZZ-ZZ-DR-6801 (all stamped as received on 05-04-23) and all as amended by BAC001-AUR-ZZ-ZZ-DR 5701 Rev P04 and BAC001-AUR-ZZ-ZZ-DR-5702 Rev P01 (both stamped as received on 18-05-23);
- (d) Dwgs 1661-721-02 Historic Panelling 1661-722-01 and Historic Panelling - Doors stamped as received on 18-12-23 , 1661-231-02 01 FF Stair Opening Details stamped as received on 20-12-23;
- (e) Detailed work as shown in the 33 THOMAS STREET, MANCHESTER, M4 1NA, DESIGN & ACCESS STATEMENT Rev B dated 11-05-23;
- (f) Structural Report on Existing Building, 33, Thomas Street, Manchester by ING;
- (g) Hannah Kera's e-mail dated 25-05-23 in relation to Highways comments;
- (h) Waste Proforma and plans stamped as received on 18-05-23 ;
- (i) Hannah Kera's e-mail dated 26-04-23 in relation to Design for Security Comments.; and
- (j) Noise Impact Assessment, Ref: AA0438, 33 Thomas Street, Manchester, M4 1NA by Azymuth Acoustics UK stamped as received on 08-12-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC7, CC9, CC10, T1, T2, EN3, EN6,

EN8, EN16, EN19 and DM1 saved Unitary Development Plan policies DC18.1, DC19.1 and DC26.1

3) No development that is hereby approved shall commence unless and until a schedule of material samples and programme for the submission and implementation of works to which the materials relate has been submitted to and approved in writing by the City Council as local planning authority.

The samples strategy shall then be submitted, approved in writing by the City Council as local planning authority in accordance with the programme agreed above and implemented in accordance with the agreed timescales.

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

4) Before the works hereby granted consent are commenced details of a watching brief for the strip out / removal of the roof (beams, ceilings slates etc.) and chimneys, ground floor shopfront, basement floor, basement store and blacksmiths oven shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas shall then be submitted and agreed in writing by the City Council as local planning authority. The watching brief and development shall be carried out in accordance with the approved plans and particulars.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

5) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

The scaffolding shall be carried out in accordance with the approved details.

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

6) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Fire and acoustic separation works.
- b) Final details of M&E services including a strategy for any fume extraction from the commercial unit.

- c) Structural strengthening works and other structural interventions to the ground floor , basement and the front first floor window.

The approved details shall be implemented prior to the first use of the development.

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

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

- a) Shopfront treatment based on any findings as a result of the discharge of condition 4.
- b) Floor build up within the basement based on any findings as a result of the discharge of condition 4.
- c) Treatment of the basement cupboard based on any findings as a result of the discharge of condition 4.
- d) Works to roof (beams, ceilings slates etc.) and chimneys based on any findings as a result of the discharge of condition 4.
- e) Product details and sections of any secondary glazing.
- f) New staircase to basement and between ground floor and first floor, including detailed cross-section, materials, details of handrail etc.
- g) Works to enclose the historic rear staircase on the first floor and second floor, including details of overboarding, handrails and any additional repairs to existing steps.
- h) Details of the re-use of the timber boarding from the historic rear staircase.
- i) Repairs to the existing windows & doors, including sample of the new glazing and a method statement for the works.
- j) New external doors & windows including the new door to the 1990's extension.
- k) Proposed wall, ceiling floor finishes, including new materials and works to the existing finishes. This should include the product specifications s and cross-section of new lime render.
- l) Works to cast iron columns & timbers including decoration which should be based on a historic paintwork analysis.
- m) Details of any waterproofing to the basement which is supported by a clear justification for the need.
- n) Repair methodology for any damaged / missing render and plaster.
- o) Treatment of the east external wall.

The approved details shall be implemented prior to the first use of the development.

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

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Second Floor, 92 High Street, Manchester, M4 1ES
First Floor, 92 High Street, Manchester, M4 1ES
92 High Street, Manchester, M4 1ES
22 Edge Street, Manchester, M4 1HN
HEMISPHERE, Second Floor And Third Floor, 30 - 32 Thomas Street, Manchester, M4 1ER
38 Thomas Street, Manchester, M4 1ER
Flat, 92 High Street, Manchester, M4 1ES
Second Floor, 35 - 37 Thomas Street, Manchester, M4 1NA
First Floor Gymnasium, 35 - 37 Thomas Street, Manchester, M4 1NA
First Floor, 30 - 32 Thomas Street, Manchester, M4 1ER
Basement Left, 30 - 32 Thomas Street, Manchester, M4 1ER
Folk And Sole Hemisphere, 30 - 32 Thomas Street, Manchester, M4 1ER
31 Thomas Street, Manchester, M4 1NA
35 - 37 Thomas Street, Manchester, M4 1NA
90 High Street, Manchester, M4 1ES
100 - 102 High Street, Manchester, M4 1HP

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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
Conservation Area - Smithfield Conservation Area 1987
Area Team Boundary - Name: CENTRAL