

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137397/LO/2023

Date registered valid: 26 June 2023

Proposal: Listed Building Consent for internal gallery refurbishment at the Power Hall including works to remove, replace and reinstate flooring, remove and replace internal platforms, balustrades and installation of services and associated works.

Address: Power Hall, Science And Industry Museum, Liverpool Road, Manchester, M3 4FP

Ward(s): Deansgate Ward

Applicant: Science and Industry Museum

Agent (if any): Mr Joe McElhone Deloitte

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approved

Date of recommendation: 13th October 2023

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 29 June 2023

Standard consultations:

Printed: 29 June 2023 Expired: 20 July 2023

Neighbour notifications

Printed: 29 June 2023 Expired: 20 July 2023

Site notice

Posted: 29 June 2023 Expired: 20 July 2023

Press advert

Published: 4 July 2023 Expired: 18 July 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The Science and Industry Museum (formerly known as the Museum of Science and Industry) in Manchester, England, is a large museum devoted to the development of science, technology and industry with emphasis on the city's achievements in these fields. The museum is part of the Science Museum Group, a non-departmental public body of the Department for Culture, Media and Sport, having merged with the National Science Museum in 2012.

The site is located within the Castlefield Conservation Area the large and complex former "Liverpool Road Railway Station" site contains a significant collection of Grade I and Grade II listed buildings.

The Power Hall was constructed in 1855, and was formerly a warehouse used to allow for the immediate unloading of goods and for the overnight storage of locomotives. It is a powerful red brick building, with an imposing frontage along Liverpool Road, broken up by wagon arches. It was converted to use as a museum building in the 1980s, but its historic form and function are still clearly legible and understandable.

Description of Development

The application seeks Listed Building Consent for internal gallery refurbishment at the Power Hall including works to remove, replace and reinstate flooring, remove and replace internal platforms, balustrades and installation of services and associated works.

Related Applications

This package of works is the latest in a line of various different packages of works relating to the Power Hall dating back to 2021 as a part of the overall refurbishment project of the Power Hall. The details of these applications are listed below:

Determined on the 2nd July 2021:

130170/LO/2021 - Listed Building Consent for alterations to the Grade II Listed Power Hall for the creation of openings and the installation of plant plus the introduction of a services trench within its curtilage.

130173/LO/2021 - Listed Building Consent for installation of a services trench within the curtilage of the Grade II Listed New Warehouse.

130171/FO/2021 - External works to the Boiler Room including removal of an external staircase and making good in addition to the installation of a new balustrade and new doors.

130172/LO/2021 - Listed Building Consent for alterations to the Grade I Listed 1830 Warehouse for the creation of openings and the installation of pipework plus the introduction of a services trench and borehole cover within its curtilage.

Determined on the 29th July 2021:

130614/FO/2021 - Removal of the Power Hall roof during refurbishment and repair works.

130615/LO/2021 - Listed Building Consent for the removal of the Power Hall roof during refurbishment and repair works.

Determined on the 4th October 2021:

131290/LO/2021 - Listed Building Consent for timber repairs and strengthening for the Power Hall roof.

Determined on the 19th November 2021:

130614/FO/2021 - Removal of the Power Hall roof during refurbishment and repair works.

130615/LO/2021 - Listed Building Consent for the removal of the Power Hall roof during refurbishment and repair works.

Consultations & Notification Responses

Heritage & Urban Design - Agreed that in principle the works proposed are acceptable and whilst there are some elements of minor harm identified in particular with the loss of some areas of cobbles, the heritage benefits and wider benefits in terms of the reuse and accessibility of the space mean that the changes should outweigh the harm.

Historic England (North West) – Had no comment to make.

Publicity - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site and letters were sent to surrounding buildings. No responses have been received as a result of this publicity.

Policy

The main issue for consideration relates to the impact of the proposals on the identified heritage assets in regard to preserving and, where possible, enhancing identified assets. The main policies that relate to the proposal are Section 16 (Conserving and enhancing the Historic Environment) of the revised National Planning Policy Framework (NPPF) (2019), and Policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester (2012), and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995).

The Adopted Core Strategy for the City of Manchester

CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified. Developers must recognise the specific design challenges that must be overcome to ensure complementary of function and form.

EN3 (Heritage) states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving, or where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

SP1 (Spatial Principles) states that development in all parts of the city should protect and enhance the built and natural environment.

DM 1 (Development Management) states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detail; impact on 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; and effects on amenity.

EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices through a number of actions.

The Unitary Development Plan for the City of Manchester

DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

DC19.1 (Listed Buildings) states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

National Policy

Sections 16, 66 and 74 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 to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". 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.

Paragraph 189 advises that heritage assets should be conserved in a manner appropriate to their significance.

Paragraph 194 advises that Local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 195 advises that LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Paragraph 197 advises that in determining applications, LPA's 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.
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 advises 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.

Paragraph 200 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 201 states that 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 securing its optimum viable use.

Paragraph 202 advises that Proposals of less than substantial harm to the significance of a designated heritage asset should be assessed against the wider public benefits of the proposal.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Under these criteria the effect of the proposal on the affected heritage assets has been considered.

Other Legislation

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall 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"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle

It is accepted that the principle of undertaking works for internal gallery refurbishment at the Power Hall including works to remove, replace and reinstate flooring, remove and replace internal platforms, balustrades and installation of services and associated works are considered appropriate as a part of the refurbishment of the Power Hall project. The refurbishment of the Power Hall will overall lead to this important historic building being utilised again as a part of the Museum and once again housing items of historic interest that will be available for the public to see. In considering whether these proposed works can be approved, each aspect of the works must be assessed for their impact of the heritage asset and weighed against any impact they might cause.

Proposal and Assessment of Significance

Platform Proposals

The proposed demolition of the platform will include regions of existing cobbles and floor finishes, the non-original timber platform, partition walls and ramp and non-original rails, concrete plinths and brick walls.

Existing balustrades are to be removed as well as a further region of cobbles for excavation to allow for building services. The cobbles will be retained for re-use elsewhere in the building.

The proposed replacement platform construction will be as follows:

- The ramp at the west end of the platform will be constructed with modern timber joists and historic floorboards above.
- The west platform will be constructed with historic joists and historic timber floorboards.
- The central ramp, east ramp and east platform will be constructed with modern timber joists and modern floorboards.

Existing timber joists and floor boards from the historic west platform will be carefully removed and stored for re-use in the re-construction of the new west platform. The historic floorboards (currently painted black) will be sanded and stained as part of the proposed reinstatement work.

Sides of the platform will be clad in dark stained Douglas fir cladding to match the vertical boarding as agreed via the planning conditions attached to the Package 3b (LBC Ref. 130615/LO/2021) consent.

M&E services will be housed below the length of the platform. Where possible the existing (non-original) masonry walls that run beneath the west platform are proposed to be retained. Where there is an existing concrete slab beneath the platform, this is proposed to be retained and re-used to support the new construction.

Modern joists and floorboards are proposed where there are ramps and landings for structural purposes.

Given the complex nature of the sub structure beneath the east platform - there are a variety of different structural proposals for this region. Similar to the west platform, the existing concrete slab is to remain in place and act as the supporting structure to the new platform. Where possible, existing masonry walls are proposed to be re-used with new and/or re-purposed timber joists.

Balustrades

Edge protection and balustrades are needed to protect building users from the risks associated with level changes within the building. They are also required in relation to the Historic Working Machines (HWM) to ensure that the public are safely protected from any moving parts and heat.

Gates are required to provide staff access into the collection enclosures. These are intended to visually match and be fully integrated with the balustrade proposal.

Along the west platform where there are existing timber joists and floor boards, the balustrades are fixed into new noggins that sit in between the historic joists.

There are a variety of different ways in which the balustrade will be fixed to the ground below / the platform. Where there are pre-existing cobbles, the cobbles will be locally removed so that the balustrade can be fixed into a concrete pad. The cobbles will then be reinstated to match the surrounding area.

Services

The heating within the building is required to protect the historic collection. The originally proposed extent of the heating network has been reduced in response to concerns raised about the extent and finish of trench heaters as discussed during pre-application meetings between the Local Authority and the applicant.

To futureproof the proposals a number of concealed and visually unobtrusive 'capped' off heating pipes will be provided in strategic locations.

The extent of builder's work / trenching has been co-ordinated with the engineering consultants and the contractor to ensure that it is minimised as far as possible.

Relocation of Historic Working Machines

It is proposed to only move objects where absolutely necessary for visitor circulation, to clarify the overall narrative within the gallery or improve the setting of a specific collection item.

Finishes

The proposed floor finish strategy aims to improve accessibility through smoother, safer and more even surfaces.

There is a requirement for the floor finish immediately around the working machines to be impermeable and able to withstand oil discharge. As a result of this, the localised areas of existing slip-resistant flooring will be replaced with a new sheet flooring material.

The floor strategy aims to enhance the accessibility and visual coherence of the Power Hall. The area of visible cobbles within the Power Hall will largely be maintained however some of the cobbles will be redistributed and re-laid in response to the proposed layout.

At the main entrance, a new cobbled route is proposed to the interior of the building only, to make good the area of non-original tracks that previously formed part of the set works for the Pender Locomotive.

The use of reclaimed cobbles is an appropriate choice within the historic context of the Upper Yard, however these are proposed to be laid perpendicular to the grain of the existing cobbles.

The timber platform which forms the spine of the Power Hall will have a finish that references the original timber clad Victorian platform and allows the historic deck to be reused along part of the platform.

The existing areas of cobbles are proposed to be cleaned and left as per the existing installation. Scattered regions of existing concrete are rationalised while previously lost areas of historic cobbles are reinstated, improving the setting of the Power Hall as a heritage asset.

Areas of existing and proposed concrete will have a scabbled concrete finish. This will achieve the required slip resistance in these areas that is required for access.

De-Materialising Exhibition Backdrops

In order to improve the spatial clarity of the Power Hall, it is proposed to de-materialise some elements within the space including the existing networks, plant room walls and plinths. This will be achieved through painting and staining surface finishes to establish a visual hierarchy between the historic building and modern interventions such as the plinths, networks and plant room enclosures. Samples of such works are proposed to be agreed by way of planning condition prior to works commencing.

Overall Impacts of the Works on the Heritage Asset

Proposals have the potential to cause some very minor harm through the loss of a limited extent of historic cobbles, however when viewed holistically it is considered that subject to appropriate methods of repair, design mitigation and reuse of historic fabric, the proposals preserve and, in some instances, enhance the special interest of the listed building through rationalising the areas of existing concrete and visible cobbles.

The loss of cobbles has been restricted to the minimum amount necessary and has been weighed up against the significant positive impact in terms of public benefit, particularly when taking into considering the access benefits that the new proposals will provide for visitors to the building. The removal of a limited amount of historic cobbles will also rationalise the currently inconsistent floor coverings to visually uplift the appearance of the building.

Appropriate conditions have been added in relation to Balustrade Mesh, Cobbles, Materials and Workmanship in order to make sure that works result in as little impact to the heritage asset as possible.

The accompanying Heritage and Methodology Statements provided are considered to be thorough and detailed in assessing the impact on the Heritage Asset and ensuring that there will be minimum harm to the heritage asset in undertaking these works.

The proposals will facilitate the enhancement of the Power Hall's optimum use as an important part of the Science and Industry Museum. This will be beneficial in terms of ensuring the long-term conservation of the Grade II listed structure as well as the wider museum complex, resulting in a heritage benefit.

Conclusion

The works are necessary, appropriate, proportionate and well considered. Whilst there will be some minor harm to the heritage asset through some of these works, it has been considered that appropriate action has been taken to ensure there will be a minimum amount of harm in carrying out these works. The public benefits are the works are considered to outweigh any harm associated with the proposed development. These benefits include the accessibility improvement to the building, improvement to the visual amenity of the historic asset which will be beneficial in ensuring the long-term conservation of the building. It is also noted that the proposals also provide significant benefit in terms of reducing the carbon footprint of the museum through the installation of new plant systems, which will contribute to the wider objective of the Power Hall in terms of lowering carbon emissions across the Science and Industry Museum site.

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: Approved

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. In this instance this has included ongoing advice about the information required to be submitted to support the application. All remaining issues can be dealt with by condition.

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:

Received by the City Council as Local Planning Authority on 26 June 2023:

Design and Access Statement, prepared by Carmody Groarke
Architectural Drawings Schedule, prepared by Carmody Groarke
Schedule of Works, prepared by Carmody Groarke
Heritage Impact Assessment, prepared by Donald Insall Associates
M&E Summary Note, prepared by Max Fordham
Structural Design Summary, prepared by Conisbee
Method Statement 1 Demolition
Method Statement 2 Trenches for M&E Services
Method Statement 3 Installation of New Platform
Demolition Sections 01 - 02 PHL-CGA-00-XX-DR-A-4 00 200
Demolition Sections 04 - 05 201 PHL-CGA-00-XX-DR-A-4 00 201
Site Location Plan PHL -CGA -00 -00 -DR-A-01 100
Site Plan PHL-CGA-00-00-DR-A-01 101
Proposed Ground Floor Plan PHL--DR-A-4 06 100
Proposed Sections 01 - 03 PHL-CGA-00-XX-DR-A-4 06 210
Proposed Sections 04 - 05 PHL-CGA-00-XX-DR-A-4 06 211
Proposed Ground Floor Build Up Drawing PHL-CGA-00-XX-DR-A-4 14 110
Proposed West Platform Sections 01-03 PHL-CGA-00-XX-DR-A-4 20 510
Proposed West Platform Sections 04-05 PHL-CGA-00-XX-DR-A-4 20 511
Proposed East Platform Sections 01-02 PHL-CGA-00-XX-DR-A-4 20 512
Proposed East Platform Sections 03-05 PHL-CGA-00-XX-DR-A-4 20 513
Proposed East Platform Section 06 PHL-CGA-00-XX-DR-A-4 20 514
Proposed East Platform Sections 07-08 PHL-CGA-00-XX-DR-A-4 20 515
Proposed East Platform Sections 09-12 PHL-CGA-00-XX-DR-A-4 20 516
Proposed South Plant Enclosure PHL-CGA-00-XX-DR-A-4 20 520
Proposed Balustrade Types PHL-CGA-00-XX-DR-A-4 34 110

Proposed Ground Floor Finishes Plan PHL-CGA-00-XX-DR-A-4 43 110

Proposed Typical Floor Finishes 01 PHL-CGA-00-XX-DR-A-4 43 700

Proposed Typical Floor Finishes 02 PHL-CGA-00-XX-DR-A-4 43 701

Received by the City Council as Local Planning Authority on 08 September 2023:
Cobble Border Detail SE Corner PH

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) Notwithstanding the details as set out in condition 2 above, prior to the work being carried out, an architectural drawing and a sample of the balustrade design and mesh shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented 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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details as set out in condition 2 above, prior to the work being carried out, the final setting out drawings of cobbles shall be submitted and approved by the City Council as Local Planning Authority to ensure appropriate coursing and orientation. The development shall be implemented 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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details as set out in condition 2 above, prior to the flooring works being carried out, samples for the materials for all items shall be submitted and approved by the City Council as Local Planning Authority. For the avoidance of doubt, this shall include;

- Concrete
- Sheet Flooring Material

Listed Building Consent for internal gallery refurbishment at the Power Hall including works to remove, replace and reinstate flooring, remove and replace internal platforms, balustrades and installation of services and associated works.

The development shall be implemented in accordance with the approved details agreed on site;

- Timber platform
- Soot washed bricks
- New Cobble samples

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 policy 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 as set out in condition 2 above, prior to the work being carried out, samples of workmanship and methodology for all items shall be submitted and approved by the City Council as Local Planning Authority. For the avoidance of doubt, this shall include;

- The removal and reinstallation of the historic timber flooring
- The removal and reinstallation of cobbles in the areas associated with this application
- Installation of the balustrades
- The installation of services and associated works
- The removal of the existing timber floorboards to the historic platform

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)
National Amenity Societies

Unit 1, 73 - 83 Liverpool Road, Manchester, M3 4AQ
The Castlefield Hotel, Liverpool Road, Manchester, M3 4JN
Flat 8, 91 Liverpool Road, Manchester, M3 4JN
Flat 27, 91 Liverpool Road, Manchester, M3 4JN
Flat 3, 91 Liverpool Road, Manchester, M3 4JN
Flat 14, 91 Liverpool Road, Manchester, M3 4JN
Flat 11, 91 Liverpool Road, Manchester, M3 4JN
Flat 315, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 318, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 306, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 301, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Unit 2, 73 - 83 Liverpool Road, Manchester, M3 4AQ
79 Rozel Square, Manchester, M3 4FQ
Flat 2, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
26 Rozel Square, Manchester, M3 4FQ
5 - 9 Duke Street, Manchester, M3 4NF
Flat 102, 11 Duke Street, Manchester, M3 4FR
Flat 103, 11 Duke Street, Manchester, M3 4FR
Flat G05, 11 Duke Street, Manchester, M3 4FR
Flat 25, 91 Liverpool Road, Manchester, M3 4JN
Flat 304, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 201, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 312, 73 - 83 Liverpool Road, Manchester, M3 4AQ
91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 210, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 108, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 314, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 302, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 117, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 109, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 3, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 104, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 7, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 12, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 10, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Part Ground Floor Unit 1, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat G03, 11 Duke Street, Manchester, M3 4FR
Flat G02, 11 Duke Street, Manchester, M3 4FR
Flat 7, 91 Liverpool Road, Manchester, M3 4JN
Flat 24, 91 Liverpool Road, Manchester, M3 4JN
Flat 13, 91 Liverpool Road, Manchester, M3 4JN
Flat 4, 91 Liverpool Road, Manchester, M3 4JN
Flat 15, 91 Liverpool Road, Manchester, M3 4JN
Flat 207, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 205, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 115, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 303, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 8, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF

75 Rozel Square, Manchester, M3 4FQ
32 Rozel Square, Manchester, M3 4FQ
Flat 1, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 101, 11 Duke Street, Manchester, M3 4FR
Flat 12, 91 Liverpool Road, Manchester, M3 4JN
Flat 9, 91 Liverpool Road, Manchester, M3 4JN
Flat 204, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 202, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 213, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 110, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ
34 Rozel Square, Manchester, M3 4FQ
Ground Floor, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat G04, 11 Duke Street, Manchester, M3 4FR
Flat 104, 11 Duke Street, Manchester, M3 4FR
Flat 106, 11 Duke Street, Manchester, M3 4FR
Flat 17, 91 Liverpool Road, Manchester, M3 4JN
10 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 26, 91 Liverpool Road, Manchester, M3 4JN
Flat 20, 91 Liverpool Road, Manchester, M3 4JN
Flat 309, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 19, 91 Liverpool Road, Manchester, M3 4JN
Flat 102, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 308, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 107, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ
83 Rozel Square, Manchester, M3 4FQ
Unit 4, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 105, 11 Duke Street, Manchester, M3 4FR
Flat 5, 91 Liverpool Road, Manchester, M3 4JN
Flat 22, 91 Liverpool Road, Manchester, M3 4JN
Flat 208, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 216, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 211, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 214, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 113, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 313, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 212, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 217, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 114, 73 - 83 Liverpool Road, Manchester, M3 4AQ
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
Flat 111, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 116, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 11, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
73 Rozel Square, Manchester, M3 4FQ
Flat 6, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Westpoint, Duke Street, Manchester, M3 4NF
Flat 28, 91 Liverpool Road, Manchester, M3 4JN
Flat 2, 91 Liverpool Road, Manchester, M3 4JN
Flat 16, 91 Liverpool Road, Manchester, M3 4JN
Flat 6, 91 Liverpool Road, Manchester, M3 4JN
Castlefield Centre, 101 Liverpool Road, Manchester, M3 4JN
Flat 106, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 209, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 317, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 307, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 310, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 9, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 5, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
36 Rozel Square, Manchester, M3 4FQ
Flat 4, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
77 Rozel Square, Manchester, M3 4FQ
Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat G01, 11 Duke Street, Manchester, M3 4FR
Flat 201, 11 Duke Street, Manchester, M3 4FR
6 Castlefield Mews, Stone Street, Manchester, M3 4NE
14 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 23, 91 Liverpool Road, Manchester, M3 4JN
Flat 21, 91 Liverpool Road, Manchester, M3 4JN
Flat 10, 91 Liverpool Road, Manchester, M3 4JN
Flat 1, 91 Liverpool Road, Manchester, M3 4JN
Flat 112, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 215, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 103, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Ground Floor, 91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 18, 91 Liverpool Road, Manchester, M3 4JN
Flat 101, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 203, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 206, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 105, 73 - 83 Liverpool Road, Manchester, M3 4AQ
28 Rozel Square, Manchester, M3 4FQ
30 Rozel Square, Manchester, M3 4FQ
Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
St Mathews, Liverpool Road, Manchester, M3 4NQ
Flat 202, 11 Duke Street, Manchester, M3 4FR
Flat 203, 11 Duke Street, Manchester, M3 4FR
Flat G06, 11 Duke Street, Manchester, M3 4FR
Flat 205, 11 Duke Street, Manchester, M3 4FR
Flat 206, 11 Duke Street, Manchester, M3 4FR
Flat 204, 11 Duke Street, Manchester, M3 4FR
8 Castlefield Mews, Stone Street, Manchester, M3 4NE
12 Castlefield Mews, Stone Street, Manchester, M3 4NE

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL